

Transmittal Checklist

Hearing Date
October 2, 2012
Agenda Item Number
2

Project Number: R2011-00842-(5)
Case(s): CUP No. 201100083
Contact Person: Rob Glaser

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

Reviewed By:





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

PROJECT NUMBER
 R2011-00842-(5)

HEARING DATE
 October 2, 2012

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100083
 Environmental Assessment No. 201100122

PROJECT SUMMARY

OWNER / APPLICANT

Sunset Pointe Plaza c/o American Tower Corporation /
 Verizon Wireless

MAP/EXHIBIT DATE

6/20/2011

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a new unmanned wireless telecommunication facility (WTF) in the C-3-DP Zone. The request includes the installation of a new rooftop mounted WTF consisting of 15 panel antennas, four GPS antennas and four radio cabinets with appurtenant equipment to be located behind a existing rooftop parapet to screen the facility. The screening material used for the parapet matches the existing building facade. The height of the existing building is approximately 47 feet from finished grade and the parapet will extend 5 feet up from the building rooftop for a total height of 52 feet. All WTF equipment will be screened behind the building parapet. Access to the subject property is via The Old Road. Parking is available for a vehicle to maintain the facility in the commercial building parking lot.

LOCATION

25129 The Old Road, Newhall

ACCESS

Via The Old Road

ASSESSORS PARCEL NUMBER(S)

2826-039-019

SITE AREA

2.84 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

C – (Commercial)

ZONE

C-3-DP

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistent with the Los Angeles County General Plan and the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (CUP burden of proof requirements)
 - 22.28.210 (C-3 Zone Development Standards)

RECOMMENDATION

Approval

CASE PLANNER:

Rob Glaser

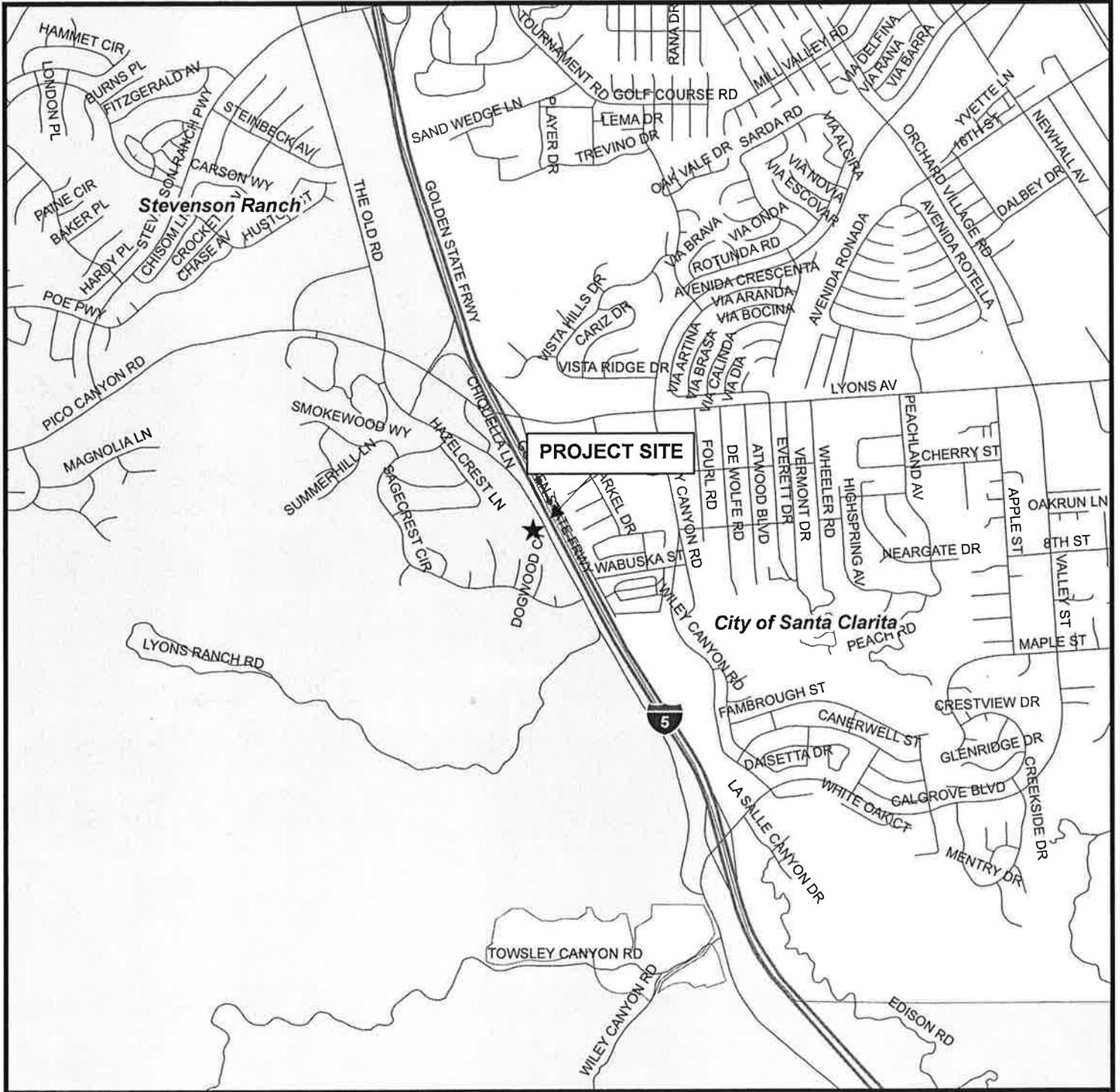
PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

rglaser@planning.lacounty.gov

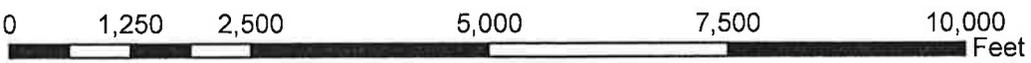
VICINITY MAP



Legend

-  Freeways
-  TB Streets
-  Unincorporated Area

PROJECT NO. R201-00842-(5)
CONDITIONAL USE PERMIT NO. 201100083



1 inch = 2,000 feet



ENTITLEMENTS REQUESTED

- A Conditional Use Permit is required for a Wireless Telecommunication Facility in the C-3-DP (Unlimited Commercial – Development Program) Zone pursuant to Los Angeles County (“County”) Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a new unmanned wireless telecommunication facility (WTF) in the C-3-DP Zone. The request includes the installation of a new rooftop mounted WTF consisting of 15 panel antennas, four GPS antennas and four radio cabinets with appurtenant equipment to be located behind an existing rooftop parapet to screen the facility. The screening material used for the parapet matches the existing building facade. The height of the existing building is approximately 47 feet from finished grade and the parapet will extend 5 feet up from the building rooftop for a total height of 52 feet. All WTF equipment will be screened behind the building parapet. Access to the subject property is via The Old Road. Parking is available for a vehicle to maintain the facility in the commercial building parking lot.

