

Hearing Officer Transmittal Checklist

Hearing Date
January 15, 2013
Agenda Item No.
10

Project Number: PROJECT NO. R2006-03240-(5)
Case(s): CONDITIONAL USE PERMIT NO. 201100108
Planner: Gretchen Siemers

- Revised Factual
- Property Location Map
- Project Update Memo
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings (revised)
- Draft Conditions (revised)
- Burden of Proof Statement – Significant Ecological Areas
- Environmental Documentation (Initial Study)
- Correspondence
- Photographs
- Aerial Image
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations (revised)
- Coverage Analysis
- Landscaping Plans

Reviewed By:  _____



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2006-03240-(5)

HEARING DATE
 January 15, 2012

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100108
 Environmental Case No. 201100161

PROJECT SUMMARY

OWNER / APPLICANT

Westridge Tenants-in- Common / AT&T Mobility

PROJECT OVERVIEW

To authorize for the construction, operation, and maintenance of a new unstaffed wireless telecommunication facility (WTF), located in the C-3 (Unlimited Commercial) Zone and Significant Ecological Area (SEA) No. 64. The proposed WTF consists of 12 panel antennas on an existing three-story building, with associated equipment. The antennas are attached in three sectors near the roofline on the east and west facades of the building. The equipment is located within a 16-foot by 30-foot lease area on a rooftop platform.

LOCATION

26650 The Old Road, Valencia, CA 91381

ACCESS

Via The Old Road, service elevator, 5-foot wide walkway

ASSESSORS PARCEL NUMBER(S)

2826 142 015

SITE AREA

Approx. 5 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Areawide Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

C

ZONE

C-3

PROPOSED UNITS

0

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Clarita Valley Areawide Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.215 (Hillside management and significant ecological areas—Additional regulations)
 - 22.28.220 (C-3 Zone Development standards)

CASE STATUS

Recommended for approval.

CASE PLANNER:

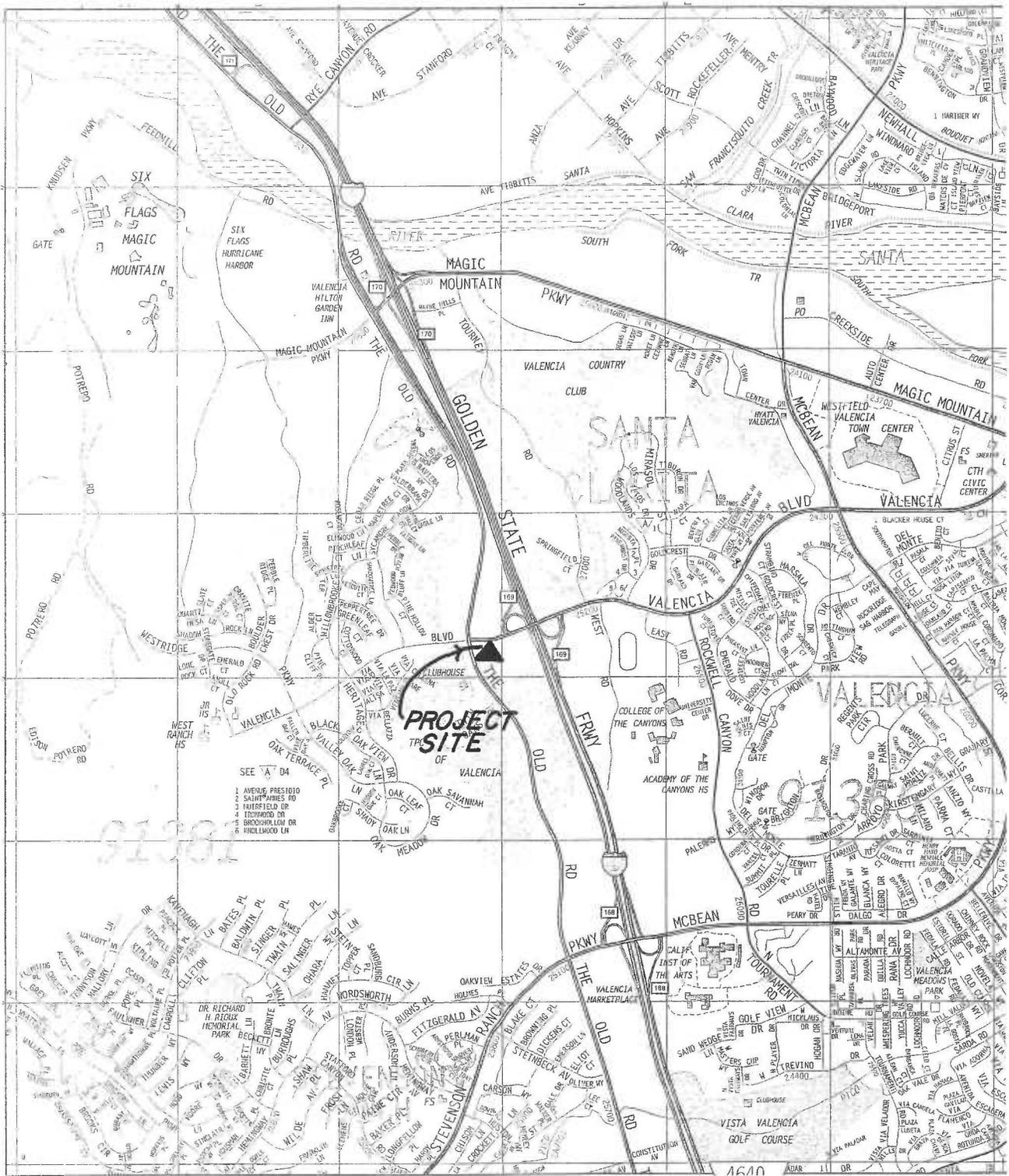
Gretchen Siemers

PHONE NUMBER:

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VICINITY MAP

SITE : 26650 THE OLD ROAD - NL0447

GC MAPPING SERVICE, INC.

**3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803**

(626) 441-1080, FAX (626) 441-8850

GCMAPPING@RADIUSMAPS.COM



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 3, 2013

TO: Gina Natoli, Hearing Officer

FROM: Gretchen Siemers, Zoning Permits North Section

**SUBJECT: Project Number R2006-03240-(5)
Conditional Use Permit No. 201100108
Hearing Dates: July 17, 2012; August 21, 2012; January 15, 2013
Agenda Item No. 10**

PROJECT BACKGROUND

Project No. R2006-03240-(5) is a request to allow for the construction, operation, and maintenance of a new roof-mounted wireless telecommunication facility (WTF) for AT&T Wireless on an existing three-story building. The project is located at 26650 The Old Road in the Santa Clarita Valley. The project was before the Hearing Officer on July 17, and August 21, 2012, and was taken off-calendar, and later scheduled for January 15, 2013 in order to allow time for staff to address the following issues:

- The unpermitted rooftop WTF for Sprint, which was initially a part of this application, was separated from the AT&T facility's application and referred to Zoning Enforcement for action.
- The project was re-classified as requiring a CUP to address a Significant Ecological Area (SEA) located on the subject property and covering the project site. As discussed at the August 21, 2012 hearing, WTFs are not exempt from the SEA Ordinance (County Code Section 22.56.215). The project was subsequently reviewed by the SEA Technical Advisory Committee (SEATAC).
- The project was re-evaluated under the California Environmental Quality Act (CEQA) is not exempt from CEQA review; staff prepared an initial study and determined that a negative declaration is the appropriate documentation under CEQA.

