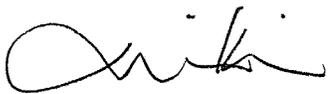


Regional Planning Commission Transmittal Checklist

Hearing Date
03/14/2012
Agenda Item No.
7

Project Number: R2004-00198-(2)
Case(s): Conditional Use Permit No. 201100129
Environmental Assessment No. 201100208
Planner: Tyler Montgomery

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Photo Simulations, Alternative Site Analysis

Reviewed By:  _____



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2004-00198
RCUP 201100129 RENV 201100208

PUBLIC HEARING DATE
3/14/2012

AGENDA ITEM
7

RPC CONSENT DATE

CONTINUE TO

| | | |
|--------------------------|--|--|
| APPLICANT AT&T | OWNER Lion Oil and Gas Company | REPRESENTATIVE Maryann Harwood |
|--------------------------|--|--|

PROJECT DESCRIPTION
 The applicant proposes to construct a new 50-foot-tall wireless telecommunications facility disguised as a eucalyptus tree. The facility would consist of 12 eight-foot panel antennas and three GPS antennas on a monopole structure enclosed by a six-foot-high wrought-iron fence on a lease area of 630 square feet (15'x42') at the southwestern corner of the subject property. The lease area would also contain nine equipment cabinets. The project site is currently utilized for oil and gas extraction and is enclosed by a 10-foot-high concrete block wall, painted white, with a 10-foot exterior landscape buffer consisting of grass and eucalyptus saplings.

REQUIRED ENTITLEMENTS
Construction of a new 50-foot-tall wireless telecommunications facility disguised as a eucalyptus tree

LOCATION/ADDRESS
 10410 South Western Avenue, West Athens-Westmont

SITE DESCRIPTION
 The site plan depicts the proposed 50-foot-high monopole, disguised as a eucalyptus tree, on the southwestern corner of the subject property. The monopole structure and nine equipment cabinets would be located on a lease area of 630 square feet (15'x42') and surrounded by a six-foot-high wrought iron fence. The facility would consist of 12 eight-foot panel antennas and three GPS antennas, which would be disguised by imitation eucalyptus branches and foliage. The foliage would protrude approximately three feet above the monopole's 50-foot height. The project site is currently used for oil and gas extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with an exterior landscape buffer of approximately ten feet. The site is accessed by 25-foot-wide paved driveway and locked gate facing Western Avenue to the west. There is also a small doorway facing 104th Street to the north.

| | |
|---|--|
| ACCESS Western Avenue, to the west, via a locked gate | ZONED DISTRICT West Athens - Westmont |
| ASSESSORS PARCEL NUMBER 6059-009-024 | COMMUNITY West Athens-Westmont |
| SIZE 1.05 Acres | COMMUNITY STANDARDS DISTRICT W Athens - Westmont |

| | EXISTING LAND USE | EXISTING ZONING |
|--------------|--|-----------------------------|
| Project Site | Oil and gas extraction | C-2 (Neighborhood Business) |
| North | Church, small businesses, single-family residences | City of Los Angeles |
| East | Single-family residences, multiple-family residences, apartments | R-2 (Two Family Residence) |
| South | Small businesses, single-family residences, multiple-family residences, apartments | C-2, R-2 |
| West | Church, small businesses, liquor store, single-family residences, apartments | City of Los Angeles |

| | | |
|--|---|-------------------------------|
| GENERAL PLAN/COMMUNITY PLAN Westmont-West Athens Neighborhood Plan | LAND USE DESIGNATION C.2 (Community Commercial) | MAXIMUM DENSITY N/A |
|--|---|-------------------------------|

ENVIRONMENTAL DETERMINATION
 Negative Declaration

RPC LAST MEETING ACTION SUMMARY

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

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

| | | |
|---|--------------------------|---------------------------|
| STAFF CONTACT PERSON: Tyler Montgomery | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |



- Legend**
- Parcel Boundary
 - Highway
 - Freeway
 - Major Plan of Highways
 - Expressway - (E)
 - Expressway - (E)
 - LLS - Secondary Highway - (E)
 - LLS - Secondary Highway - (E)
 - Parway - (P)
 - Major Highway - (M)
 - Major Highway - (M)
 - Secondary Highway - (S)
 - Secondary Highway - (S)
 - Railroad or Rapid Transit
 - Railroad
 - Underground Rapid Transit
 - Significant Ridgelines
 - Class CSD Primary
 - Class CSD Secondary
 - SWAN Significant
 - Census Tract (2000)
 - Ambassador Map Grid
 - Zoning Map Grid
 - USGS Quad Sheet Grid
 - The Thomas Guide Grid
 - Very High Fire Hazard Severity
 - Community Standards District (CSD)
 - Specific Boundary
 - ESHA (Coast Only)
 - Significant Ecological Area (SEA)
 - Line
 - Township and Range
 - National Forest
 - Equation District (EOD)
 - Special Oriented District (TOD)
 - Zoned District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station

- Zoning (Boundary)
- Zone A-1
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-H
- Zone C-M
- Zone C-P
- Zone D-1
- Zone D-2
- Zone IT
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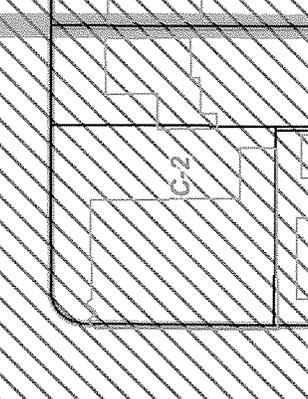
Landuse Policy (Not in Contm/ Area Policy)

- 1 - Low Density Residential
- 2 - Low/Medium Density Residential (6 to 12 units)
- 3 - Medium Density Residential (12 to 22 units)
- 4 - High Density Residential (22 or more units)
- C - Major Commercial
- O - Open Space
- P - Public and Semi-Public Facilities
- R - Neighbourhood Communities
- TC - Transportation Corridor

Inland Waterbody

- Perennial
- Intermittent
- Dry

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



STAFF ANALYSIS
PROJECT NO. R2004-00198-(2)
CONDITIONAL USE PERMIT NO. 201100129
ENVIRONMENTAL ASSESSMENT NO. 201100208

PROJECT DESCRIPTION

The applicant, AT&T, seeks a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a wireless telecommunications facility, consisting of 12 panel antennas mounted on a new 50-foot-tall monopole disguised as a eucalyptus tree.

REQUIRED ENTITLEMENTS

Pursuant to County Code Part 1 of Chapter 22.56, the applicant is requesting a CUP to authorize the construction of a wireless telecommunications facility. A wireless telecommunications facility is not a defined use in the County Code; however, the Department of Regional Planning ("Regional Planning") has determined that the defined use of "radio and television stations and towers" is a comparable use. Radio and television stations and towers are uses subject to conditional use permits in all zones.

DESCRIPTION OF SUBJECT PROPERTY

Location

The project site is located on the southwestern portion of a property used for oil and gas extraction, at 10410 South Western Avenue in the West Athens-Westmont Zoned District and within the West Athens-Westmont Community Standards District ("CSD") of unincorporated Los Angeles County.

Physical Features

The subject property is divided into three parcels and is currently used for oil and gas extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with an exterior landscape buffer of approximately ten feet. The site is accessed by 25-foot-wide paved driveway and locked gate facing Western Avenue to the west. There is also a small doorway facing 104th Street to the north. The entire site totals approximately 1.05 acres and is relatively level. The proposed lease area would be 15-foot by 42-foot (630 square feet), located on the southwestern portion of the project site, immediately inside the existing block wall and adjacent to its southwestern corner.

EXISTING ZONING

Subject Property

The project site is zoned C-2 (Neighborhood Business), although the northeastern parcel of the subject property (approximately 0.25 acres) is zoned R-2 (Two Family Residence). The proposed wireless facility would be located completely within the C-2 zone.