EXISTING ZONING

The subject property is zoned C-3-DP, in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: C-3-DP.

South: C-3-DP, A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area).

East: Interstate 5 Freeway and the City of Santa Clarita.

West: RPD-1-1.4U (Residential Planned Development – One Dwelling Unit Per Acre - 1.4 Dwelling Units per Acre Maximum Density).

EXISTING LAND USES

The subject property is developed with an office building called Sunset Pointe Plaza with appurtenant parking.

Surrounding properties are developed as follows:

North: Two motels (La Quinta Inn Suites & Hampton Inn) and a retail shopping center

South: Caltrans office, office buildings, vacant hillside land, and single-family residences.

East: Interstate 5 Freeway and the City of Santa Clarita (single-family residences).

West: Vacant hillside land and single-family residences.

PREVIOUS CASES/ZONING HISTORY

Zone Change Case No. 85-052-(5) – Adopted on December 30, 1986, established the C-3-DP Zone for the subject property.

Conditional Use Permit No 86-294-(5) – Approved on November 5, 1986. Authorized the development of seven (7) parcels, including the subject property, to contain three (3)

three-story office buildings, parking structure, a four-story office building, a one-story restaurant, 130 room four story hotel, and a fast food stand.

Conditional Use Permit 99071 – Approved on July 21, 1999. Authorized the construction, operation and maintenance of a WTF on top of a three story office building.

ENVIRONMENTAL DETERMINATION

County staff recommends that this project qualifies for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, since the project is for the construction, operation, and maintenance of a new unmanned WTF and is not located in an environmentally sensitive area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

Santa Clarita Valley Area Plan and the General Plan Consistency

The project site is located within the C (Commercial) category of the Santa Clarita Valley Area Plan (“Area Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). The C (Commercial) land use designation is intended for certain community commercial, regional commercial, and resort recreation activities. The proposed WTF will be located on the rooftop of an office building, which is the primary use on the subject property. The WTF serves as a utility for telecommunication services and is therefore consistent with the permitted uses of the underlying land use category.

The following policy from the Area Plan is applicable to the project and serves and guidelines for the development:

7.1. “Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; government operations; recreation and cultural facilities; and public utilities.....Where feasible, service facilities will be established in central urban area, with branches located in the outlying communities...”

- The proposed WTF will provide cellular service to the outlying communities within the Santa Clarita Valley. Besides residents benefiting from the availability of cellular service, emergency responders from police and fire protection services will also utilize the cellular service to communicate with one another during emergencies.

The following general policy from the General Plan is applicable to the project and serves as guidelines for development:

1. Public Services policy 58: *“Maintain high quality emergency response services.”*
 - The proposed WTF will provide cellular service to this neighborhood and such service is often used to make emergency calls. This facility will ensure that such service is readily available.

Therefore, the proposed WTF is consistent with the intent of the Plan.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.210 of the County Code, establishments in the C-3-DP Zone are subject to the following development standards:

- A. That not to exceed 90 percent of the net area be occupied be occupied by buildings, with a minimum of 10 percent of the net landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.
 - The subject property contains 10 percent landscaping which meets the landscaping requirements prescribed by this Section.
- B. That there be parking facilities as required by Part 11 of Chapter 22.52.
 - The subject property is developed with an office building and meets the parking requirements prescribed by this Code Section. One parking space is available for a maintenance vehicle for the WTF.
- C. Outside Display.
 - The proposed WTF will be screened by the existing rooftop parapet that matches the existing building facade.
- D. Outside Storage.
 - The WTF appurtenant equipment will located behind the existing rooftop parapet that matches the existing building facade.

Neighborhood Impact/Land Use Compatibility

The surrounding existing land uses are primarily vacant hillside land to the west, motels and retail services to the north, offices to the south and the Interstate 5 Freeway to the east. The nearest single-family residence is approximately 500 feet to the west. The proposed WTF will provide service coverage to the surrounding community. It is important to maintain cellular service in remote areas of the County that do not offer urban services. Oftentimes cellular service is used to make emergency phone calls.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code.

- 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; and

The proposed WTF is of significant distance from residential units, approximately 500 feet to the west. This WTF will be provided a service for the surrounding community and for passerby traffic on the Interstate 5 Freeway. The proposed operation and maintenance of the said WTF would not adversely affect the health, peace, comfort or welfare of persons residing in the area, nor is the use detrimental to the enjoyment or valuation of property location within the vicinity.

- 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; and

The subject property is approximately 2.84 acres in size and can accommodate required development features and support the proposed WTF, including setbacks, parking and other development features. One parking space will be provided adjacent to the lease area for routine maintenance of the facility. Access to the facility is via The Old Road.

- 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.

Access to the subject property is through a 26-foot wide driveway via The Old Road (designated as an existing Secondary Highway on the Master Plan of Highways, which has 80-feet of right of way). This street is of sufficient width to allow a maintenance vehicle to access the project site.

The Burden of Proof with applicant's responses is attached. Staff is of opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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, property posting, library posting and County Department of Regional Planning website posting.

PUBLIC COMMENTS

Letter received on September 19, 2012 from the West Ranch Town Council (Council), requesting a continuance of the Public Hearing in order for County staff to present information to the Council about the requested WTF.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Conditional Use Permit Number 201100083, subject to the attached conditions, since the applicant has demonstrated a need to offer cellular service in this area. This facility is consistent with the goals and policies set forth in the Area Plan, General Plan and permitted in the C-3-DP zone with a CUP. Cellular service is important to maintain and is often used to make emergency calls.

SUGGESTED APPROVAL MOTION

I MOVE TO CLOSE THE PUBLIC HEARING AND ADOPT THE CATEGORICAL EXEMPTION.

I MOVE TO APPROVE CONDITIONAL USE PERMIT NUMBER 201100083 WITH FINDINGS AND CONDITIONS.

Prepared by Rob Glaser, Principal Regional Planning Assistant
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Photo Simulations, Aerial Image
Site Plan

SMT:RG
9-17-12

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00842-(5)
CONDITIONAL USE PERMIT NO. 201100083**

1. **ENTITLEMENT REQUESTED.** The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a new unmanned wireless telecommunication facility (WTF) in the C-3-DP (Unlimited Commercial – Development Program) Zone pursuant to Los Angeles County (“County”) Code Section 22.28.210.
2. **HEARING DATE. October 2, 2012**
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *A duly noticed public hearing*
4. **PROJECT DESCRIPTION.** A CUP to authorize the construction, operation and maintenance of a new unmanned WTF in the C-3-DP Zone. The request includes the installation of a new rooftop mounted WTF consisting of 15 panel antennas, four GPS antennas and four radio cabinets with appurtenant equipment to be located behind the existing rooftop parapet to screen the facility. The screening material used for the parapet matches the existing building facade. The height of the existing building is approximately 47 feet from finish grade and the parapet will extend five feet up from the building rooftop. All WTF equipment will be screened behind the building parapet. Access to the subject property is via The Old Road. Parking is available for a vehicle to maintain the facility in the commercial building parking lot.
5. **LOCATION.** 25129 The Old Road, Newhall
6. **EXISTING ZONING.** The subject property is zoned C-3-DP, in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: C-3-DP.