SEA REVIEW

Staff evaluated the project pursuant to the County's requirements for projects located within SEAs (County Code Section 22.56.215). In summary, this procedure requires the following additional steps:

1. Submittal of an additional SEA Burden of Proof;
2. Payment of additional fee;
3. Review by SEATAC; and
4. Preparation of additional required project compatibility findings.

The applicant submitted the SEA Burden of Proof, and paid the additional review fee. The project was reviewed by SEATAC at their November 5, 2012 meeting, where it was determined that the project would not require a biological constraints analysis (BCA) or further review by SEATAC, and that the project is unlikely to have an effect on the environment. The attached draft findings reflect SEATAC's recommendation, as well as the additional SEA Burden of Proof (also attached).

CEQA RE-EVALUATION

Since the project site is located within the boundaries of an SEA—a designated and mapped sensitive environmental area adopted in the Countywide General Plan—the project is an exception to what would have otherwise been a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures). The CEQA guidelines, Section 15300.2, state:

“Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.”

As such, the project was reevaluated through an Initial Study (attached). The study determined that the project, a wireless facility with associated equipment that will locate on the rooftop on an existing three-story building, would have a less than significant effect on the environment. This determination is largely related to the fact that the project site is located within a fully developed community on a fully developed parcel. The overall scale of the project is small and impacts from construction activities will be minimal and short in duration. Although the project is located within a County-designated SEA, the small scale and location is such that the impacts are expected to

be less than significant. Therefore, staff recommends the project qualifies for a Negative Declaration.

STAFF RECOMMENDATION

The applicant has met the required burdens of proof for CUPs and projects located within SEAs, and the project will have a less than significant effect on the environment. Therefore, staff recommends the approval of CUP no. 201100108 and adoption of the Negative Declaration.

SUGGESTED APPROVAL MOTION

"I MOVE TO ADOPT THE NEGATIVE DECLARATION."

"I MOVE TO APPROVE CUP No. 201100108 WITH ATTACHED FINDINGS AND CONDITIONS."

SMT:RG:GS

Attachments:

- Revised Factual
- Significant Ecological Areas Burden of Proof
- Initial Study
- Revised Draft Findings
- Revised Draft Conditions
- Revised Site Plan

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2006-03240-(5)
CONDITIONAL USE PERMIT NO. 201100108**

1. **ENTITLEMENT REQUESTED.** The applicant, AT&T Mobility, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a new unstaffed wireless telecommunication facility (WTF), in the C-3 (Unlimited Commercial) Zone and within the boundaries of a Significant Ecological Area (SEA). A CUP is required for a WTF in the C-3 Zone and SEA pursuant to Sections 22.28.210 and 22.56.215 of the Los Angeles County Code (County Code).
2. **HEARING DATES.** July 17 and August 21, 2012; January 15, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**

July 17, 2012: The project was before Hearing Officer Gina Natoli. Staff presented the facts of the case and recommended approval of the project. Staff answered questions asked by the Hearing Officer. Vance Pomeroy, the applicant's representative testified. No other testimony was heard. The Hearing Officer continued the public hearing and requested that the following issues be resolved prior to making a determination:

- The permit status of the existing WTF for Sprint which was initially a part of this application;
- Investigate the procedure by which a WTF is conditionally permitted in a Significant Ecological Area (SEA); and
- Reconcile staff's recommendation of exemptions per the California Environmental Quality Act (CEQA).

August 21, 2012: The project was heard before Hearing Officer Gina Natoli. Staff recommended that the hearing be taken off-calendar to allow additional time to address the unresolved issues discussed at the July 17, 2012 hearing.

January 15, 2013: *[To be inserted after public hearing(s) to reflect hearing proceedings]*

4. **PROJECT DESCRIPTION.** The project consists of the construction, operation, and maintenance of an unstaffed WTF in the C-3 Zone and within an SEA. The proposed WTF, for AT&T consists of 12 panel antennas on an existing three-story building, and associated equipment. The antennas are attached in three sectors

near the roofline on the east and west facades of the building. The equipment is located within a 16-foot by 30-foot lease area on a rooftop platform.

5. **LOCATION.** The subject property is located at 26650 The Old Road, Valencia, in the Newhall Zoned District. The property is a part of the developed Westridge subdivision project.
6. **SITE PLAN DESCRIPTION.** The subject parcel is an approximately five-acre parcel with a three-story, 65,000-square-foot commercial building and associated parking. On the roof of the commercial building are three existing WTFs. The subject property is located at the southeast corner of Valencia Boulevard and The Old Road, both designated Major Highways on the Los Angeles County Master Plan of Highways. Access to the property is from The Old Road.

The site plan depicts the existing three-story commercial building with three existing roof-mounted WTFs, including one not permitted. The proposed WTF, for AT&T, consists of 12 panel antennas with associated transmission equipment. The antennas, each four feet high by one foot wide, are attached in three sectors of four antennas each near the roofline on the east and west facades of the building. The antennas are camouflaged by a 5-foot high, radio frequency-friendly parapet wall, integrated into the façades of the building. The associated transmission equipment is located at the center of the rooftop, within nine cabinets on a 16-foot-by-30-foot lease area on a steel platform. There are three existing roof-mounted WTFs. Access to the subject WTF is provided by a 5-foot wide rooftop walkway, via interior access stairs, which are restricted to building management. The proposed use and structures meet all applicable development standards. The existing parking lot provides adequate parking for the monthly maintenance visit.

7. **EXISTING ZONING.** The subject property is zoned C-3. Surrounding properties are zoned as follows:
 - North: C-3;
 - East: C-3, A-2-5 (Heavy Agricultural, 5 Acre Minimum Required Lot Area) Zone;
 - South: A-2-5; and
 - West: RPD-5,000-23.5U (Residential Planned Development; 5,000 Square Foot Minimum Required Lot Area; Maximum 23.5 Dwelling Units Per Acre); C-R (Commercial Recreation), A-2-5.
8. **EXISTING LAND USES.** The subject property is a developed parcel of land with a commercial building with three existing WTFs on the roof, including the Sprint WTF that is included in this application. Surrounding properties are developed as follows:

North: Strip commercial center with retail and restaurants;
East: Vacant land, Interstate 5;
South: Golf course, single-family residences;
West: Detached condominiums, golf club and course.

9. **PREVIOUS CASES/ZONING HISTORY.** In 1999, the Board of Supervisors approved the Westridge. The project, which created the subject parcel, consists of over 1,700 dwelling units, a golf course, and associated public-serving uses, including the commercial uses on the subject project site..

On June 1, 2004, the RPC approved CUP No. 03-391 for Cingular (now Metro PCS), authorizing the construction, operation, and maintenance of an unstaffed WTF consisting of six antennas and associated equipment on the rooftop of the commercial building that was, at that time, under construction.

On February 19, 2008, the Regional Planning Commission (RPC) approved CUP No. 200600224 for Royal Street Communications, authorizing the construction, operation, and maintenance of an unstaffed T-Mobile WTF consisting of six antennas on the rooftop of the existing commercial building.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is designated "C" (Community Commercial) in the Santa Clarita Valley Areawide General Plan (SCV Plan), a component of the Los Angeles County General Plan (General Plan). The parcel is developed with a commercial building with associated parking, and three existing WTFs, including the WTF for Sprint that is included in this application; these uses are consistent with the adopted land use designation.