Surrounding Properties

Surrounding properties within 500 feet of the subject property are zoned:

North: City of Los Angeles

South: C-2, R-2
East: R-2
West: City of Los Angeles

EXISTING LAND USES

Subject Property

The project site is developed with oil and gas extraction equipment behind a 10-foot-high concrete block wall.

Surrounding Properties

Surrounding land uses within 500 feet consist of the following land uses:

North: Church, small businesses, single-family residences

South: Small businesses, single-family residences, multiple-family residences, apartments

East: Single-family residences, multiple-family residences, apartments

West: Church, small businesses, liquor store, single-family residences, apartments

Land Use Policy Map

The subject property is located within the C.2 (Community Commercial) classification of the Westmont-West Athens Neighborhood Plan. The primary intent of this classification is to allow for locally-serving commercial developments. Utility and infrastructure uses are also allowed. Therefore, the wireless telecommunications facility is consistent with this classification.

PERMIT HISTORY

Conditional Use Permit No. 86229

Authorized oil and gas drilling and production operations

Approved: November 12, 1986

Expired due to cessation of use in 1991

Conditional Use Permit No. 200400014

Authorized natural gas and oil production with above-ground and underground facilities in two phases, with a yard modification to allow an 8-foot-high chain-link fence (Phase I) and an 8-foot-high block wall (Phase II) within the required setback of the R-2 zone.

Approved: October 4, 2006

Expires: October 4, 2026

SITE PLAN

The site plan depicts the proposed 50-foot-high monopole, disguised as a eucalyptus tree, on the southwestern corner of the subject property. The monopole structure and nine equipment cabinets would be located on a lease area of 630 square feet (15'x42') and surrounded by a six-foot-high wrought iron fence. The proposed lease area would be 15-foot by 42-foot (630 square feet), located on the southwestern portion of the project site, immediately inside the existing block wall and adjacent to its southwestern corner and would house equipment cabinets (approximately four feet in height) and the

monopole. The monopole itself would be located on the northeastern portion of the lease area, 22 feet, 10 inches from the southern property line and 44 feet, four inches from the western property line. The facility would consist of 12 eight-foot panel antennas and three GPS antennas, which would be disguised by imitation eucalyptus branches and foliage. The foliage would protrude approximately three feet above the monopole's 50-foot height. The project site is currently used for oil and gas extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with an exterior landscape buffer of approximately ten feet. The site is accessed by 25-foot-wide paved driveway and locked gate facing Western Avenue to the west. There is also a small doorway facing 104th Street to the north.

Compliance with Applicable Zoning Standards

The property on which the project site is to be located is zoned C-2 (Neighborhood Business). A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, Regional Planning has determined that the defined use of "radio and television stations and towers" is a comparable use. Radio and television stations and towers are uses subject to conditional use permits.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The Director of Regional Planning may impose an amount of parking spaces that the Director finds to be adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits only. Maintenance vehicles would access the facility from the western gate, and the existing property includes enough undeveloped, level terrain for the parking of a vehicle. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied on-site by the property's undeveloped terrain. Should this land be developed in the future, the vehicle could easily utilize street parking, as a survey of the neighborhood did not seem to indicate a shortage of these parking spaces nearby.

There are no specific setback requirements for the C-2 zone, nor are there height requirements. Nevertheless, the wireless telecommunications facility is set back 22 feet, 10 inches from the southern property line and 44 feet, four inches from the western property line, which will help to ensure that there are no adverse impacts on neighboring properties and help to maintain compatibility with the surrounding community. All other applicable development standards would be met by the facility.

Compliance with West Athens-Westmont CSD Standards

The West Athens-Westmont CSD states that "the maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height." Because a wireless telecommunications facility is recognized as a public utility under state law, and because Regional Planning has determined the most comparable use under the County Code is a utility type use, such as a radio tower, as well as the fact that wireless telecommunications facilities are utilized for emergency communications, Regional

Planning has determined that a wireless telecommunications facility falls within the types of uses contemplated by the CSD to be allowed to reach a maximum height of 50 feet above grade.

The proposed monopole structure would reach a maximum height of 50 feet, although its imitation eucalyptus foliage would be currently proposed to extend three feet above this height. Therefore, should the project be approved staff would recommend a condition requiring the submittal of a revised elevation depicting the facility with a maximum height of 50 feet above grade, either through the lowering of the overall height of the structure or through an alternative arrangement of the camouflaging foliage.

BURDEN OF PROOF

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

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

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, 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.

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

The applicant's burden of proof responses are attached to this document. It is staff's opinion that the applicant has satisfied the burden of proof for a CUP.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment.

PUBLIC AGENCY COMMENTS AND RECOMMENDATIONS

Pursuant to standard practice, the County departments of Fire, Public Works, and Public Health are not usually consulted regarding proposed wireless facilities unless there are site specific issues that warrant their review. Staff does not believe that anything unusual regarding this specific project would warrant their input, and thus the departments were not consulted.

PUBLIC COMMENTS

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, library posting, and DRP website posting. Staff has received signed statements and photographs from the applicant's representative indicating that a public hearing notice was posted at the project site on February 10, 2012, reposted due to removal on February 11, 2012, and again reposted due to removal on February 17, 2012.

Public Comments

Staff received two phone calls from Mr. Henry Porter, President of the Southwest Community Association, a local residents' group. In his first phone call on February 15, Mr. Porter stated that he had not observed signs posted on the property. Staff contacted the applicant's representative, who subsequently had the site reposted on February 17. Mr. Porter called again on February 21 and indicated that he had witnessed the agent attempt to repost the signs on February 17, but the agent was prevented from doing so by a local resident, who, he stated, is paid by the property owner to promptly remove graffiti and signage from the site. The site was apparently reposted successfully later that day, as attested by the submitted photographs of the notices. Staff has not received any additional comments from the public.

STAFF EVALUATION

The operation of the wireless telecommunications facility is unlikely to adversely affect the health, peace, comfort or welfare of surrounding residents, be detrimental to surrounding properties, or create a hazard to public health, safety, or general welfare. The facility will be required to operate within safety standards of the Federal Communications Commission (FCC), and any sounds generated would be minimal. The photo simulations of the proposed facility provided by the applicant (attached) indicate that they would blend aesthetically with the surrounding area, as there are other eucalyptus trees, utility structures, and pole signs of similar height in the area.

Staff believes that the location and design of the proposed facility are the most appropriate for the area. The monopole would be located 80 feet, nine inches feet from residences to the east and approximately 84 feet from residences to the southeast, which is as far away as it could be located and still remain within the bounds of the existing block wall. While the facility will be 50 feet tall, it is similar in height to several utility poles (approximately 55 feet high), running along the eastern edge of the Western Avenue right-of-way, as well as pole signs of more than 30 feet in height across the

street. There are also several trees of more than 40 feet in height visible from the location. In addition, the disguising of the facility as a eucalyptus tree allows it to blend in better with the surrounding neighborhood, so that its height does not significantly degrade its character. Staff has also not received any opposition to the project from members of the public.

The carrier's alternative site location analysis and coverage map (attached) indicates that the proposed location is the most feasible site for the carrier to fill a gap in its coverage, as well as to provide relief for existing wireless facilities in the area.

The proposed facility would comply with all applicable development standards for the C-2 zone and the West Athens-Westmont CSD. The project would also be adequately served by Western Avenue, a four-lane thoroughfare without significant level-of-service issues.

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

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 201100129 for a grant term of 15 years, subject to the attached conditions.

FEES/DEPOSITS

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

Zoning Enforcement

Inspection fees of \$1,400.00 to cover the costs of 7 recommended biennial zoning enforcement inspections for the CUP.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration associated with conditional use permit case no. 201100129.