South: C-3-DP, A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area).

East: Interstate 5 Freeway and the City of Santa Clarita.

West: RPD-1-1.4U (Residential Planned Development – One Dwelling Unit Per Acre - 1.4 Dwelling Units per Acre Maximum Density).

7. **EXISTING LAND USES.** The subject property is developed with an office building called Sunset Pointe Plaza with appurtenant parking.

Surrounding properties are developed as follows:

North: Two motels (La Quinta Inn Suites & Hampton Inn) and a retail shopping center.

South: Caltrans office, office buildings, vacant hillside land, and Single-family residences.

East: Interstate 5 Freeway and the City of Santa Clarita (Single-family residences).

West: Vacant hillside land and single-family residences.

8. PREVIOUS CASES/ZONING HISTORY.

Zone Change Case No. 85-052-(5) – Adopted on December 30, 1986, established the C-3-DP Zone for the subject property.

Conditional Use Permit No 86-294-(5) – Approved on November 5, 1986. Authorized the development of seven (7) parcels, including the subject property, to contain three (3) three-story office buildings, parking structure, a four-story office building, a one-story restaurant, 130 room four story hotel, and a fast food stand.

Conditional Use Permit 99071 – Approved on July 21, 1999. Authorized the construction, operation and maintenance of a WTF on top of a three story office building.

9. SANTA CLARITA VALLEY AREA PLAN AND THE GENERAL PLAN CONSISTENCY

The project site is located within the C (Commercial) category of the Santa Clarita Valley Area Plan (“Area Plan”), a component of the Countywide General Plan (“General Plan”). The C land use designation is intended for certain community commercial, regional commercial, and resort recreation activities. The proposed WTF will be located on the rooftop of an office building, which is primary use on the subject property, and the WTF serves as a utility for telecommunication services and is therefore consistent with the permitted uses of the underlying land use category.

The following policy from the Area Plan is applicable to the project and serves and guidelines for the development:

7.1. “Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; government operations; recreation and cultural facilities; and public utilities.....Where feasible, service facilities will be established in central urban area, with branches located in the outlying communities...”

- The proposed WTF will provide cellular service to the outlying communities within the Santa Clarita Valley. Besides residents benefiting from the availability of cellular service, emergency responders from police and fire protection services will also utilize the cellular service to communicate with one another during emergencies.

The following general policy from the General Plan is applicable to the project and serves as guidelines for development:

- a. Public Services policy 58: *“Maintain high quality emergency response services.”*
 - The proposed WTF will provide cellular service to this neighborhood and such service is often used to make emergency calls. This facility will ensure that such service is readily available.

Therefore, the proposed WTF is consistent with the intent of the Plan.

10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22.28.210 of the County Code, establishments in the C-3-DP Zone are subject to the following development standards:

- A. That not to exceed 90 percent of the net area be occupied be occupied by buildings, with a minimum of 10 percent of the net landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.
 - The subject property meets the landscaping requirements prescribed by this Section.
- B. That there be parking facilities as required by Part 11 of Chapter 22.52.
 - The subject property is developed with an office building and meets the parking requirements prescribed by this Section. One parking space is available for a maintenance vehicle for the WTF,
- C. Outside Display.
 - The proposed WTF will be screened by an existing rooftop parapet that matches the existing building facade.
- D. Outside Storage.
 - The WTF appurtenant equipment will be screened by an existing rooftop parapet that matches the existing building facade.

11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.

The surrounding existing land uses are primarily vacant hillside land to the west, motels and retail services to the north, offices to the south and the Interstate 5 Freeway to the east. The nearest single-family residence is approximately 500 feet to the west. The proposed WTF will provide service coverage to the surrounding community. It is important to maintain cellular service in remote areas of the County that do not offer urban services. Oftentimes cellular service is used to make emergency phone calls.

12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

No comments have been received.

13. 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.

14. PUBLIC COMMENTS.

Letter received on September 19, 2012 from the West Ranch Town Council (Council), requesting a continuance of the Public Hearing in order for County staff to present information to the Council about the requested WTF.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The project request is for a new unmanned WTF for the expansion of communication service in outlying communities, which is community-serving and does have a finding of no significant environmental effect. The WTF serves as a utility for telecommunication services and is therefore consistent with the permitted uses of the underlying land use category

Therefore, the request for a new WTF and associated operation and maintenance is consistent with the intent of the Area Plan.

16. The proposed WTF is of significant distance from residential units, approximately 500 feet to the west. This WTF will be provided a service for the surrounding community and for passerby traffic on the Interstate 5 Freeway. The proposed operation and maintenance of the said WTF would not adversely affect the health, peace, comfort or welfare of persons residing in the area, nor is the use detrimental to the enjoyment or valuation of property location within the vicinity.

Therefore, 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.

17. The subject property is approximately 2.84 acres in size and can accommodate required development features and is able support the existing office building and the WTF, including setback, parking and other development features. One parking space is provided adjacent to the building for routine maintenance of the facility. Access to the facility is via The Old Road.

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.

18. Access to the subject property is through a 26-foot wide driveway via The Old Road (designated as an existing Secondary Highway on the Master Plan of Highways, which has 80-feet of right of way). This street is of sufficient width to allow a maintenance vehicle to access the project site.

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.

ENVIRONMENTAL DETERMINATION

19. The project is for the construction, operation and maintenance of a new unmanned WTF located on an existing office building rooftop. In addition, the project is not located in an environmentally sensitive area.
20. Therefore, the project qualifies as a Categorical Exemption Class 3 (New Construction or Conversion of Small Structures) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
21. **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.
22. **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.

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 of the County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 201100083 is Approved subject to the attached conditions.

SMT:RG
9-18-12

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00842-(5)
CONDITIONAL USE PERMIT NO. 201100083**

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a new unmanned wireless telecommunication facility (WTF) in the C-3-DP (Unlimited Commercial – Development Program) Zone. The request includes the installation of a new rooftop mounted WTF consisting of 15 panel antennas, four GPS antennas and four radio cabinets with appurtenant equipment to be located behind the existing rooftop parapet to screen the facility. The screening material used for the parapet matches the existing building facade.

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 No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 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 2.170.010.

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 October 2, 2027.** 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 two (2) years 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 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 Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("Public Works").
15. 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.

16. 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, **4 copies** of a modified Exhibit "A" shall be submitted to Regional Planning by December 2, 2012.