The General Plan designates Special Management Areas (SMAs) wherein additional policies apply. The subject parcel is located within an area designated as an SEA on the SMA map of the General Plan. The SEA 64 was established to protect the valley oak (*Quercus lobata*) savannah habitat. In addition, the California Natural Diversity Database (CNDDDB) records show that the parcel contains Palmer's grapplehook (*Harpagonella palmeri*), slender-horned spineflower (*Dodecahema leptoceras*), and Orcutt grass (*Orcuttia californica*), which is endemic to vernal pools. The impacts of development on the SEA were analyzed in a previous approval, CUP 87-222-(5), which is still in effect. Thus, further SEA analysis is not required.

The SCV Plan and the General Plan contain additional goals and policies that guide development of the use at the subject location. The proposed and existing

WTFs are consistent with the applicable land use compatibility goals and policies. The following policies of the General Plan and SCV Plan are applicable to the subject property and serve as a guideline for the operation and maintenance of such facility:

General Plan Public Services Policy 58: "Maintain high quality emergency response services."

- A WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The facilities will ensure that such service is readily available.

SCV Plan, Land Use Policy 7.1: "Adequacy of Public Services"

- This policy encourages the development of convenient services to meet the needs of Santa Clarita Valley residents, including utilities. The WTFs provide a convenient utility for residents, with a level of service commensurate with need, as encouraged by the SCV Plan. The project applicant has provided documentation to support the local need for cellular services, which are a publicly accessible service. Thus, the service proposed will be adequate to serve local community.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Title 22 of the County Code does not specify "WTF" as a use. The use which is consistent with a WTF specified in Title 22 is "radio or television stations and towers." Pursuant to Section 22.28.210 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-3, provided that a CUP is obtained. In addition, the project complies with applicable development standards, as per Section 22.28.220 of the County Code.

Supplementing the general requirements of Title 22 is Subdivision and Zoning Ordinance Policy 01-2010, Guidelines for Wireless Telecommunication Facilities. This policy requires that structure-mounted WTFs be camouflaged or screened from view. The subject WTFs adhere to this policy by utilizing parapet screens integrated into the façade of the roofline to screen the WTFs from view.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The design of the existing and proposed WTFs is appropriate for the site and area. The WTF equipment is located on the roof of a three-story building. As discussed above, the existing WTF is compatible with its surroundings because it is completely screened from view.

The WTFs are not, and will not be, a detriment to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. To date, there have been no complaints about the use or maintenance of the subject property. Thus, it can be concluded that the WTFs do not have a negative impact on the surrounding community.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** No comments or recommendations from County departments have been received.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments or recommendations from other agencies have been received.
15. **LEGAL NOTIFICATION AND PUBLIC 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 and property posting.
16. **PUBLIC COMMENTS.** No comments from the public have been received.

CONDITIONAL USE PERMIT-SPECIFIC FINDINGS

17. The requested continued use is justified at the current location because the WTFs will not generate additional light, nor will the facility block any views, attract criminal elements, or interfere with the use of the subject or surrounding properties. As a fully screened roof-mounted facility, it will not negatively affect other properties.

Therefore, the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
18. The site is adequate in size and shape to accommodate all development features related to the use of a WTF. As a roof-mounted facility, it meets or exceeds minimum setback requirements. The facility will operate in a manner that is consistent and compatible with the surrounding area.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The existing use is adequately served by The Old Road and Valencia Boulevard, as well as other public facilities already in place, such as water and sewer. The use is not expected to generate additional need for this infrastructure. This is an unstaffed facility expected to have one monthly visit for maintenance, and the existing roads and parking are sufficient to accommodate the visits.

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

SIGNIFICANT ECOLOGICAL AREA-SPECIFIC FINDINGS

20. The request is for the construction, operation and maintenance of a WTF with a on the rooftop of an existing three-story commercial building in a developed community. The facility is completely screened from view by a 5-foot-high radio frequency-friendly parapet-wall, integrated into the façade of the building. This project is compatible with the biotic resources present and will not affect undisturbed areas.

Therefore, the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

21. The subject property does not contain any water bodies, watercourses, or any tributaries.

Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

22. The commercial building has existed for more than 10 years and there is no expansion of the structure beyond the existing footprint. The height of the WTF is camouflaged by a 5-foot-high radio frequency-friendly parapet-wall, integrated into the façade of the building. Migratory paths, including aerial paths, will not be affected. The area surrounding the project site is fully developed.

Therefore, the request development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

23. The request does not include any removal of any natural vegetative cover or open spaces.

Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

24. The WTF is mounted on the rooftop of an existing building in a developed area. The parapet walls, as well as the existing area roads, walls, and fences, buffer nearby habitat areas.

Therefore, that where necessary, fences or walls are provided to buffer important habitat areas from development.

25. Access to the subject property is via The Old Road and interior access stairs accessible to building management; these access points do not conflict with critical resource within the SEA.

Therefore, roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.

26. SEATAC held a public meeting on November 5, 2012 to discuss the applicant's request and the following recommendations were made.

SEATAC recommended that they did not need to review the AT&T Westridge Project for the currently proposed installation, which will not harm the remaining natural resources of the SEA near the building.

The building is low (3 stories), no towers are proposed, the area is urban so that lighting on the current and proposed installation would not be problematic.

Project modifications that would require SEATAC review are those previously stated for concern:

- a. Expansion of the footprint of the installation beyond the rooftop or extension of height beyond the present height, such as a high installation that would require FAA safety lighting.
- b. Activity on a tower for which the Federal Aviation Administration (FAA) requires safety lighting or additional safety lighting.
- c. Installation of any new tower.

d. Any addition of lighting to what currently exists. FAA requirements for lighting vary with location and height.

And the additional criteria:

e. Any modification that County biologist judges is cause for concern for impact to the SEA after a site visit and review of the project documents could be referred to SEATAC. County biologist can use the guidelines outlined here which have been proposed by SEATAC.

f. Some variable conditions that would be judged with respect to each location would be:

- i. Type of tower – lattice or monopole;
- ii. Addition of guywires; and
- iii. Addition of lighting.

27. SEATAC determined by a unanimous vote of three members that the presented design of the AT&T project does not need further SEATAC review. CUP additional conditions recommended would be for SEATAC review on the changes listed in a-f above.

ENVIRONMENTAL DETERMINATION

28. Based on the analyses contained in the Environmental Checklist Form (Initial Study) dated December 6, 2012, the proposed project could not have a significant effect on the environment, and qualifies for a Negative Declaration.

29. The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The project site is located within a fully developed community on a fully developed parcel. Although the project is located within a County-designated SEA, the small scale and location is such that the impacts to sensitive biological area or protected natural habitat community are expected to be less than significant.

Therefore the project does not have the potential to degrade the environment or impact threatened species or sensitive habitat.

30. The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal. Wireless facilities produce few environmental impacts such as greenhouse gas emissions or pollutants.

Therefore the project will not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

31. The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that are considered individually limited but cumulatively considerable, such as greenhouse gas emissions or pollutants.

Therefore the project is not expected to have impacts that can be considered cumulative.

32. The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that could directly or indirectly impact human beings, such as greenhouse gas emissions or pollutants.

Therefore, the project is expected to have a less than significant environmental impact.

33. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
34. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding

area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; and
- F. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state; and
- G. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; and
- H. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development; and
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- J. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 and Section 22.56.215 of the Los Angeles County Code.

HEARING OFFICER/DIRECTOR ACTION:

- 1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the

whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, **CONDITIONAL USE PERMIT NO. 201100108** is approved subject to the attached conditions.

Action Date: January 15, 2013

SMT:RG:GS

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2006-03240-(5)
CONDITIONAL USE PERMIT NO. 201100108**

PROJECT DESCRIPTION

The project consists of the construction, operation, and maintenance of an unstaffed Wireless Telecommunication Facility ("WTF") in the C-3 (Unlimited Commercial) Zone and within the boundaries of a Significant Ecological Area ("SEA"). The proposed WTF consists of 12 panel antennas on an existing three-story building, and associated equipment. Pursuant to Sections 22.28.210 and 22.56.215 of the Los Angeles County Code (County Code), a conditional use permit (CUP) is required for a WTF in the C-3 Zone, subject to 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 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 12. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9, 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 promptly 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 up to \$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 according to County Code Section 22.170.010.

6. 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.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the 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.
8. **This grant shall terminate on January 15, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of 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.

9. This grant shall expire unless used within one (1) year from the date of final approval of the grant. A single one-(1) year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. 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 **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse 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.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Part 13 Chapter 22.56, of the County Code.

12. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
14. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
15. All development pursuant to this grant shall conform to the requirements of County Department of Public Works ("Public Works").
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PROJECT-SPECIFIC CONDITIONS

18. The following amendments to this project will require additional Significant Ecological Area Technical Advisory Committee (SEATAC) review and a new CUP will be required with SEATAC review:
 - a. Expansion of the footprint of the installation beyond the rooftop or extension of height beyond the present height, such as a high installation that would require FAA safety lighting.
 - b. Activity on a tower for which the Federal Aviation Administration (FAA) requires safety lighting or additional safety lighting.
 - c. Installation of any new tower.
 - d. Any addition of lighting to what currently exists. FAA requirements for lighting vary with location and height.And the additional criteria:
 - e. Any modification that County biologist judges is cause for concern for impact to the SEA after a site visit and review of the project documents could be referred to SEATAC. County biologist can use the guidelines outlined here which have been proposed by SEATAC.
 - f. Some variable conditions that would be judged with respect to each location would be:
 - i. Type of tower – lattice or monopole;
 - ii. Addition of guywires; and
 - iii. Addition of lighting.
2. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
3. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
4. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
5. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.

6. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
7. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
8. Construction and maintenance of the facility shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
9. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." Placement and height of all roof-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
10. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
11. 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 property owner.
12. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
13. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice.
14. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level. The same information shall be available from building management upon request.
15. The facility shall be secured by a locked rooftop door and/or fencing.

PROJECT NO. R2006-03240-(5)
CONDITIONAL USE PERMIT NO. 201100108

DRAFT CONDITIONS OF APPROVAL
PAGE 7 OF 7

SMT:GS



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

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

The proposed facility will not adversely affect the surrounding persons surrounding the facility in any way. The facility will not be visible to the general public and will be a co-location with 3 other wireless carriers. The facility will benefit the public by providing increased coverage and capacity of the AT&T network, thereby facilitating communications with emergency services in the area.

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

The proposed facility is ideally suited to this parcel and existing structure. As the 3rd carrier to locate on this building, AT&T's facility, will also reside entirely on the roof of the structure behind screening. As the facility is unmanned, there will be no appreciable affect on parking on the property.

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

The proposed facility will not negatively impact the surrounding streets or traffic as the facility is unmanned. Service personnel will only visit the facility once or twice a month for routine maintenance. The facility will be adequately served by the existing electrical and telephone infrastructure.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

AT&T Site No. NL0447, 26650 The Old Road; Project No. R2006-03240
Pursuant to Zoning Code Section 22.56.215, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. The project is highly compatible with the biotic resources as it cannot have any impact upon them and appropriate and sufficient undisturbed areas have been set aside under the existing SEA CUP.</p>
<p>B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. Being completely on an existing rooftop, the project cannot have any effect on any water-bearing pathway.</p>
<p>C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. Being completely on an existing rooftop, being no higher than the rooftop and offering no substantial increase in bulk, no wildlife corridors can be disturbed.</p>
<p>D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. Being completely on an existing rooftop, it does not alter any existing vegetation or open space, and, therefore, cannot impact critical resource areas already safeguarded by the existing SEA CUP.</p>
<p>E. That where necessary, fences or walls are provided to buffer important habitat areas from development.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. Being completely on an existing rooftop, fences or walls cannot be necessary to effect any buffering.</p>
<p>F. That roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.</p>
<p>The project is a third wireless telecommunications facility on the roof of an existing office building that was constructed by the approval of a SEA CUP. Being completely on an existing rooftop, no alteration will occur to roads and only minor connections alterations will occur to utilities, so no conflict will occur to resources, areas or paths.</p>

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2006-03240-(5) / Conditional Use Permit No. 201100108 / Environmental Assessment No. 201100161

Lead agency name and address: Los Angeles County, Attn: Department of Regional Planning, 320 West Temple St., Los Angeles, CA 90012-3225

Contact Person and phone number: Gretchen Siemers / (213) 974-6443

Project sponsor's name and address: AT&T Mobility, 12900 Park Plaza Drive, Cerritos, CA 90703

Project location: 26650 The Old Road, Valencia, CA 91381
APN: 2826 142 015

Gross Acreage: 5 acres

General plan designation: Major Commercial / Significant Ecological Area

Community/Area-wide Plan designation: Commercial – Santa Clarita Valley Areawide Plan

Zoning: C-3 (Unlimited Commercial)

Description of project: The project is a request for a Conditional Use Permit (CUP) for a new wireless telecommunications facility (WTF) to be located on an existing three-story commercial building in the unincorporated community of Santa Clarita. The applicant is requesting authorization for the construction, operation, and maintenance of a new unstaffed WTF, located in the C-3 Zone. The proposed WTF consists of 12 panel antennas with associated transmission equipment. The antennas, each four feet high by one foot wide, are attached in three sectors of four antennas each near the roofline on the east and west facades of the building. The antennas are camouflaged by a 5-foot high, radio frequency-friendly parapet wall, integrated into the façades of the building. The associated transmission equipment is located at the center-west of the rooftop, within nine cabinets on a 16-foot-by-30-foot lease area on a steel platform. There are three existing roof-mounted WTFs.. Access to the subject WTF is provided by a 5-foot wide rooftop walkway, via interior access stairs, which are restricted to building management.

Surrounding land uses and setting: The proposed project is located on a parcel that is developed with a three-story commercial building, in which there are offices and a bank, and associated parking and landscaping. The property was developed as a part of the Westridge community. A large golf course surrounds the project site to the south and west. The Westridge residential community, with estate homes and townhomes, surrounds the site to the north and east. The project is located within Significant Ecological Area (“SEA”) 64. The Golden State (I-5) Freeway is located approximately 500 feet to the east of the subject parcel.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
----------------------	--------------------------

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
87-222	Westridge Development of 1,700 dwelling units, a golf course, and associated public-serving uses.
CUP No. 03-391	WTF consisting of 6 antennas mounted on the rooftop
CUP No. 200600224	WTF consisting of six antennas mounted on the rooftop

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

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

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- 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

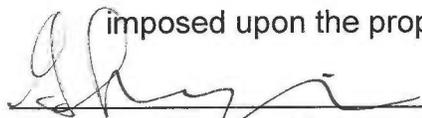
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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:

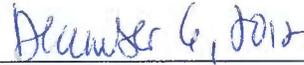
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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)

December 6, 2012
Date



Signature (Approved by)



Date

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed November 1, 2012). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from

west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses. The subject parcel is not adjacent to or near a scenic highway, scenic vista, or regional riding or hiking trail. The specific project site is a leased area on the rooftop of a three-story commercial building. The project will be located on this existing structure. In addition, the project included a radio-frequency friendly parapet wall to block the wireless facility from view. As such, the project will not damage existing scenic resources, and such resources as rock outcroppings and historic buildings are not located within the vicinity nor affected by the project.