I move that the Regional Planning Commission **APPROVE** Conditional Use Permit 201100129 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

Draft Findings

Draft Conditions of Approval

Initial Study and Negative Declaration
Applicant's Burden of Proof statements
Site photographs and photo simulation
Carrier alternative site analysis
Site plans and elevations

MK:TM
03/01/12

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

PROJECT NUMBER R2004-00198-(2)
CONDITIONAL USE PERMIT NUMBER 201100129
ENVIRONMENTAL ASSESSMENT NUMBER 201100208

REGIONAL PLANNING COMMISSION HEARING DATE:
MARCH 14, 2012

SYNOPSIS:

Pursuant to County Code Section 22.28.210, which is pursuant to Part 1 of Chapter 22.56, the applicant is requesting a CUP to authorize the construction of a 50-foot wireless telecommunications tower with 12 antennas disguised as a eucalyptus tree in the C-2 (Neighborhood Business) zone. A wireless telecommunications facility is not a defined use in the County Code; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits within the C-2 zone.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant seeks a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a wireless telecommunications facility, consisting of antennas mounted on a new 50-foot high monopole disguised as a eucalyptus tree.
2. The project site is located on the southwestern portion of a property used for oil and gas extraction, at 10410 South Western Avenue in the West Athens-Westmont Zoned District and within the West Athens-Westmont Community Standards District ("CSD") of unincorporated Los Angeles County.
3. The subject property is divided into three parcels and is currently used for oil and gas extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with an exterior landscape buffer of approximately ten feet. The site is accessed by 25-foot-wide paved driveway and locked gate facing Western Avenue to the west. There is also a small doorway facing 104th Street to the north. The entire site totals approximately 1.05 acres and is relatively level. The proposed lease area would be 15-foot by 42-foot (630 square feet), located on the southwestern portion of the project site, immediately inside the existing block wall and adjacent to its southwestern corner.
4. The project site is zoned C-2 (Neighborhood Business), although the northeastern parcel of the subject property (approximately 0.25 acres) is zoned R-2 (Two Family Residence). The proposed wireless facility would be located completely within the

C-2 zone.

5. Surrounding properties within the 500-foot radius of the project are zoned as follows:
 - North: City of Los Angeles
 - South: C-2, R-2
 - East: R-2
 - West: City of Los Angeles
6. Land uses within 500 feet of the subject property consist of the following:
 - North: Church, small businesses, single-family residences
 - South: Small businesses, single-family residences, multiple-family residences, apartments
 - East: Single-family residences, multiple-family residences, apartments
 - West: Church, small businesses, liquor store, single-family residences, apartments
7. The subject property is located within the "C.2 (Community Commercial)" classification of the Westmont-West Athens Neighborhood Plan. The primary intent of this classification is to allow for locally-serving commercial developments. Utility and infrastructure uses are also allowed. Therefore, the wireless telecommunications facility is consistent with this classification.
8. The site plan depicts the proposed 50-foot-high monopole, disguised as a eucalyptus tree, on the southwestern corner of the subject property. The monopole structure and nine equipment cabinets would be located on a lease area of 630 square feet (15'x42') and surrounded by a six-foot-high wrought iron fence. The proposed lease area would be 15-foot by 42-foot (630 square feet), located on the southwestern portion of the project site, immediately inside the existing block wall and adjacent to its southwestern corner and would house equipment cabinets (approximately four feet in height) and the monopole. The monopole itself would be located on the northeastern portion of the lease area, 22 feet, 10 inches from the southern property line and 44 feet, four inches from the western property line. The facility would consist of 12 eight-foot panel antennas and three GPS antennas, which would be disguised by imitation eucalyptus branches and foliage. The foliage would protrude approximately three feet above the monopole's 50-foot height. The project site is currently used for oil and gas extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with an exterior landscape buffer of approximately ten feet. The site is accessed by 25-foot-wide paved driveway and locked gate facing Western Avenue to the west. There is also a small doorway facing 104th Street to the north.
9. The property on which the project site is to be located is zoned C-2 (Neighborhood Business). A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, Regional Planning has determined that the defined use of "radio and television stations and towers" is a comparable use. Radio and television

stations and towers are uses subject to conditional use permits.

10. Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The Director of Regional Planning may impose an amount of parking spaces that the Director finds to be adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits only. Maintenance vehicles would access the facility from the western gate, and the existing property includes enough undeveloped, level terrain for the parking of a vehicle. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied on-site by the property's undeveloped terrain. Should this land be developed in the future, the vehicle could easily utilize street parking, as a survey of the neighborhood did not seem to indicate a shortage of these parking spaces nearby.
11. There are no specific setback requirements for the C-2 zone, nor are there height requirements. Nevertheless, the wireless telecommunications facility is set back 22 feet, 10 inches from the southern property line and 44 feet, four inches from the western property line, which will help to ensure that there are no adverse impacts on neighboring properties and help to maintain compatibility with the surrounding community. All other applicable development standards would be met by the facility.
12. The West Athens-Westmont CSD states that "the maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height." Because a wireless telecommunications facility is recognized as a public utility under state law, and because Regional Planning has determined the most comparable use under the County Code is a utility type use, such as a radio tower, as well as the fact that wireless telecommunications facilities are utilized for emergency communications, Regional Planning has determined that a wireless telecommunications facility falls within the types of uses contemplated by the CSD to be allowed to reach a maximum height of 50 feet above grade.
13. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting. Staff has received signed statements and photographs from the applicant's representative indicating that a public hearing notice was posted at the project site on February 10, 2012, reposted due to removal on February 11, 2012, and again reposted due to removal on February 17, 2012.

Regional Planning staff has not received any comments from the public in favor or opposition to the project.

15. The operation of the wireless telecommunications facility is unlikely to adversely affect the health, peace, comfort or welfare of surrounding residents, be detrimental to surrounding properties, or create a hazard to public health, safety, or general welfare. The facility will be required to operate within safety standards of the Federal Communications Commission (FCC), and any sounds generated would be minimal. The photo simulations of the proposed facility provided by the applicant indicate that they would blend aesthetically with the surrounding area, as there are other eucalyptus trees, utility structures, and pole signs of similar height in the area.
16. The location and design of the proposed facility are the most appropriate for the area. The monopole would be located 80 feet, nine inches feet from residences to the east and approximately 84 feet from residences to the southeast, which is as far away as it could be located and still remain within the bounds of the existing block wall. While the facility will be 50 feet tall, it is similar in height to several utility poles (approximately 55 feet high), running along the eastern edge of the Western Avenue right-of-way, as well as pole signs of more than 30 feet in height across the street. There are also several trees of more than 40 feet in height visible from the location. In addition, the disguising of the facility as a eucalyptus tree allows it to blend in better with the surrounding neighborhood, so that its height does not significantly degrade its character. Staff has also not received any opposition to the project from members of the public.
17. The carrier's alternative site location analysis and coverage map indicates that the proposed location is the most feasible site for the carrier to fill a gap in its coverage, as well as to provide relief for existing wireless facilities in the area.
18. The proposed facility would comply with all applicable development standards for the C-2 zone and the West Athens-Westmont CSD. The project would also be adequately served by Western Avenue, a four-lane thoroughfare without significant level-of-service issues.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

safety and general welfare; and

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features as is required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission has considered the Negative Declaration associated with Environmental Assessment No. 201100208, together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project as mitigated will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100129 is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MK:TM
03/01/12

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2011-00198-(2)
CONDITIONAL USE PERMIT NO. 201100129
ENVIRONMENTAL ASSESSMENT NO. 201100208**

PROJECT DESCRIPTION

This grant authorizes the construction, operation, and maintenance of a 50-foot-tall wireless telecommunications facility disguised as a eucalyptus tree. The project is approved as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("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 until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to 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 make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. Upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. **This grant shall terminate on March 14, 2027.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$1,400.00.** This 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 fund provides for **seven (7) 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 condition 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. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

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 ("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, 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

14. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.

15. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". 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 60 days of the date of final approval of the CUP. In the event that subsequent plans are submitted, the written authorization of the service provider and property owner is necessary.