PERMIT SPECIFIC CONDITIONS

17. This grant shall authorize the construction, operation and maintenance of a five-foot tall unmanned roof-mounted WTF.
18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section 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.
20. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for WTFs in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time. A separate WTF mounted to the same roof shall not be considered co-location.
21. 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 Regional Planning.
22. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency.
23. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences.
24. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. One parking space for maintenance vehicles shall be provided. The space does have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed five feet above the roofline and shall not exceed a total height of 52 feet above finished grade. The WTF shall be located behind the building parapet and the parapet shall be required to blend with the building façade.

27. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider.
28. 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.
29. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This particular facility has been designed to be completely integrated into the existing building the facility will be completely located on the rooftop of the existing building and will be fully screened from view by screening designed to match the existing building screening. this site will not create any addition visual or material impact to the surrounding area and will benefit the surrounding public by adding much needed coverage and capacity to this much travelled 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.

This proposed facility will not increase the existing use or boundaries of the property. The proposed facility will be entirely roof mounted and will virtually be screened to blend in with the existing mechanical screening currently on the roof. this proposed site will not increase any traffic or intensification of any existing uses on the property. this is an unmanned facility and operate with minimal service visits (1-2 time per month).

C. That the proposed site is adequately served:

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

as noted above, this site will not increase the need or cause for intensification to any traffic patterns or utility increases. this is an unmanned facility that requires infrequent visits during non-business hours. this area and property in particular will not be impacted by the proposed facility nor has it been affected by the existing nextel facility currently on the roof.

WEST RANCH TOWN COUNCIL
25876 The Old Road, #213
Stevenson Ranch, CA 91381
September 15, 2012

Mr. Rob Glaser
Los Angeles County
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Glaser:

SUBJECT: Permits R2011-00842-(5), CUP 201100083
25129 The Old Road, Stevenson Ranch
Verizon Wireless-Wireless Telecommunications Facility (WTF)

As discussed on September 13th, Verizon Wireless is proposing the installation of a WTF on the roof of the building located at 25129 The Old Road in the Sunset Pointe area of Stevenson Ranch. Because of the potential impact on the adjacent residential community, primarily aesthetic, I have discussed this with the President of the West Ranch Town Council, Mr. Don Fleming. We therefore request that the County Department of Regional Planning put a hold on the hearing scheduled for October 2, 2012. In addition, it is requested that a representative of the County present information about the proposed project, including visual, at the Town Council's next meeting, so the aesthetics of the project may be reviewed and input be provided.

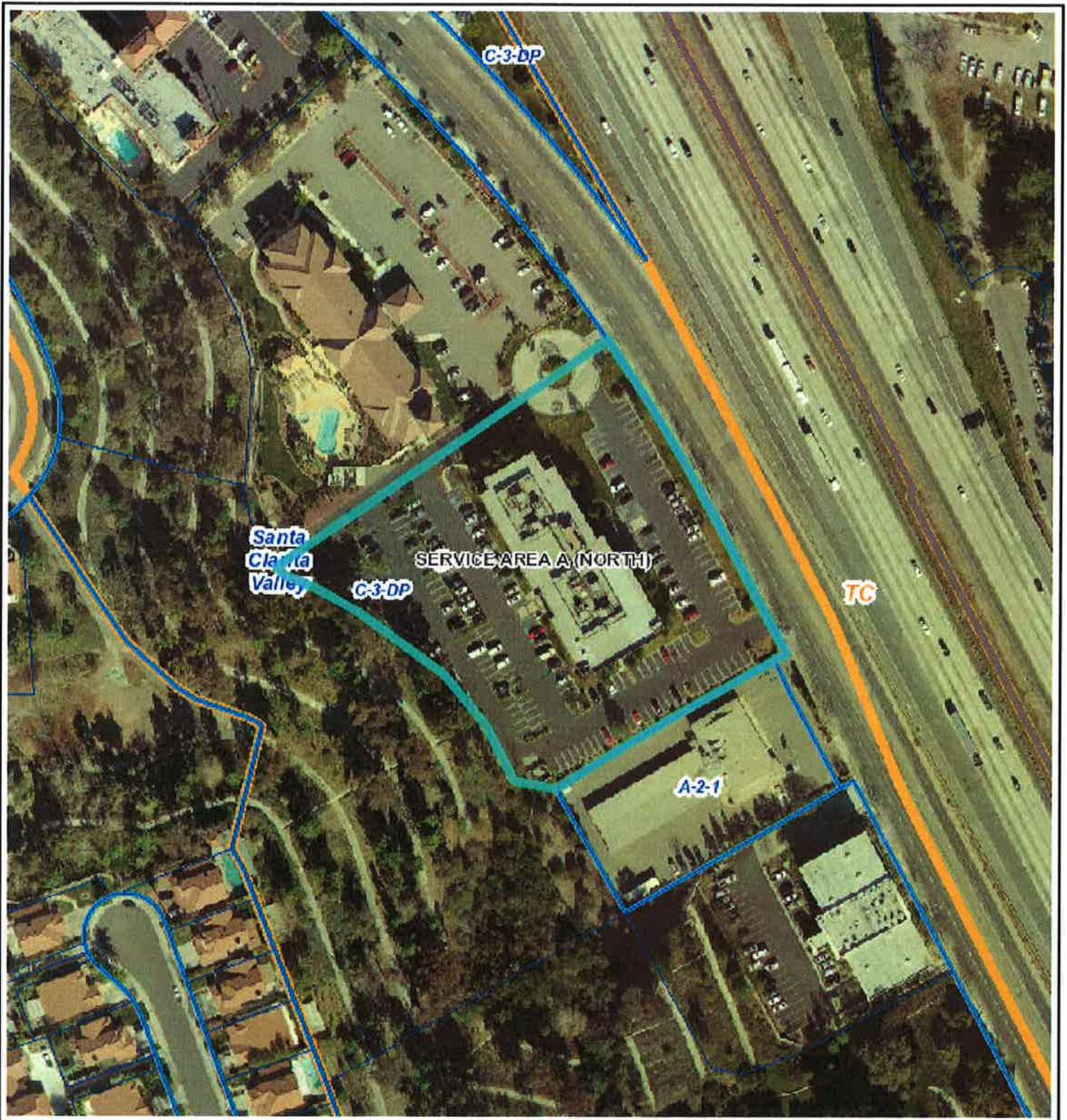
The next meeting of the West Ranch Town Council will take place at 6:30 PM on October 3, 2012 at the Tournament Players Club, located at 26550 Heritage View Lane in Westridge [Valencia]. Thank you for your consideration, and we look forward to the presentation/information.