The project will locate on an existing structure which currently has three existing WTFs of a similar size and bulk as the proposed project. The new panel antennas will be located on the roofline of the commercial building and will be concealed with an existing 5-foot tall parapet wall. In addition to the 12 new panel antennas, the project involves the placement of associated wireless equipment in a new 480-square-foot steel platform atop the building roof. The new WTF will not substantially visually degrade the surrounding area or create a new source of light, glare or shadows.

2. AGRICULTURE / FOREST

	<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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system,

aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the California Department of

Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses.

The specific project site is a leased area on the rooftop of a three-story commercial building. The project will be located on this existing structure. According to the State of California Farmland Mapping and Monitoring Program, County agricultural data, and State of California timberland data sources, the project site is not located on or near agricultural land, Agricultural Opportunity Areas, forest land, or timberland resources. Therefore, the project is expected to have no impacts on agricultural and forest resources.

3. AIR QUALITY

	<i>Potential y Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporate d</i>	<i>Less Than Significan t Impact</i>	<i>No Impac t</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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region’s poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed as a three-story commercial building. The entire area was fully developed as the Westridge project, with a golf course, residential neighborhoods, and commercial and recreational uses. The project consists of 12 panel antennas mounted at the roofline and grouped into three sectors. As with the existing WTFs, the proposed WTF’s antennas will be screened from view by an existing 5-foot tall radio frequency-friendly parapet wall. The proposed WTF base transmitter equipment is located at the center-west of the rooftop upon an approximate 480-square-foot steel platform. Access to the WTF is provided by

a proposed 5-foot wide rooftop walkway, via interior access stairs. The existing and proposed uses and structures meet all applicable development standards. The existing parking lot provides adequate parking for the monthly maintenance visit.

The project is located on the top of a building within a fully developed community, and is small in scale, and there will be minimal construction impacts from the project. As such, the project will not conflict with air quality plans for the region, substantially contribute to existing air quality violations, result in a cumulative air quality effect, expose sensitive receptors to substantial pollutant concentrations, or create a substantial amount of objectionable odors. Therefore, the impacts from the project on air quality resources is expected to be less than significant.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.)?

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)?

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity

in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.

The subject parcel is located in the unincorporated community of Santa Clarita and is situated on a parcel that is developed with a three story commercial building. The surrounding area, including the subject parcel, was fully developed as the Westridge development, including a golf course, residential neighborhoods, and commercial and recreational uses. According to State of California Fish and Game data sources, and Federal wetland data sources, the project site is not located on or near land that has been designated as a special habitat or sensitive natural community, a wetland, a wildlife migratory corridor, and oak woodland, or a conservation area.

The project site is located within SEA 64, which at the time of the 1976 SEA study by England Nelson, was designated because it contained one of the last remaining areas of valley oaks in the Santa Clarita Valley. The study noted that the area consisted of a mixture of coastal sage scrub and chaparral typical of those found in the Santa Clarity Valley, and that the entire area was habitat for coyote, deer, and other animal life. The study determined that very low density residential uses were potentially compatible with the SEA, provided that controls were exerted on future grading and removal of resources, particularly the valley oak. SEA 64 is considered to be a disturbed remnant of a much larger similar habitat that once existed in the region. The SEA is surrounded by urban development and is adjacent to the I-5. The portion of the SEA that is the Westridge project and the site of the proposed project is designated within the Countywide General Plan and the Santa Clarita Valley Areawide plan for urban land uses.

Although the project site is located within an area designated as an SEA, the site and surroundings have since been fully developed and the resources have been analyzed and mitigated for in the environmental impact report prepared for the Westridge development. Therefore, the project is expected to have less than significant impacts on biological resources.

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"/>
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"/>
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"/>
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"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is located on a parcel that is developed with a three-story commercial building and three existing WTFs, and is surrounded by urban development. The project site and surrounding area has been heavily disturbed from previous development, and the proposed project requires minimal new construction. The project site is not located on any known site or area that is considered a historical resources, archaeological resource, paleontological resource or unique geological figure, or a site that was previously used for the burial of human remains. Therefore, the project is expected to have a less than significant impact on cultural resources.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt 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"/>
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"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building. As with the existing WTFs, the proposed WTF's antennas are screened from view by an existing 5-foot tall radio frequency-friendly parapet wall. The proposed WTF base transmitter equipment is located at the center-west of the rooftop upon an approximate 480-square-foot steel platform. The project is small in scale, and there will be minimal construction impacts from the project. As such, the project will not conflict with the County's Green Building Ordinance and will not involve the inefficient use of energy resources. Therefore, the impacts from the project on energy resources is expected to be less than significant.

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>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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?

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The project proposes an addition of 12 panel antennas and associated WTF equipment to an existing three-story commercial building. The project does not involve housing or other habitable structures. According to State of California seismic hazards data provided by the Division of Mines and Geology, the subject parcel is not located in an active seismic zone. The subject parcel is subject to liquefaction hazards, but the project site where the existing WTF is located is not with the liquefaction hazard boundaries.

The project site is located on land that is already developed and the proposed project will not result in substantial soil erosion or loss of topsoil. In addition, the project site is not located on a known unstable geologic unit or expansive soil. The project does not include onsite

wastewater treatment systems and is not located in a Hillside Management Area. Therefore, it is expected that there will be no impacts from the project on geology and soils resources.

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"/>
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"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project proposes an addition of 12 panel antennas to the rooftop of an existing three-story commercial building, and associated wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project. As such, the project is expected to produce a minimal amount of greenhouse gas emissions or conflict with any applicable regulation related to greenhouse gas emissions. Therefore, it is expected that there will be less than significant impacts from the project on greenhouse gas emissions.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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)?

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

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

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law

dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, with associated wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project.

According to the California Department of Toxic Substances (DTSC) data, the project site is not located on a known list of hazardous material sites. In addition, the project site is not located within an airport land use plan or within the vicinity of a private airstrip as the closest airport is the Van Nuys General Aviation Airport, which is approximately 20 miles to the south.

The project is small in scale and will involve very minimal construction as it is a wireless facility to be installed on the rooftop of an existing building. As such, the project will not conflict or interfere with any adopted emergency response plans. Although the project site is located in a Very High Fire Hazard Severity Zone, the area is fully developed and the closest fire stations are located in Stevenson's Ranch and the City of Santa Clarita, which are within two miles and four miles, respectively, of the the subject property. There is adequate, existing service to the site and the project site land use is not a potential fire hazard.

Therefore, the impacts from the project related to hazards and hazardous materials are expected to be less than significant.