PROJECT-SPECIFIC CONDITIONS

16. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
17. 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.
18. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants shall be subject to the regulations in effect at that time.
19. Any proposed WTF that will be co-locating on the proposed facility shall be required to submit the same written verification of radio frequency electromagnetic emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
20. Construction and maintenance on 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. Within 60 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a Revised Exhibit "A" depicting the proposed monopole with a maximum height of 50 feet above grade. The project shall be disguised as a eucalyptus tree, developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built substantially as depicted in the photo simulations presented at the public hearing, which are approved and incorporated as part of said Exhibit "A".
22. The monopole structure shall be located within the lease area as depicted on the approved Exhibit "A." Said structure shall be located a minimum distance of 22 feet, 10 inches from the current southern property line and 44 feet, four inches from the current western property line.

23. Maintenance vehicles shall not block access to driveways, loading areas, or parking spaces.
24. The maximum height of the monopole structure shall not exceed 50 feet above natural grade, including the artificial foliage necessary to disguise the monopole as a eucalyptus tree as approved in the Exhibit "A."
25. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new service provider.
26. The finished surface of the facility shall not be glossy or reflective in nature. The finish shall be graffiti-resistant. Panel antennas and other equipment mounted on the pole shall be painted in a color or colors so as to blend in with the imitation eucalyptus foliage.
27. The permittee shall maintain the facility in good condition and repair, and shall ensure that the facility 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; and visible rust or corrosion on any unpainted metal areas. The permittee shall repair any damage from any cause within 30 days of its occurrence. The permittee shall repair or replace weathered, faded, damaged, or missing parts/materials used to disguise/camouflage the facility as shown on the approved Exhibit "A" within 30 days of such parts/materials becoming weathered, faded, damaged, or missing. The permittee shall remove any and all graffiti within 48 hours of its occurrence. A sign shall be posted on the project site with a contact phone number for reporting any graffiti or maintenance issues at the facility.
28. 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.

MK:TM
03/01/12

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project Title: Project No. R2004-00198-(2) / Conditional Use Permit No. 201100129 / Environmental Assessment No. 201100208

Lead Agency Name and Address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and Phone Number: Tyler Montgomery, (213) 974-6462

Project Sponsor's Name and Address: AT&T, 12900 Park Plaza Drive, Cerritos, CA 90703

Project Location: 10410 South Western Avenue, Los Angeles (unincorporated), CA 90047
APN: 6059-009-024 USGS Quad: Inglewood

Gross Acreage: 1.05 acres

General Plan Designation: N/A

Community/Area Wide Plan Designation: "C.2—Community Commercial" (Westmont-West Athens Neighborhood Plan)

Zoning: C-2 (Neighborhood Business), West Athens-Westmont Community Standards District ("CSD")

Description of Project: The applicant proposes to construct a new 53-foot-tall wireless telecommunications facility disguised as a eucalyptus tree. The facility would consist of 12 eight-foot panel antennas and three GPS antennas on a monopole structure enclosed by a six-foot-high wrought-iron fence on a lease area of 630 square feet (15'x42') at the southwestern corner of the subject property. The lease area would also contain nine equipment cabinets. The project site is currently utilized for oil extraction and is enclosed by a 10-foot-high concrete block wall, painted white, with a 10-foot exterior landscape buffer consisting of grass and eucalyptus saplings.

Surrounding Land Uses and Setting: The project site is utilized for oil extraction and is surrounded by a 10-foot-high concrete block wall, painted white, with a 10-foot exterior landscape buffer. The site is surrounded by developed land in all directions. Small shops and offices, churches, and a liquor store are situated immediately to the north, south, and west, while to the immediate east and southeast are located single-family residences, multiple-family residences, and apartments.

Other Public Agencies Whose Approval May be Required (e.g., permits, financing approval, or participation agreement):

Public Agency Approval Required

Los Angeles County Department of Issuance of building and/or grading permits

Public Works

California Public Utilities Approval of new wireless telecommunications facility for public use

Commission

Major Projects in the Area:

Project/Case No.

R2004-00198 / RCUP
200400014

Description and Status

Extraction of natural gas and oil on the subject property, including both aboveground and underground facilities, to be developed in two phases. Approved October 7, 2006. Currently all of Phase I and a portion of Phase II has been developed.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area

Regional Significance

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

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)

- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

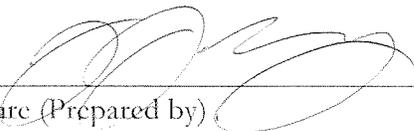
The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) 

Date 03-01-12

Signature (Approved by) 

Date 3/1/12

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project:

a) Have a substantial adverse effect on a scenic vista?

There are no significant scenic vistas in the vicinity of the project site.

b) Be visible from or obstruct views from a regional riding or hiking trail?

The project site is not in the vicinity of any regional hiking or riding trail.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is not within the vicinity of a state scenic highway, and there are no nearby scenic resources that would be damaged by the project.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

While the facility will be 53 feet tall, it is similar in height to several utility poles (approximately 55 feet high), running along the eastern edge of the Western Avenue right-of-way, as well as pole signs of more than 30 feet in height across the street. There are also several trees of more than 40 feet in height visible from the location. In addition, the disguising of the facility as a eucalyptus tree allows it to blend in better with the surrounding neighborhood, so that its height does not significantly degrade its character.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The monopole structure would not be glossy or reflective, and its bulk would not be wide enough to create substantial shadows in the area.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|-------------------------------------|
| <p>Would the project:</p> <p>a) 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?</p> <p><u>The project would not convert agricultural land to non-agricultural use as the project is zoned C-2. The subject property and surround area is urbanized and has already been developed with commercial, industrial, and residential uses.</u></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p> <p><u>The project site is not zoned for agricultural use or within an AOA or Williamson Act parcel. It is also not adjacent to agricultural use. Surrounding area is urbanized and developed with non-agricultural uses.</u></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p> <p><u>The project site is not zoned for forest land or timberland.</u></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p><u>The project would not result in loss or conversion of forest land.</u></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project would not result in significant changes to the environment that could result in conversion of farmland or forest land.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|--------------------------|
| Would the project: | | | | |
| a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Any emissions from the project would be very minimal in nature</u> | | | | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Any emissions from the project would be very minimal in nature.</u> | | | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Any emissions from the project would be very minimal in nature.</u> | | | | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Any emissions from the project would be very minimal in nature, and the project site does not include sensitive receptors, such as schools or hospitals, as it is currently developed for oil and gas extraction.</u> | | | | |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Any objectionable emissions or odors from the project would be very minimal in nature.</u> | | | | |

4. BIOLOGICAL RESOURCES

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within an urbanized area. The project would occur on previously developed land and is surrounded by developed land in all directions, and no sensitive species are identified in the local area.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site would occur on previously developed land and is surrounded by developed land in all directions, and no sensitive natural communities are mapped in the area.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site would occur on previously developed land and is surrounded by developed land in all directions, and no identified wetlands are present near the site.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site would occur on previously developed land and is surrounded by developed land in all directions, and no wildlife corridors are identified in the area. The project's height of 53 feet would not be high enough to interfere with bird migration corridors.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

No trees other than eucalyptus are located on the project site.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not within a designated Wildflower Reserve Area, Significant Ecological Area, or Sensitive Environmental Resource Area, and no oak trees are located on the project site.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is not within any adopted habitat conservation plan.

5. CULTURAL RESOURCES

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|--------------------------|
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project site does not contain any known historical resources and has been developed with oil and gas extracting equipment, which was placed on the site between 2006 and 2011.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No known archeological resources exist on the project site, and no excavation is proposed.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No known paleontological resources or rock formations exist on the project site, and no excavation is proposed

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No known human remains exist on the project site, and no excavation is proposed.