Sincerely,


Charles J. O'Connell
Member at Large
661 406 9574
chuckoconnell@prodigy.net

cc Don Fleming
Rosalind Wayman





Department of Regional Planning

Printed: Sep 20, 2012



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Verizon Wireless Coverage Analysis

The proposed Verizon Wireless “Pico Canyon” site has several objectives, all of which are designed to address a significant gap in service coverage to the area surrounding the proposed site (as shown in the attached exhibits) in the unincorporated area along the 5 Freeway in the Stevenson Ranch Area. The area Verizon Wireless is attempting to provide coverage is comprised of the Freeway, industrial/commercially developed properties and suburban single-family residences. We are proposing this new site to provide increased coverage to the people living, working and traveling through this area. These objectives are:

1. To offload network traffic from the surrounding sites, in order to meet increasing coverage and capacity needs. The surrounding Verizon Wireless sites are currently overloaded and it is critical to offload wireless service to this proposed and surrounding sites, in order to provide safe and reliable wireless service;
2. To provide new LTE (4G high speed data service) radio frequency service in the 700 MHz frequency to the surrounding area and to this stretch of 5 Freeway;
3. To improve “in building” coverage to this area and extending out to the neighboring sites.

The propagation plots attached in this application depict the general geographic area of Verizon Wireless’ coverage objectives. Just as radio waves do not stop at an arbitrary physical boundary, the general geographic area in which coverage is sought cannot be bounded. Moreover, RF coverage is not static, and is subject to fading as result of the morphology and topography of the area. As a result, Verizon Wireless cannot quantify the size of the area in units of square miles to define the “significant gap” in service coverage that the proposed Pico Canyon site seeks to remedy.

As noted above, there a number of objectives that this site is designed to fill. Although there will be new coverage added in the 700 MHz frequency range over a physical area, a “significant gap” in service coverage can exist for a variety of other reasons. For this particular area, the proposed Pico Canyon site will significantly improve a gap in service coverage by addressing the lack of sufficient capacity for all calls and data routing through the cell sites in this area, or insufficient reliability of RF signal in the area due to interference or other issues. For the reasons noted above, these “significant gaps” in service coverage may not necessarily be depicted on a propagation plot. Other than stating that a “significant gap” in service coverage exists when Verizon Wireless cannot provide safe, adequate and reliable levels of service coverage to its users, the definition of what constitutes a “significant gap” is site specific.

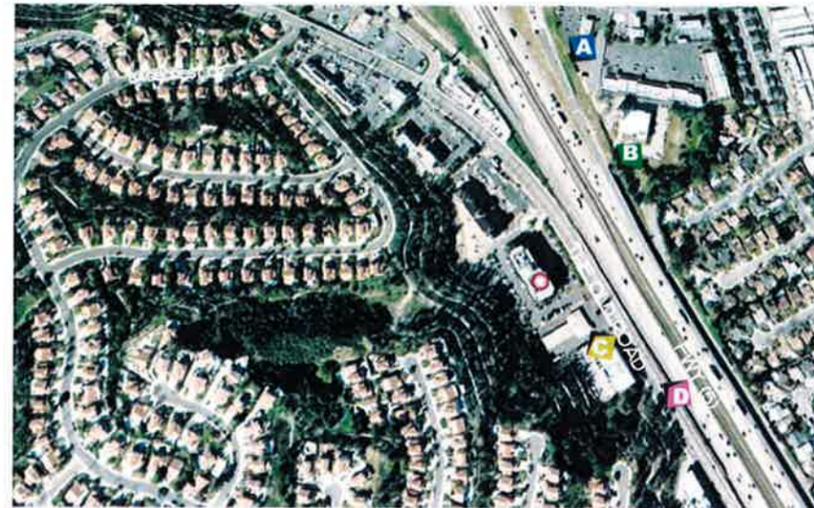
Although limited by the above factors, propagation plots provide important information regarding the level of signal, and therefore the anticipated coverage provided by a cell site. For a cellular system to work properly, each cell site must provide areas of discrete coverage as well as overlapping coverage with neighboring sites. Coverage exists when there is sufficient radio frequency (“RF”) signal strength to provide safe, effective and reliable levels of coverage in a

particular geographic area. As user travels between the discrete coverage areas of two or more sites, a handoff is triggered within the zone of overlapping coverage. If the handoff is successful, it is transparent to the user and results in seamless coverage. If the handoff is not successful, the call is lost and must be reestablished once the user gets within range of the next site. Without adequate RF signal, there is no reliability in the ability to make or receive voice calls, and data throughput speed is limited. This is especially significant in that Verizon Wireless, as an FCC licensee, is mandated to provide enhanced 911 services to its users. The strength of RF signal coverage is measured in decibel level and is noted as a dBm level. As decibel level is degraded (i.e. signal level is weakened), it is reflected in increasingly larger negative numbers. Hence, -75dBm is a stronger signal than -85dBm, which in turn is stronger than -95dBm.

In order to identify a potential site to fill this gap in coverage, Verizon Wireless engineers have created a search ring that represents an area in which a potential cell site can be located to begin the process of identifying and evaluating potential locations for a site. The specific requirements for this site are captured in the document called a Search Area Review Form (SARF). The SARF depicts the area in which a site needs to be located in order to obtain the needed coverage. As previously mentioned, the goal for this particular site has several coverage objectives mentioned above.

The proposed "Pico Canyon" site will meet all the RF objectives, and is also the least intrusive means to provide the needed coverage.