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System

(NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, and the addition of associated wireless equipment on the rooftop. The overall project is small in scale, and there will be minimal construction impacts from the project. A wireless project does not discharge pollutants, and the project will therefore not violate any water quality standards. In addition, the project does not require the use of water to operate, and therefore it will not deplete groundwater supplies.

The project will locate on the rooftop of an existing building, and the project site area has already been disturbed as the subject parcel is developed with a three-story commercial

building with adequate wastewater services. The addition of 12 antennas will therefore not substantially alter the existing drainage pattern of the site, alter an existing stream or channel, or create a new substantial source of surface or stormwater runoff.

As a rooftop-mounted wireless project, the construction impacts from the project will be minimal and will not substantially affect surface water or ground water supplies. The project is also required to adhere to the Low Impact Development Ordinance, which minimizes project impacts to on-site surface and stormwater flows.

A wireless project does not discharge pollutants and will therefore not impact Areas of Special Biological Significance. The project also does not utilize on-site wastewater treatment facilities and will therefore not otherwise substantially degrade water quality in the area.

A wireless project does not place housing with a flood zone and does not expose people or structures to the risk of floods, levee or dam failures, or tsunamis. Furthermore, the project site is not located in any of these hazard areas. Therefore, the overall impacts from the proposed project in regards to hydrology and water quality is expected to be less than significant.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project proposes an addition of 12 panel antennas with associated wireless equipment to the roof of an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project.

The subject property is developed as a commercial building with associated parking and landscaping, and the small scale of the proposed project means that it will not physically divide an established community. The project site is designated Commercial in the Santa Clarita Valley Areawide Plan. The Commercial land use designation is primarily intended for business and visitor serving uses, and utility infrastructure is also a consistent use. Therefore, a roof-mounted WTF project is consistent with the permitted uses of the underlying land use category. The zoning designation for the subject property is C-3-DP (Unlimited Commercial—Development Program), which allows for radio and telecommunications equipment with a

conditional use permit. The project site is not located in a Hillside Management Area. Although the project is located in an SEA, impacts to the SEA are not expected as the project is small in scale and entirely within the footprint of an existing commercial building. Other WTFs exist on the roof of the commercial building. Therefore, the any impacts on land use and planning issues are expected to be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

According to data from the State of California's Geological Survey, the project site is not located on or near any known mineral resource area and as such not result in the loss of

locally available mineral resources. Therefore, the project will have no impact related to mineral resources.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The project proposes an addition of 12 panel antennas with associated wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project, since wireless equipment produces negligible noise.

The WTF project will be co-located on an existing three story commercial building, so noise impacts from construction activities will be minimal and periodic. In addition, the project will only require short, monthly maintenance visits. As such, these activities will have a less than significant noise impact.

The project site is not located within an airport land use plan or within the vicinity of a private airstrip as the closest airport is the Van Nuys Airport, which is approximately 20 miles to the south, and therefore will not expose people to excessive noise levels from these uses.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is a wireless facility on the rooftop of an existing three story building. Wireless facilities do not induce population growth, displace existing housing units, or cause the need for housing development. Therefore, the project will have no impacts related to population and housing issues.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library's planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	\$829.00
Planning Area 2: Antelope Valley per dwelling unit	\$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$827.00
Planning Area 5: Southeast per dwelling unit	\$830.00
Planning Area 6: Southwest per dwelling unit	\$836.00

Planning Area 7: Santa Monica Mountains per dwelling unit	\$832.00
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The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not induce population growth, and therefore the project will not result in increased usage of public services associated with such growth, including schools, parks and libraries. Furthermore, the addition of the WTF would provide needed communication infrastructure that allows for better communication with fire, life, and safety authorities in cases of emergency, which benefits the Departments of Fire and Sheriffs. As such, the project is not expected to create any significant impact on public services related to fire protection, sheriff protection, schools, parks, libraries, or any other public facility.

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not induce population growth, and therefore the project will not result in increased usage of recreation services, local or regional parks, nor interfere with regional open space connectivity as the project is proposed on the roof of an existing building in a developed area. The project does not propose any neighborhood or regional parks or any other recreational facilities. As such, the project is not expected to create any significant impact on recreation resources.

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"/>
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"/>
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"/>
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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

decrease the performance or safety of such facilities?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile through-put. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The project proposes an addition of 12 panel antennas with associated roof-mounted wireless equipment to an existing three-story commercial building. It is expected that the wireless project will require on average one maintenance trip per month. As such, the project will not conflict with any traffic or pedestrian plan, congestion management program, or result in a change in air traffic patterns.

The project site is located on a parcel that is developed as with a commercial building. There are no proposed design features from the project that would create a traffic hazard, result in inadequate emergency access, or conflict with public transit and pedestrian plans and facilities. Therefore, the project is expected to have a less than significant impact on transportation and traffic issues.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significa nt Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
f) Be served by a landfill with sufficient	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

permitted capacity to accommodate the project's solid waste disposal needs?

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The project proposes an addition of 12 panel antennas to an existing three-story commercial building, with associated roof-mounted wireless equipment. The overall project is small in scale, and there will be minimal construction impacts from the project. Wireless projects do not generally have impact to utility infrastructure, including the County's Solid Waste Management and Stormwater Management systems. Although energy is used to operate WTF, the amount of energy used is minimal and thus energy use is a less than significant impact from the WTF.

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>
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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"/>
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The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The project site is located within a fully developed community on a fully developed parcel. Although the project is located within a County-designated SEA, the small scale and location is such that the impacts to sensitive biological area or protected natural habitat community are expected to be less than significant, and therefore the project does not have the potential to degrade the environment or impact threatened species or sensitive habitat.

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"/>
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The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal. Wireless facilities produce few environmental impacts such as greenhouse gas emissions or pollutants. Therefore the project will not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the