6. ENERGY

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is required to comply with the Green Building Ordinance and is exempt from the Drought Tolerant Landscaping Ordinance.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Energy consumption by the proposed project would be minimal and provided by existing utilities on the project site.

7. GEOLOGY AND SOILS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is not in the vicinity of any known fault trace or rupture, including those delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map (Source: California Geological Survey).

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>ii) Strong seismic ground shaking?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site not in the vicinity of an area known for especially strong seismic ground shaking. The project does not propose any dwelling units, structural value would be relatively low, and the monopole construction would be relatively resilient to shaking during an earthquake.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not within the vicinity of any seismic-related ground failure (Source: California Geological Survey).

| | | | | |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>iv) Landslides?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not within the vicinity if any known landslide areas (Source: California Geological Survey).

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Result in substantial soil erosion or the loss of topsoil?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Grading and ground disturbance of the project site would be relatively minor (630 square feet), and the project would not result in any significant erosion of topsoil from runoff or wind.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

or collapse?

The project site is not located on a geologic unit or soil that is unstable or subject to landslide, spreading, subsidence or liquefaction (Source: California Geological Survey).

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not located on any identified expansive soil (Source: California Geological Survey).

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The project would not utilize an onsite wastewater treatment system.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site is level and not subject to the County Hillside Management Area Ordinance or other hillside design standards.

8. GREENHOUSE GAS EMISSIONS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Energy used by the facility to power its electronic equipment and would be very minimal and generate minimal amounts of greenhouse gases.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Energy usage by the project would be very minimal and generate minimal amounts of greenhouse gases.

9. HAZARDS AND HAZARDOUS MATERIALS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The project would not utilize hazardous materials. The project is one time construction of a WTT consisting of supporting structure, antennas, and power meter, and equipment shelter, and the ongoing maintenance of the facility. No hazardous material will be routinely transported, stored, produced or used.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

No reasonably foreseeable accident conditions involving the project would result in the release of hazardous materials or waste into the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The project would not release hazardous emissions or handle hazardous materials.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project would not be located on a site identified by the Envirostor Database of hazardous materials sites.

- e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is not located within an airport land use plan.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The height of the project (53 feet) is not enough to create a hazard for aircraft in any way, as the nearest airstrip is more than one mile distant.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project would not interfere with any emergency response or evacuation plan, as it would not create dwelling units or interfere with existing infrastructure.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project is not located within a high fire hazard area, as it is level, has minimal vegetation, and is surrounded by public streets to the north, south, and west. It is also accessed directly by a 25-foot-wide driveway with a Fire Department accessible lock.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The project site is located within an existing oil and gas extraction facility that was cleared by the Fire Department in 2006 for adequate water and pressure standards.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project is located within an oil and gas extraction facility. However, the proposed structure would not be inhabited, and its structural value would be relatively low, lessening the impact of any potential fire damage.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use would not constitute a potentially dangerous fire hazard, as it would not utilize combustible materials, and a wireless telecommunications facility would not include potential sources for ignition of any nearby oil or gas.

10. HYDROLOGY AND WATER QUALITY

| Would the project: | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>The project would not discharge liquid waste of any kind.</u> | | | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>The project would not utilize groundwater in any way.</u> | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>The drainage pattern of the site would experience minimal alteration, as the project would add 630 square feet of impervious surface to a level, developed property of more than an acre.</u> | | | | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>The drainage pattern of the site would experience minimal alteration, as the project would add 630 square feet of impervious surface to a level, developed property of more than an acre.</u> | | | | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Additional runoff resulting from the project would be minimal, as the project would add 630 square feet of impervious surface to a level, developed property of more than an acre.</u> | | | | |
| f) Generate construction or post-construction runoff | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Additional runoff resulting from construction of the project would be minimal, as the project would add 630 square feet of impervious surface to a level, developed property of more than an acre. The applicant will also be required to conform to the construction standards mandated by the NPDES of the existing stormwater system.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The project would be exempt from the Los Angeles County Low Impact Development Ordinance.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

There are no Areas of Special Biological Significance in the immediate vicinity. The project would not create point-source pollutants, and all nonpoint-source pollutants would be channeled by the existing stormwater drainage system.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The project would not utilize an onsite wastewater treatment system.

j) Otherwise substantially degrade water quality?

The project would not result in any other discharge that would substantially degrade water quality.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project would not create housing or be within a 100-year flood hazard area (Source: FEMA).

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project would not be within a 100-year flood hazard area, floodway, or floodplain (Source: FEMA).

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project would not place people within an existing flood hazard area or otherwise create a flood hazard for nearby residents.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not within an area identified as subject to inundation by seiche, tsunami, or mudflows (Source: California Geological Survey).

11. LAND USE AND PLANNING

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project:

a) Physically divide an established community?

The project is not of a large enough scale to divide an establish community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The project would be consistent with the land use designation (C.2—Community Commercial) of the Westmont-West Athens Neighborhood Plan, as infrastructure uses are permitted within this category.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The project would be consistent with the C-2 (Neighborhood Business) zone, as wireless telecommunications facilities are permitted, subject to a conditional use permit.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The project site is not within a Significant Ecological Area and does not have any slopes that would qualify it for Hillside Management criteria.

12. MINERAL RESOURCES

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project:

a) 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 would not extract or deplete mineral resources and would allow for future extraction at the site.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project would not extract or deplete mineral resources and would allow for future extraction at the site.

13. NOISE

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The project would not include habitable structures, and any noise generated would be minimal and be required to comply with County noise standards.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The project would not include habitable structures, and any groundborne vibrations or noise generated would be minimal.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

Any noise generated by the project would be minimal, and it would require only periodic maintenance visits by technicians in vehicles.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Construction activities for the project would not require equipment that would generate significant noise above the ambient noise levels of the vicinity, and the timing of construction activities would be limited by the existing Los Angeles County Noise Ordinance.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project would not include habitable structures, and any noise generated would be minimal.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working

in the project area to excessive noise levels?

The project would not include habitable structures, and any noise generated would be minimal.

14. POPULATION AND HOUSING

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not propose any new dwelling units, and the improvement of local mobile phone service resulting from the project is not likely to induce substantial population growth in the area, as the intent is to improve service in the area and close the service gap.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not displace any housing units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not displace any housing units

d) Cumulatively exceed official regional or local population projections?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not propose to construct any dwelling units.

15. PUBLIC SERVICES

| | | | | |
|---|--|---|----------------------|--|
| | <i>Less Than Significant</i> | | | |
| <i>Potentially Significant Impact</i> | <i>Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | |

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?
The project is a non-habitable structure located in a relatively densely developed area with existing firefighting infrastructure, and it would require minimal fire protection services.

Sheriff protection?
The project would be located in a relatively densely developed area within 1.5 miles of the South Los Angeles Sheriff's Station, and it would require minimal police protection services.

Schools?
The project would not create dwelling units with school-age children.

Parks?
The project would not create dwelling units with residents utilizing existing parks.

Libraries?
The project would not create dwelling units with residents utilizing existing libraries.

Other public facilities?
The project would require minimal use of all other public facilities.

16. RECREATION

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project would not create dwelling units or otherwise increase the utilization of existing parks

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not propose nor does it require the construction of park facilities.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located in a densely developed area and is not located within a connection between open spaces.