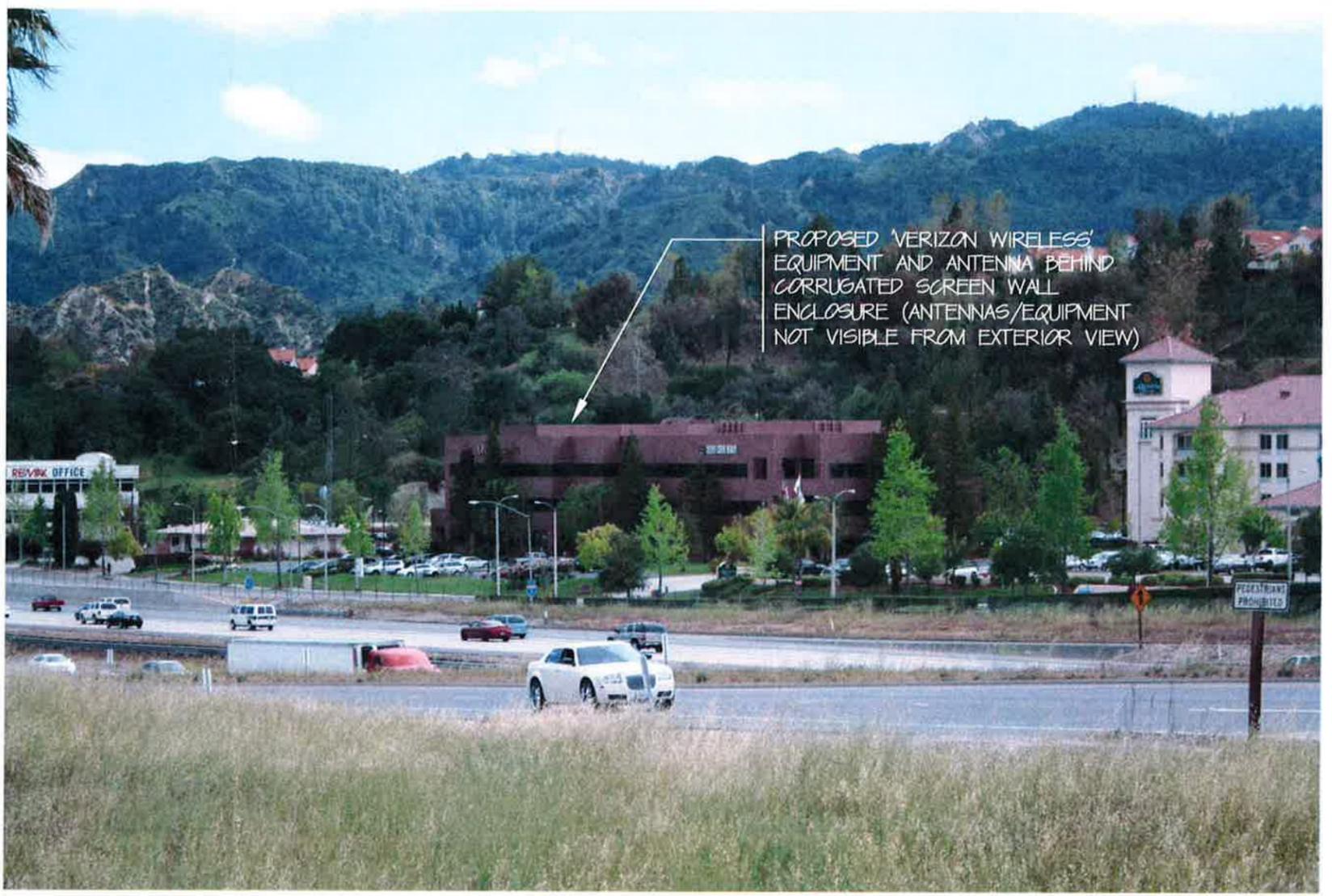
AERIAL MAP



- LEGENDS:
- PROJECT
 - ◆ VIEW 'A'
 - ◆ VIEW 'B'
 - ◆ VIEW 'C'
 - ◆ VIEW 'D'