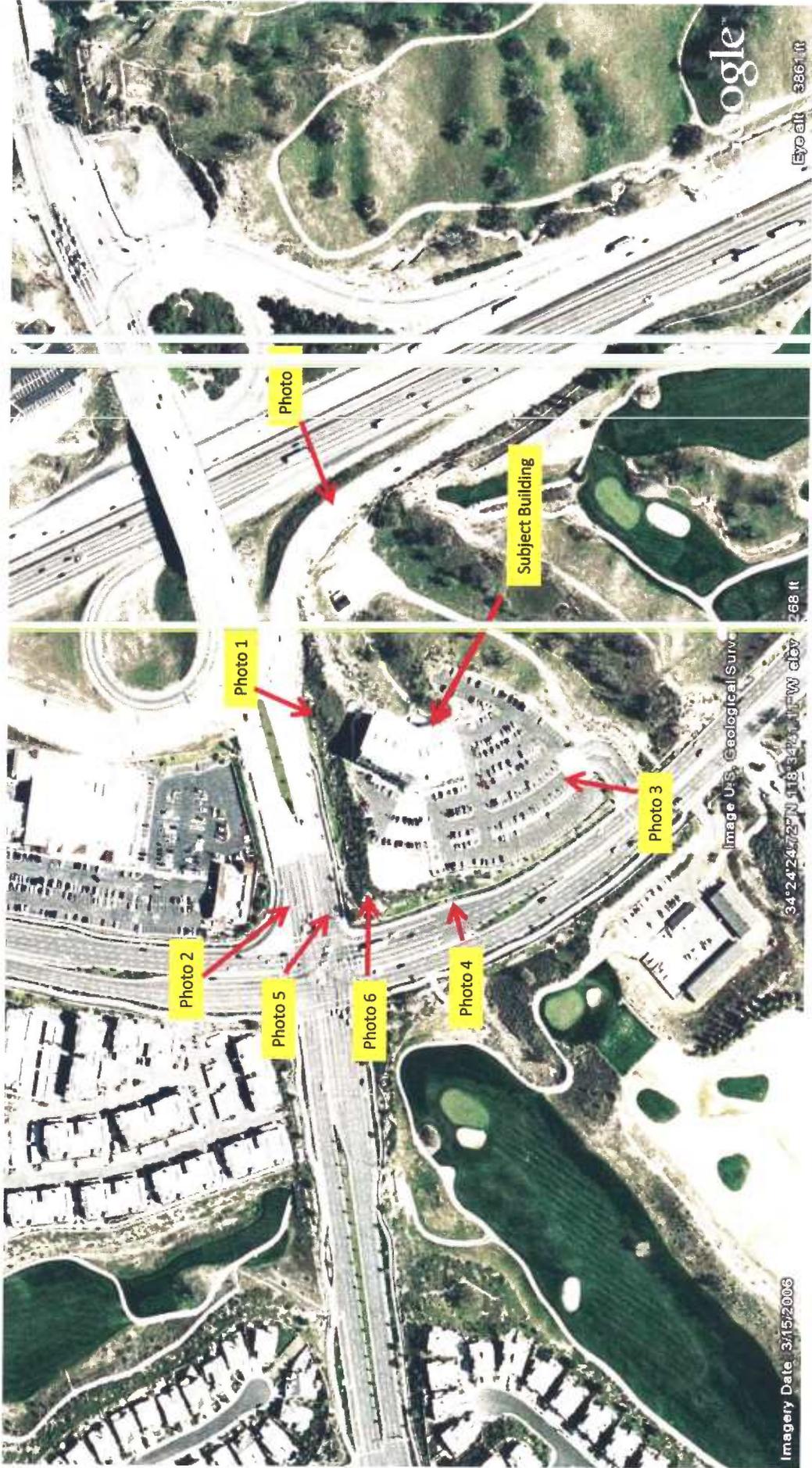
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that are considered individually limited but cumulatively considerable, such as greenhouse gas emissions or pollutants. Therefore the project is not expected to have impacts that can be considered cumulative.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project is a wireless facility with associated equipment that will locate on the rooftop of an existing three-story commercial building. The overall scale of the project is small and impacts from construction activities will be minimal and temporary. Wireless facilities produce few environmental impacts that could directly or indirectly impact human beings, such as greenhouse gas emissions or pollutants. Therefore, the project is expected to have a less than significant environmental impact.