17. TRANSPORTATION/TRAFFIC

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would generate only periodic trips by maintenance technicians.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would generate only periodic trips by maintenance technicians.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is not of a significant height or scale to alter air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would generate only periodic trips by maintenance technicians and is well served by public roadways on three sides.

e) Result in inadequate emergency access?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within an existing oil and gas extraction facility that was cleared by the Fire Department in 2006 for adequate water and pressure standards. The site would also be accessed by a 25-foot-wide driveway and gate with a fire department accessible lock.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would generate only periodic trips by maintenance technicians and would not displace existing transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

| | | | | |
|--|---|--|---|----------------------|
| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not generate wastewater.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not generate wastewater.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The drainage pattern of the site would experience minimal alteration, as the project would add 630 square feet of impervious surface to a level, developed property of more than an acre.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not regularly utilize public water.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The electricity utilized by the project would be minimal and not enough to require new energy facilities, and it would not utilize natural gas.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not create solid waste except during the replacement of equipment on a periodic basis. The project site is also covered by the Los Angeles County Integrated Waste Management Plan, which plans for accommodation of the county's solid waste needs for the next several years, considering existing zoning.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would not create solid waste except during the replacement of equipment on a periodic basis. The project site would not displace existing or proposed waste disposal or diversion sites and would comply with all other applicable regulations regarding solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to 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, substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The relatively small scale of the project's construction and operation activities would not create a significant impact to fish, wildlife, or plant species and would not endanger historic or prehistoric resources.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not significantly affect short-term or long-term environmental goals due to its limited scale of construction and operational activities.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The limited scale of construction and operational activities of the project would not be enough to create a cumulatively significant effect on the environment, as other similar facilities, by their nature, are relatively insignificant in their impacts and distributed throughout the County.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The small scale of the facility's construction and operational activities are unlikely to negatively affect human beings directly or indirectly, and the disguising of the facility as a eucalyptus tree aids in its blending aesthetically into the surrounding area. In addition, a wireless telecommunications facility would not create potential sources of ignition for any nearby oil or gas.



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.)

| |
|--|
| <p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 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. |
| <p>The installation of a 50-ft. wireless facility will not result in adverse effect to the neighborhood or the primary use of the subject property as it is a public utility to help residents in an emergency and day to day activities. this use will not generate any smoke, odor or other undesirable impacts on the adjacent land uses. it is an acceptable use and being unmanned, the proposed use requires no parking, and has no impact on traffic circulation or density. this facility will not endanger, constitute a menace to the public health, safety or general welfare but will help through e-911</p> |
| <p>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.</p> |
| <p>The proposed 50-ft. tall wireless telecommunication eucalyptus meets the height requirement of 50-ft. foliage is added to the tip of the structure to conceal the and make the facility appear natural. the applicable height limit is 40-ft. in a csd zone 22.44.120 west athens-westmont csd. except that device or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height. the proposed facility exceeds the setback, located more than 20-ft. away from the property line.</p> |
| <p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 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. |
| <p>the proposed facility will be unmanned and, therefore, will not generate traffic. the proposed facility will only require once a month maintenance.</p> |
| |
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| |

1. **Filing Fees- Check included for CUP and EA.**
2. **Zoning Permit Application included**
3. **Environmental Assessment Information Form- Included with Check. Previous EA from project # 2004-00198.**
4. **Proof of Ownership-**

Disclosure presented with project #2004-00198 for the Lion Oil and Gas Company.

Grant Deed included within the title report.

Letter of Authorization included and notarized. Richard Churchill, President of Lion Oil and Gas Company is located in Canada and the notary laws are not accepted in the US. He has signed an authorization for his Vice President Richard Crouch to sign.

5. **Ownership & Consent Affidavit- LOA signed by the VP included.**
6. **Certificate of Compliance- Supplied prior to approval.**
7. **Burden of Proof- Included with application.**
8. **Project Narrative for Conditional Use Permit**

Address 10410 S. Western Avenue, Los Angeles, CA

Conditional Use Permit Application to install a wireless facility disguised as a Eucalyptus tree. Top of proposed structure is 50-ft. with an additional 3-ft. of foliage to help create a natural look. The property is currently vacant and will be used for future oil well pumping. Development for the properties future use has been approved through planning. In 2004 Project case filing for project #2004-00198 for Lion Oil and Gas Company.

Location of the proposed Eucalyptus tree is located within existing fenced area away from the properties future development. AT&T wireless telecommunications facility will be unmanned and will not have employees on site. There will be routine maintenance once a month after the facility is built.

The proposed project is located on a split zone C-2 and RD.3, Neighborhood Business and residential. The General Use of the property is commercial. There are no residential uses on the property and the proposed application is consistent with the existing commercial use. AT&T's proposed application is consistent with the Wireless Telecommunications facilities Policy No. 01-2010 & Section 22.56.030.A.11. The proposed tree will be disguised as a monotree consisting of added foliage to help screen the antennas and create a natural appearance.

The proposed project is consistent with 22.44.120 West Athens – Westmont Community Standards District. Our proposed wireless telecommunications facility is essential to communications related to public health and safety for E-911 services and meets the 50-ft. height limit. The height limit and the setback requirements are met at 50-ft. in height and is located more than 20-ft. setback from the property line requirement. AT&T's proposed Eucalyptus will not change the General Plan Use of the property; it will only enhance the safety of residents within the area and help to provide better and consistent coverage to AT&T customers.

AT&T CUP application is asking for a Conditional Use Permit to allow for our AT&T wireless facility to approve a 50-ft. high with 3-ft. of branches above top of structure since it is a structure essential to the communications related to public health and safety. Equipment location will be completely screened by the existing 10-ft. tall CMU wall and the Wrought iron fence within the existing CMU wall. The eucalyptus blends in with the surrounding trees and vegetation which are within the same height as proposed facility.

9. Site Plans- Included.

10. Reduced Copies of Plan Set- included.

11. Digital Copy- Included in application.

12. Land Use Map- Included in application.

13. Green Building Program- Does not apply to our proposed project because it is an unmanned wireless facility and will only require once a month maintenance. No landscape plan has been submitted.

14. Occupant Load Certification – Does not apply to our proposed project because it is an unmanned wireless facility and will only require once a month maintenance.

15. Parking Matrix- Does not apply to our proposed project because it is an unmanned wireless facility and will only require once a month maintenance.

16. Print Photographs:



View Looking North to Property from 105th St.



View Looking North to Property from 106th St.



View looking NE to Property from S. Western and 106th St.



View looking South to Property from S. Western and 104th St.



View looking SE to Property from S. Western and 104th St.



View looking South to Property from S. Western



View looking West to property from 105th St.

18. Building Permit Records- No building exists on the property. Project #2004—00198 has approval for future development.

19. Supplemental Information for a Wireless Telecommunication Facility

a. Coverage analysis- AT&T has a coverage gap during high volume of use. The network is being utilized over capacity during “rush hour,” a time of high volume usage. When customers are using the technology within the same area and are using more bandwidth than what AT&T can currently accommodate, there is a coverage gap during that time. The proposed site will cover this gap in coverage. Gap in coverage is located along S. Western Avenue between 103rd Street and 108th Street including the surrounding residential/business area.

b. Two copies of existing and proposed coverage maps included.

c. Site Analysis-

Several colocations were considered:

1713 W. 108th St. Los Angeles CA: Property is located south of the needed coverage gap. T-Mobile’s antennas are located within the Church tower at 51.8 ft. tall. AT&T antennas would not be able to go below existing due to the distance and surrounding tree heights that would block reception. Going above the existing antennas would not work due to distance and structure capability.

9835 S. Western Avenue, Los Angeles CA: Property is located north of the needed coverage. Crown Castle’s tower is 83 ft. tall. Since this a capacity site going higher in elevation will not help the coverage gap because it will interfere with the existing towers.

Several locations were considered:

Health Clinic: 10511 S. Western Avenue, Los Angeles. The only feasible design is a roof top and would not support coverage gap.

Christian School: 10531 S. Western Avenue, Los Angeles. The only feasible design is a roof top and would not support coverage gap.

Bethesda Church: 10405 S. Western Avenue, Los Angeles. Property is located too far north of the coverage gap.

Rainbow Baptist: 10223 S. Western Avenue, Los Angeles. Property is located too far north of the coverage gap with. The size of the property would not accommodate for equipment space and was located closer to residential properties.

Barber and Beauty Shop: 10501 S. Western Avenue, Los Angeles. Property Owner did not respond to Certified Proposal. The size of the property would not accommodate for equipment space and was located closer to residential properties.