VIEW A PROPOSED TELECOM SITE



EXISTING SITE

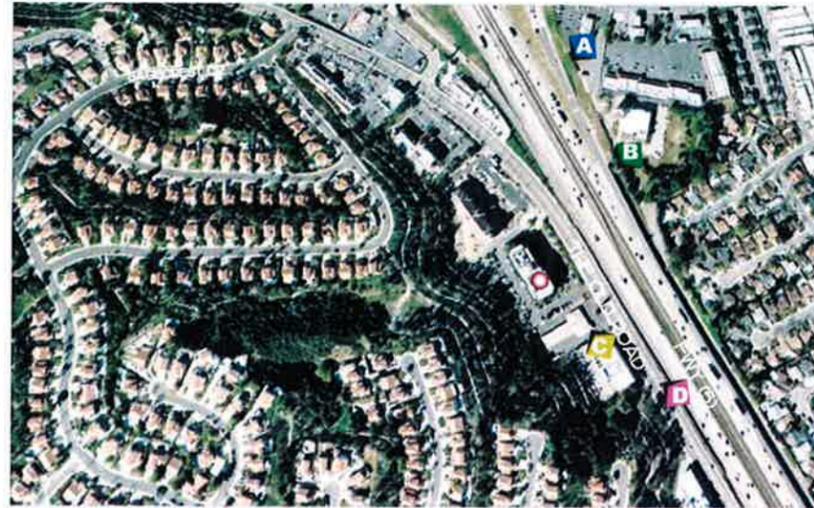



 1750 E. OCEAN BOULEVARD, STE 906
 LONG BEACH, CA 90802
 CONTACT: JUSTIN ROBINSON


 15505 SAND CANYON AVE., IRVINE, CA 92618

PICO CANYON
 SUNSET POINTE PLAZA
 25129 THE OLD ROAD
 STEVENSON RANCH, CA 91381

AERIAL MAP

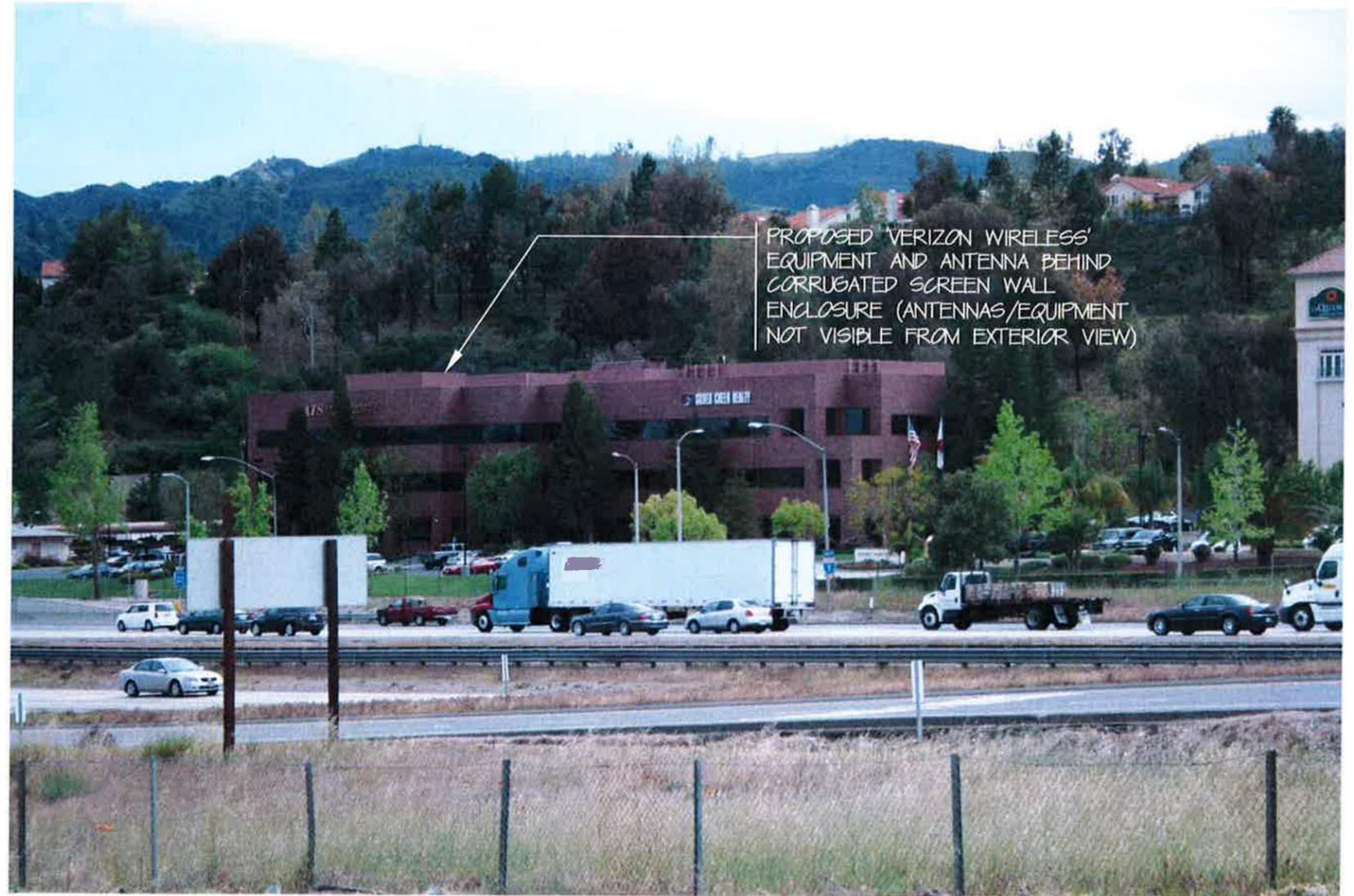


- LEGENDS:
- PROJECT
 - ◆ VIEW 'A'
 - ◆ VIEW 'B'
 - ◆ VIEW 'C'
 - ◆ VIEW 'D'



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SIMS@DRAFTLINK.ORG

VIEW B PROPOSED TELECOM SITE



EXISTING SITE



1750 E. OCEAN BOULEVARD, STE 906
LONG BEACH, CA 90802

NONANTUM
DEVELOPMENT GROUP INC.

CONTACT: JUSTIN ROBINSON



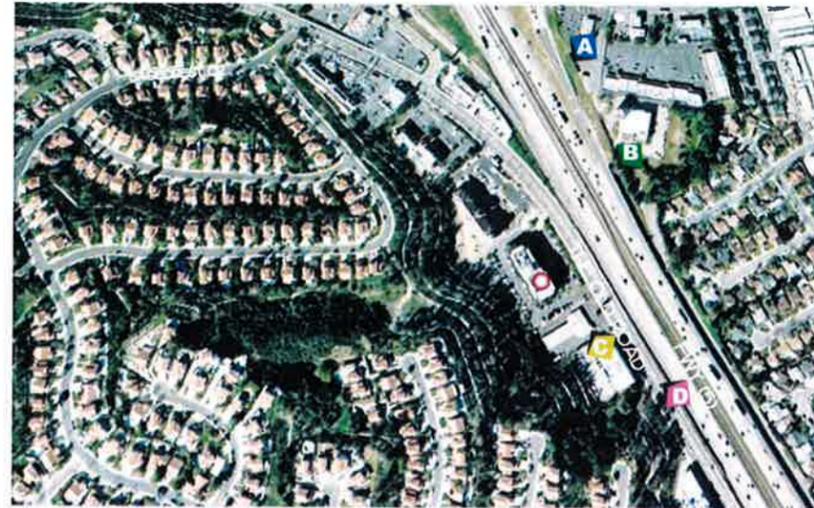
15505 SAND CANYON AVE., IRVINE, CA 92618

PICO CANYON
SUNSET POINTE PLAZA
25129 THE OLD ROAD
STEVENSON RANCH, CA 91381

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AERIAL MAP



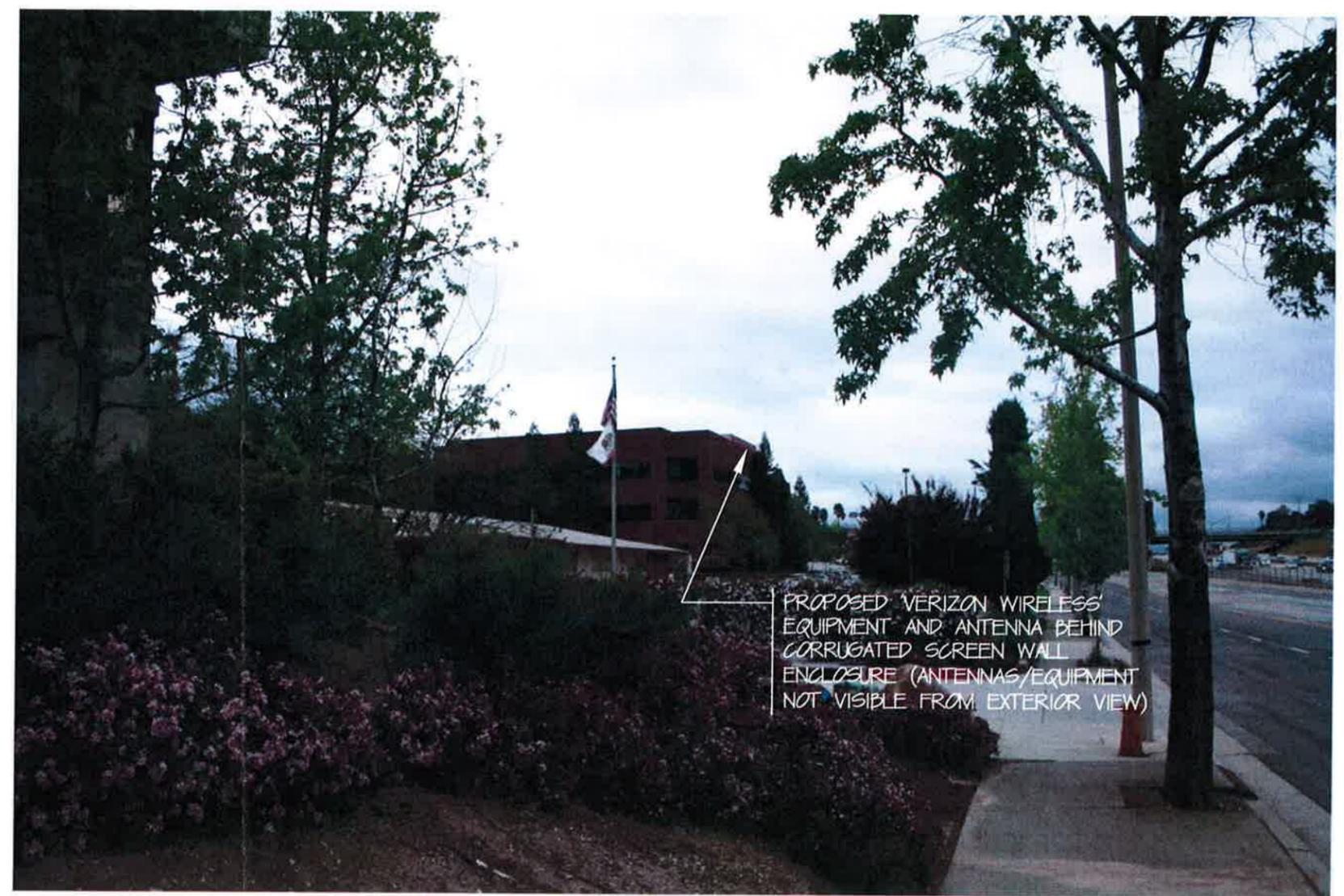
- LEGENDS:
- PROJECT
 - ◆ VIEW 'A'
 - ◆ VIEW 'B'
 - ◆ VIEW 'C'
 - ◆ VIEW 'D'