Google

Eye alt 386 ft

Photo

Subject Building

Photo 1

Photo 3

Photo 2

Photo 5

Photo 6

Photo 4

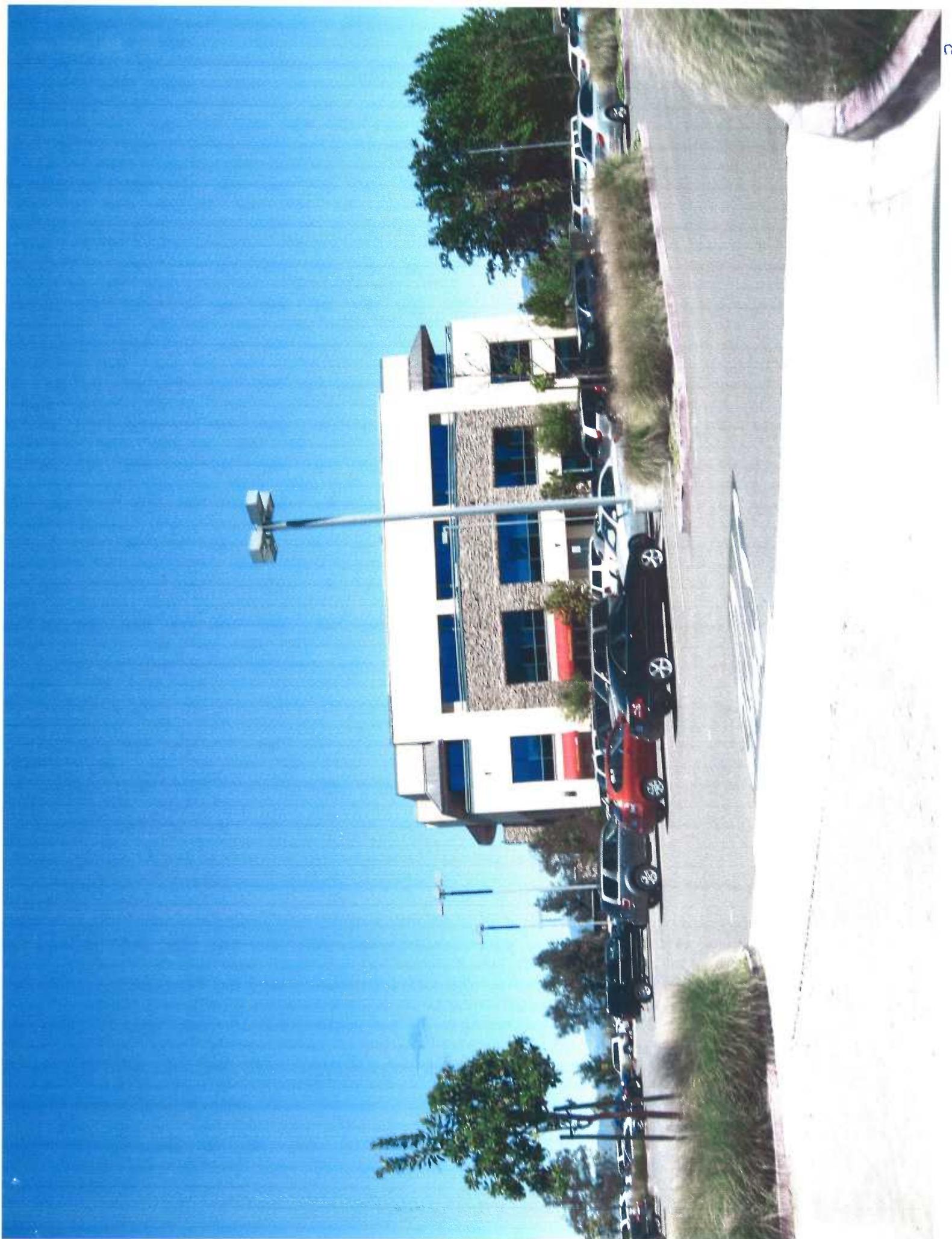
U.S. Geological Survey

Imagery Date 3/15/2006

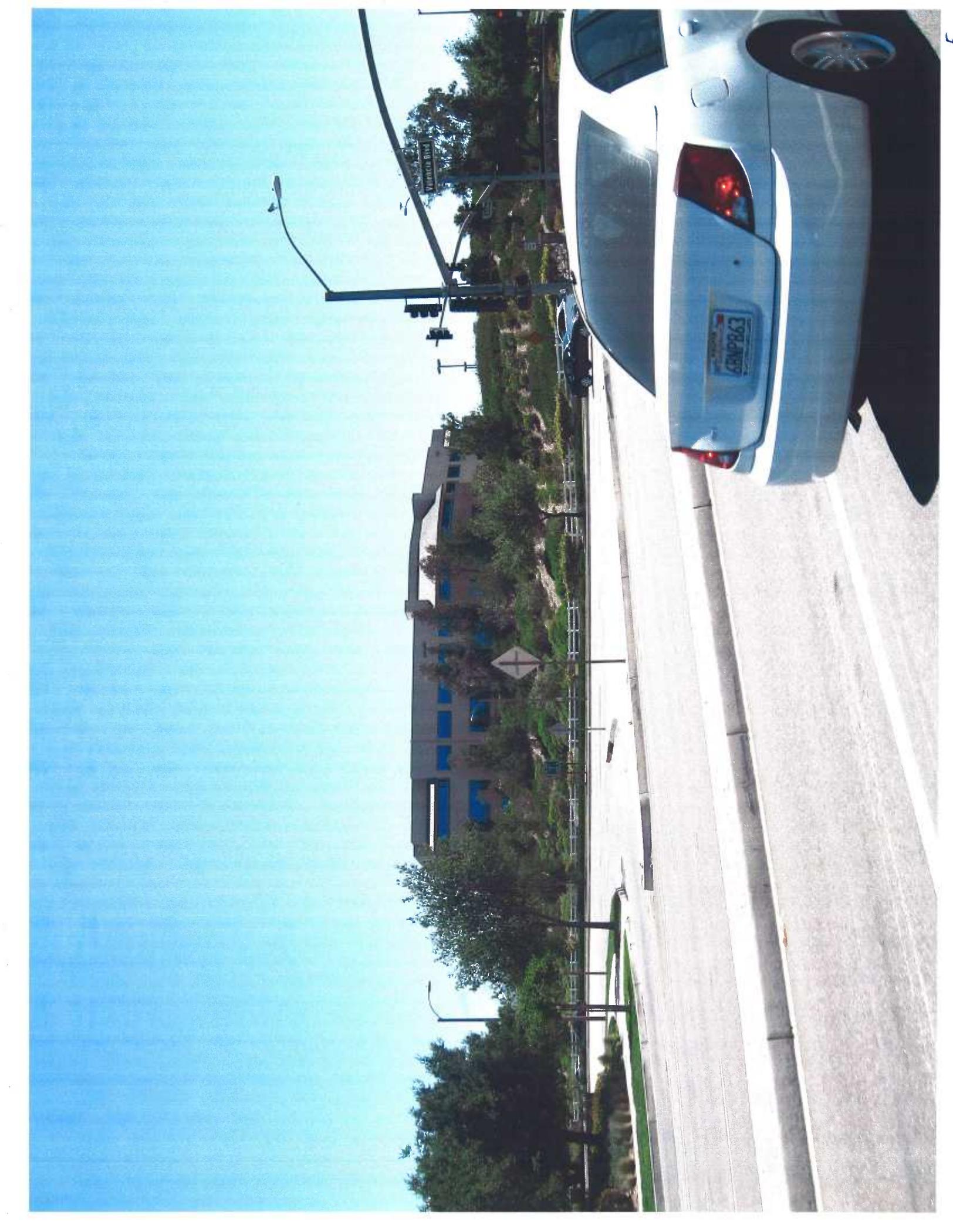
34°24'28.72"N 118°34'43.11"W elev 268 ft







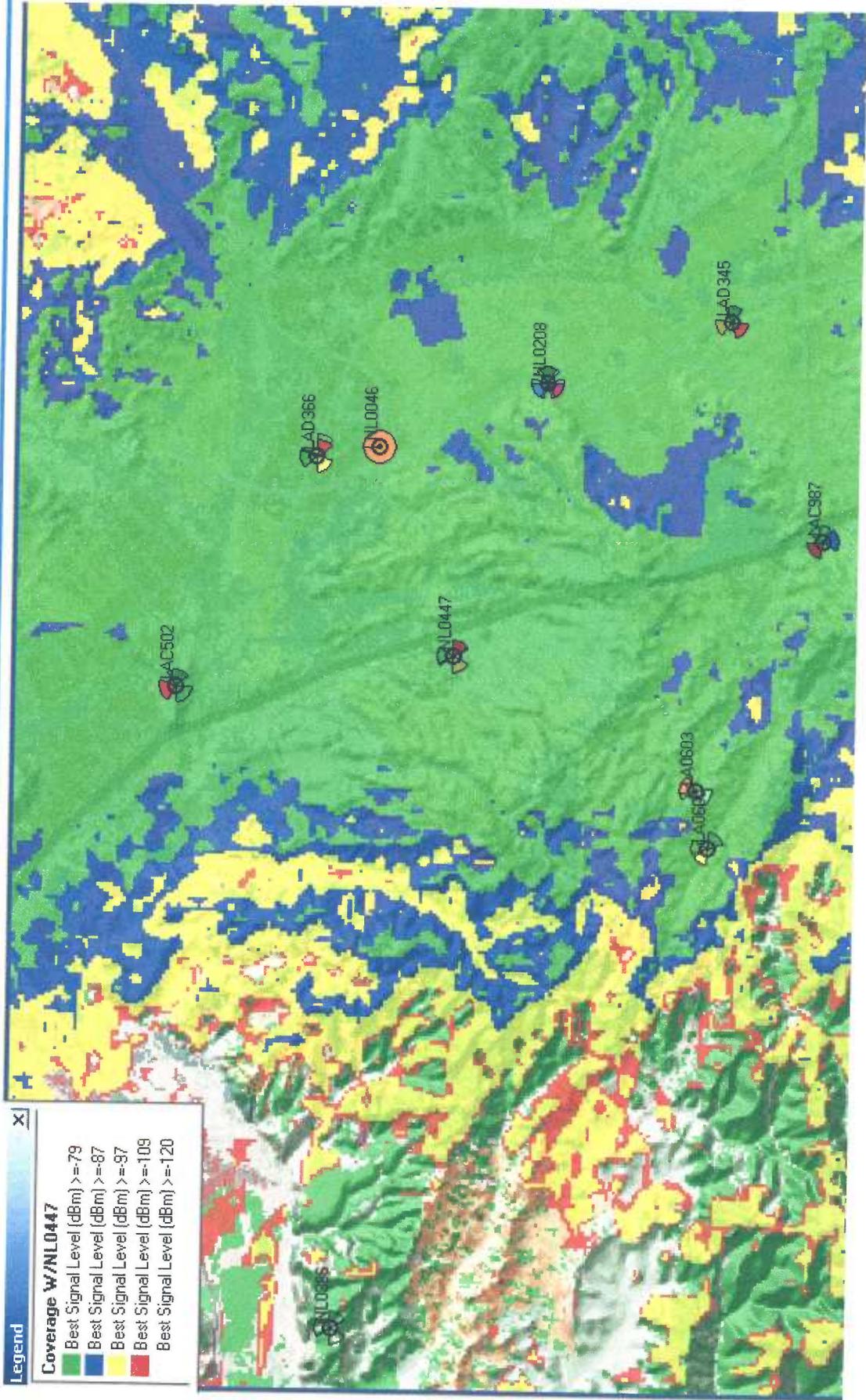








Coverage With NL0447



Coverage Only NL0447

Legend

Coverage D/NL0447

- Best Signal Level (dBm) ≥ -79
- Best Signal Level (dBm) ≥ -87
- Best Signal Level (dBm) ≥ -97
- Best Signal Level (dBm) ≥ -109
- Best Signal Level (dBm) ≥ -120