Western: 10500 S. Western Avenue, Los Angeles. Property size was too small for design and the vacant building is not up to code. Property is also located closer to residential properties.

Proposed MonoEucalyptus tree is least visually intrusive because the broad leaf design blends in with the surrounding vegetation. The property has an existing 10-ft. CMU wall which will conceal the equipment space and the bottom of the tree. The west side of S. Western Avenue has other commercial buildings.

d. Two copies of a map depicts the alternate site locations included.



e. Design Analysis: Proposed monoEucalyptus tree is the least visually intrusive design. Various broad leaf and palm trees surround the area, most of the trees within the surrounding area are broad leaf trees. A Palm tree and a Pine tree were considered but ruled out because it would be more noticeable, there are not enough other similar trees near the property. A light structure or flag pole were ruled out because those designs would not support 12 antennas, which are all needed to help cover the gap.

f. Color Photo Simulations are included within the application.

g. **WTF Carrier:** **AT&T**

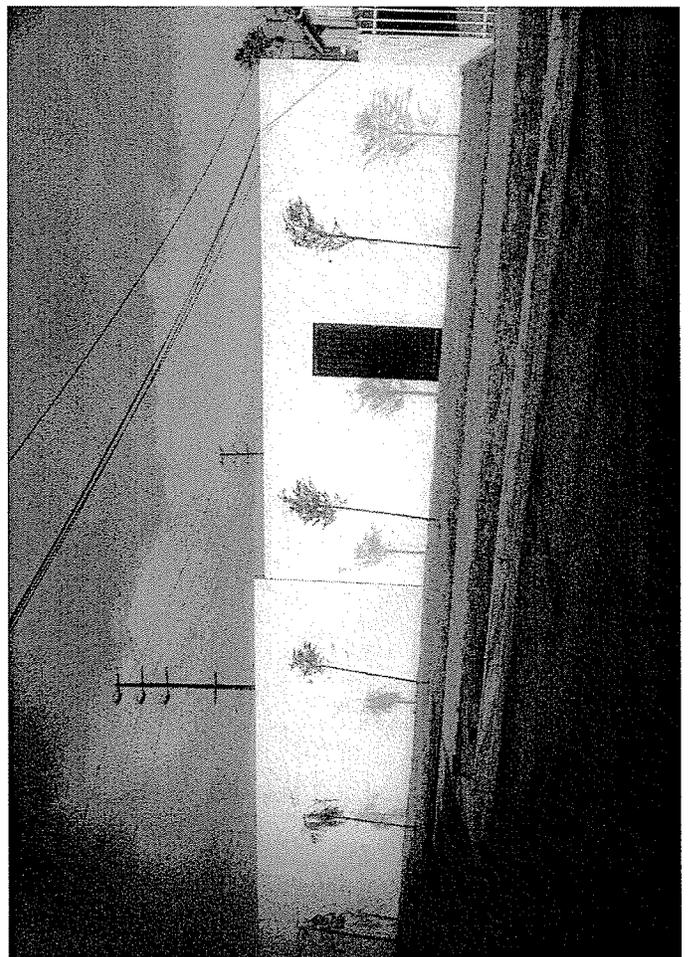
 Contact: **Kerri Kinney**

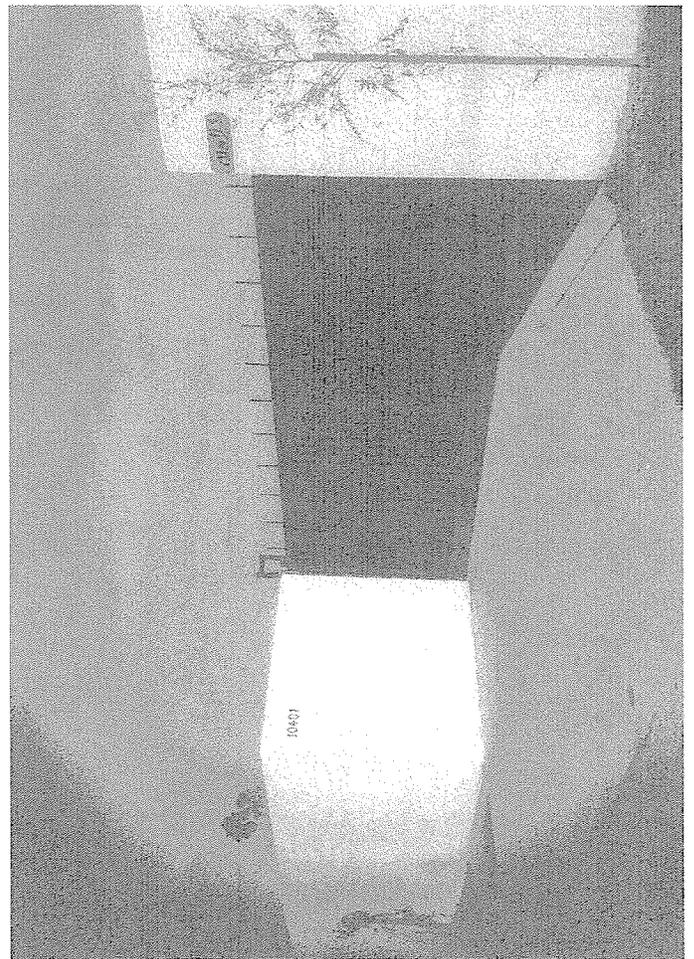
 Address: **12900 Park Plaza Drive, 3rd Floor**
 Cerritos, CA 90703

 Phone: **562.468.6204**

 Email: **ka9192@att.com**

20. Supplemental Information for Alcoholic Beverage Sales- Does not apply to our proposed project because it is an unmanned wireless facility and will only require once a month maintenance.











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PHOTO SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

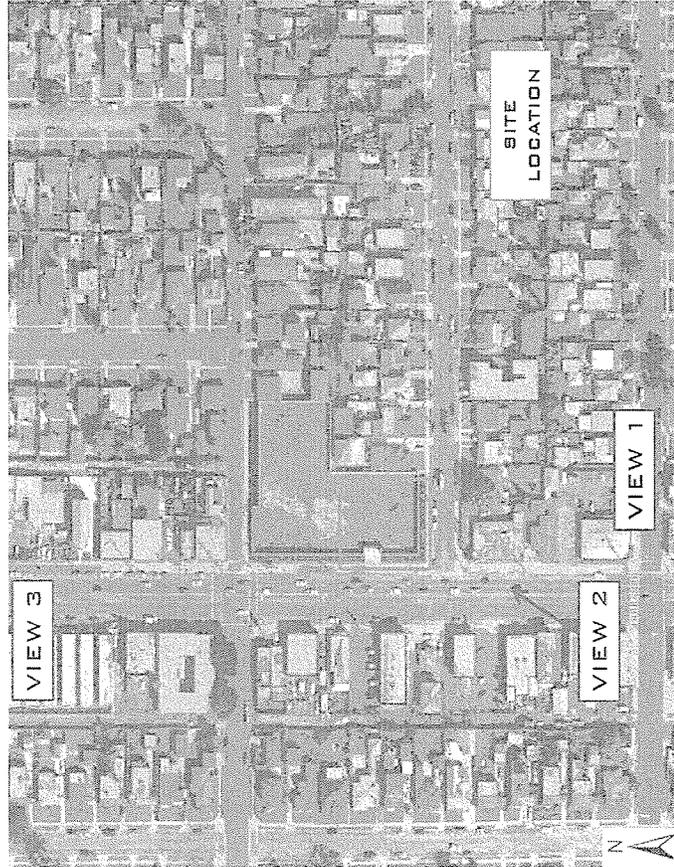


Image from Google Maps 2011©

SITE NUMBER: LA0526-01 (127205)