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SIMS@DRAFTLINK.ORG

PROPOSED TELECOM SITE

EXISTING SITE



PROPOSED VERIZON WIRELESS EQUIPMENT AND ANTENNA BEHIND CORRUGATED SCREEN WALL ENCLOSURE (ANTENNAS/EQUIPMENT NOT VISIBLE FROM EXTERIOR VIEW)

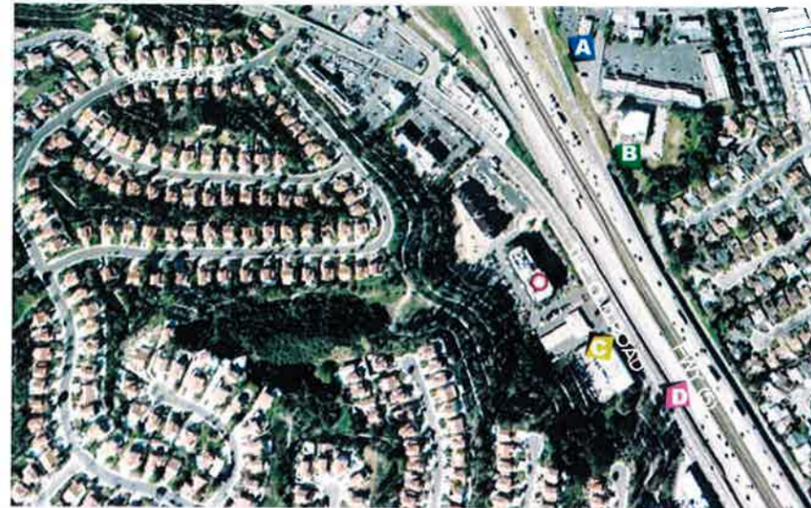

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 LONG BEACH, CA 90802
 CONTACT: JUSTIN ROBINSON


 15505 SAND CANYON AVE., IRVINE, CA 92618

PICO CANYON
 SUNSET POINTE PLAZA
 25129 THE OLD ROAD
 STEVENSON RANCH, CA 91381

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AERIAL MAP

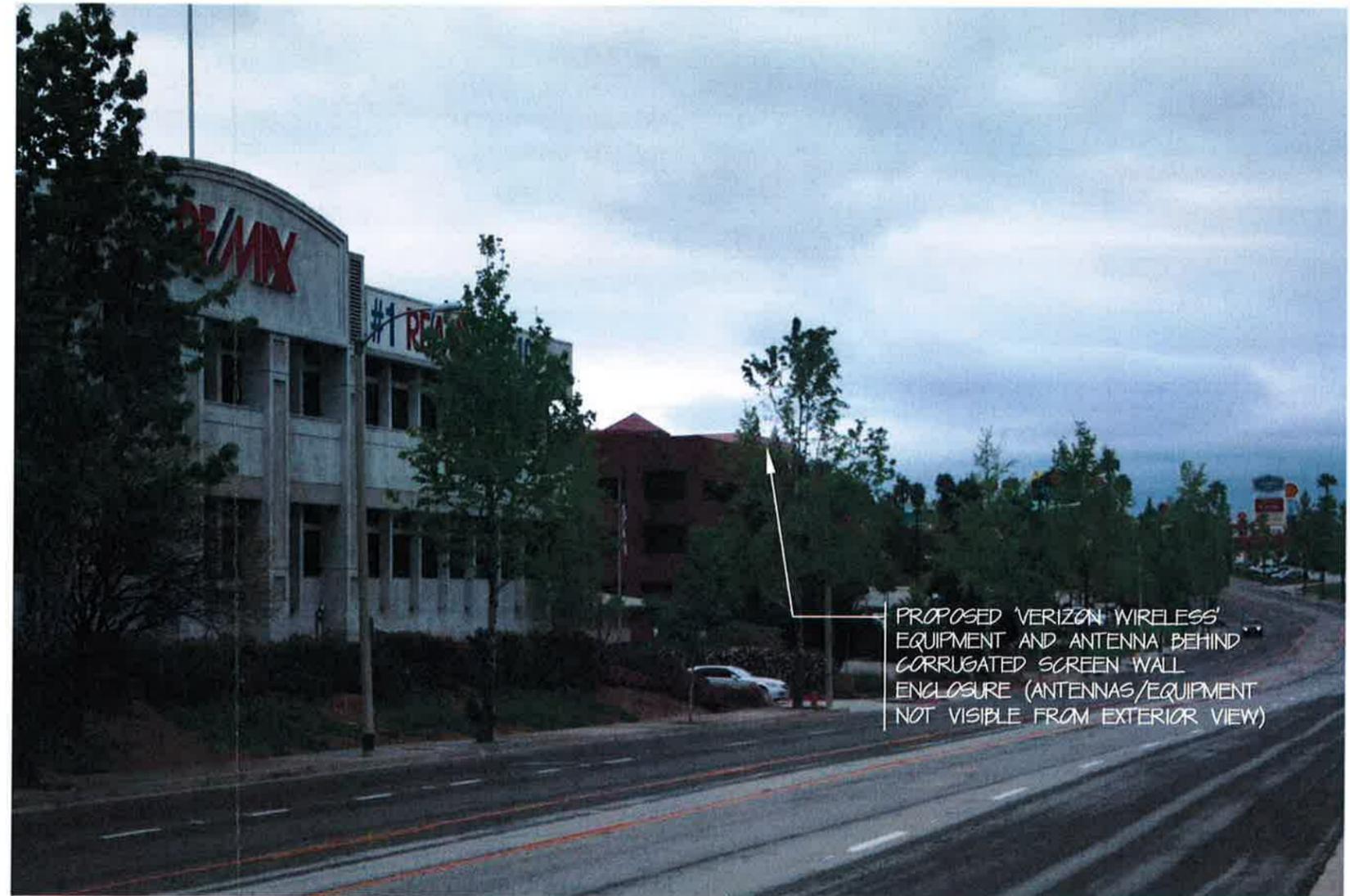


- LEGENDS:
- PROJECT
 - ◆ VIEW 'A'
 - ◆ VIEW 'B'
 - ◆ VIEW 'C'
 - ◆ VIEW 'D'



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VIEW D PROPOSED TELECOM SITE



PROPOSED 'VERIZON WIRELESS' EQUIPMENT AND ANTENNA BEHIND CORRUGATED SCREEN WALL ENCLOSURE (ANTENNAS/EQUIPMENT NOT VISIBLE FROM EXTERIOR VIEW)

EXISTING SITE




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PICO CANYON
 SUNSET POINTE PLAZA
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