SITE NAME: LION OIL AND GAS

SITE ADDRESS: 10410 SOUTH WESTERN AVE
LOS ANGELES, CA 90047

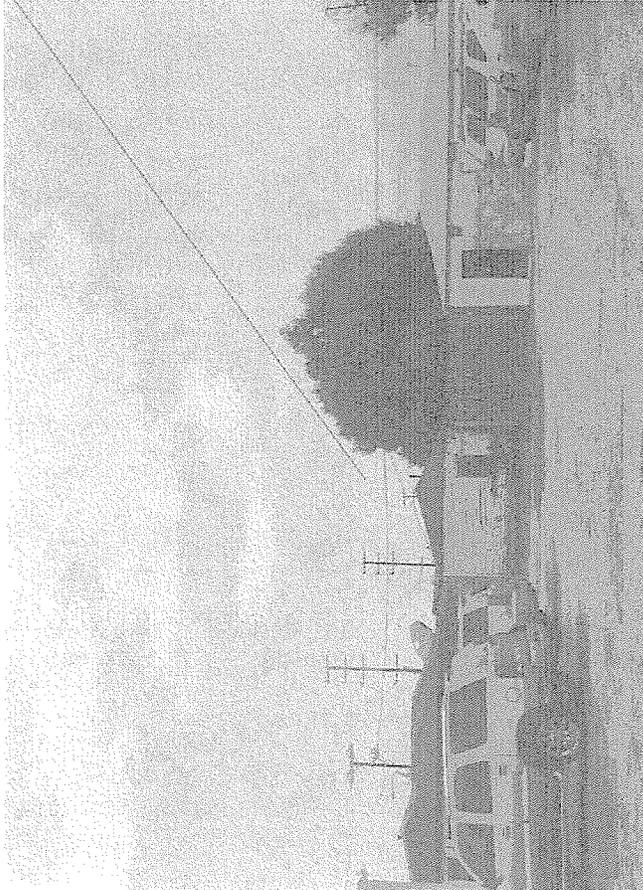
DATE: 09/21/11

APPLICANT: AT&T WIRELESS

CONTACT: MINDY HARTSTEIN
BV MARKET MANAGER - NSB
(562) 229 - 8610



EXISTING SITE



EXISTING VIEW -
LOOKING NORTH

PROPOSED 53'-0"
MONDEUCALYPTUS INSTALLED
WITHIN PROPOSED 6'-0" HIGH
WROUGHT IRON FENCE

(4) PROPOSED AT&T ANTENNAS
PER SECTOR INSTALLED TO
PROPOSED MONDEUCALYPTUS
(WITH ANTENNA SOCKS TO
MATCH BRANCHES)

PROPOSED AT&T EQUIPMENT
CABINETS INSTALLED WITHIN
PROPOSED FENCE

PHOTO SIMULATION -
LOOKING NORTH





EXISTING SITE



**EXISTING VIEW -
LOOKING NORTHEAST**

PROPOSED 53'-0"
MONDEUCALYPTUS INSTALLED
WITHIN PROPOSED 6'-0" HIGH
WROUGHT IRON FENCE

(4) PROPOSED AT&T ANTENNAS
PER SECTOR INSTALLED TO
PROPOSED MONDEUCALYPTUS
(WITH ANTENNA SOCKS TO
MATCH BRANCHES)

PROPOSED AT&T EQUIPMENT
CABINETS INSTALLED WITHIN
PROPOSED FENCE

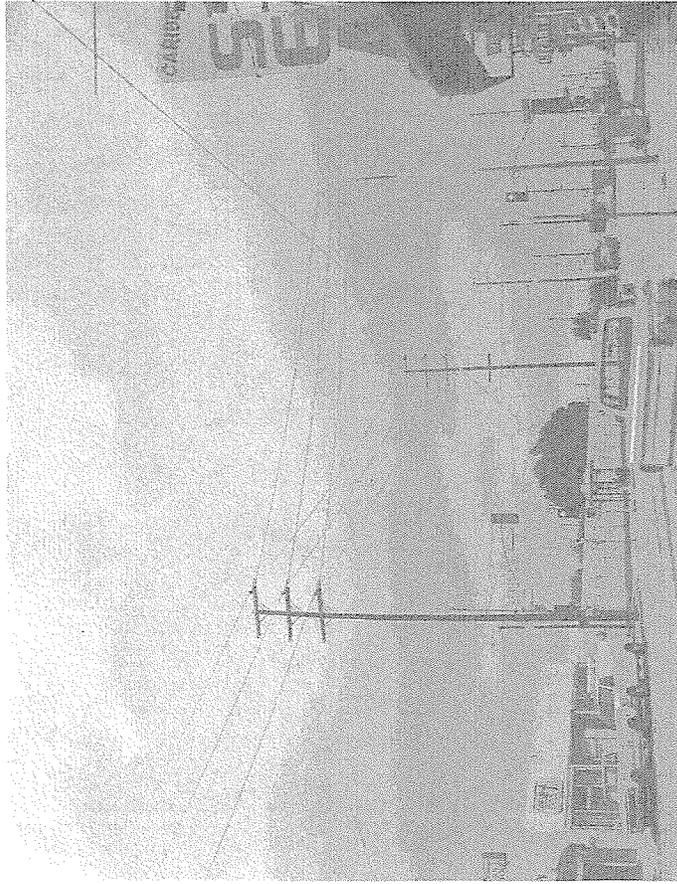
**PHOTO SIMULATION -
LOOKING NORTHEAST**



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EXISTING SITE



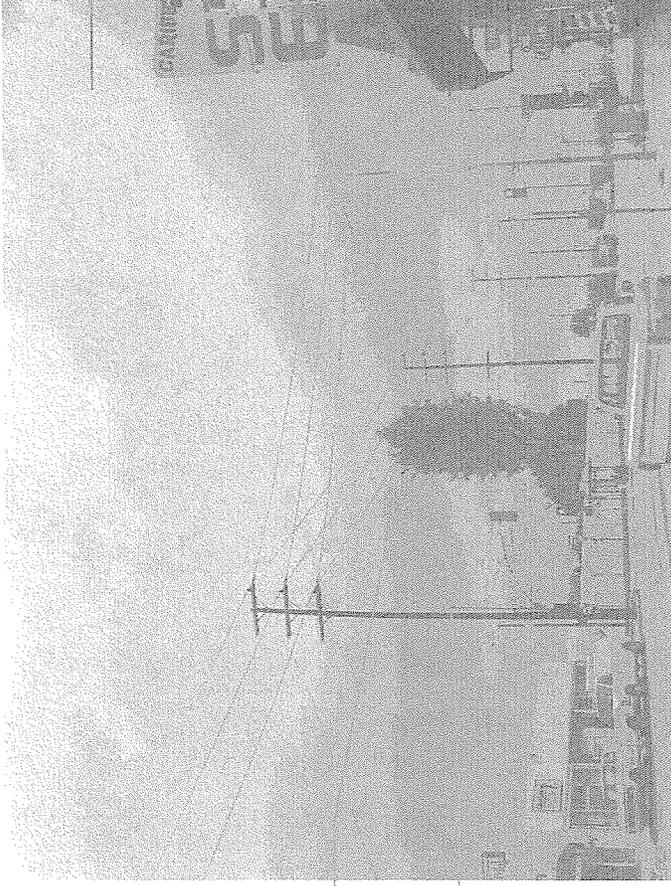
EXISTING VIEW -
LOOKING SOUTH

PROPOSED 53'-0"
MONDEUCALYPTUS INSTALLED
WITHIN PROPOSED 6'-0" HIGH
WROUGHT IRON FENCE

(4) PROPOSED AT&T ANTENNAS
PER SECTOR INSTALLED TO
PROPOSED MONDEUCALYPTUS
(WITH ANTENNA SOCKS TO
MATCH BRANCHES)

PROPOSED AT&T EQUIPMENT
CABINETS INSTALLED WITHIN
PROPOSED FENCE

PHOTO SIMULATION -
LOOKING SOUTH



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