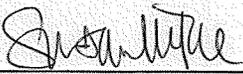


# Hearing Officer Transmittal Checklist

Hearing Date  
1/17/12  
-----  
Agenda Item No.  
2

Project Number: R2011-00935-(5)  
Case(s): Conditional Use Permit Case No. 201100089  
Planner: Gretchen Siemers

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

Reviewed By: 



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**PROJECT NO. R2011-00935-(5)**  
**Conditional Use Permit No. 201100089**

**PUBLIC HEARING DATE**  
 January 17, 2012

**AGENDA ITEM**

**RPC CONSENT DATE**  
 N/A

**CONTINUE TO**  
 N/A

**APPLICANT**  
 Verizon Wireless

**OWNER**  
 Charles and Winonah Sawyer Trust

**REPRESENTATIVE**  
 Core Communications Group, LLC,  
 Argineh Mailian

**PROJECT DESCRIPTION**

The applicant is requesting authorization for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) located in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone. The proposed WTF consists of a 50-foot tall monopine with 12 panel antennae, one microwave dish, one equipment shelter, two GPS antennae and one diesel emergency generator enclosed within a six-foot high concrete masonry unit wall enclosure. The proposed location of the WTF is the southwest corner of the subject property, approximately 25 feet from the rear property line, and approximately 21 feet from the south side yard property line.

**REQUIRED ENTITLEMENTS**

The applicant, Verizon Wireless, is requesting authorization for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) in the A-2-1 zone. A conditional use permit (CUP) is required for a WTF in the A-2 zone pursuant to Section 22.24.150 of the Los Angeles County Code.

**LOCATION/ADDRESS**

37071 Tovey Avenue, Palmdale, CA 93551

**SITE DESCRIPTION**

The site plan depicts one existing single-family residence and two accessory structures, and a proposed WTF within a 900-square foot (30' x 30') lease area enclosed within a six-foot high concrete masonry unit (CMU) wall. Inside the CMU wall enclosure is a 50-foot tall monopine, an approximately 10-foot high equipment shelter, and a diesel emergency generator with spillover pad and vent. Attached to the pre-fabricated equipment shelter are two GPS antennae. Attached to the monopine are 12 panel antennae with pine needle socks (at 43 feet in height) and one microwave dish (at 37 feet in height), painted to match pine branches. The WTF is located on the southwest corner of the subject property, which is approximately nine feet greater than the required rear yard setback, and approximately 21 feet from the south side yard property line, which is approximately 16 feet greater than the required side yard setback. Access to the WTF is provided by an existing 26-foot wide concrete drive. The WTF is behind a chain link gate and along an unpaved five-foot wide walking path at the north and west edges of the property. The property is fenced in the rear and side with chain link, and in the front with a white, split-rail wood fence.

**ACCESS**

Via Tovey Avenue

**ZONED DISTRICT**

Soledad

**ASSESSORS PARCEL NUMBER**

3054007006

**COMMUNITY**

Antelope Valley

**SIZE**

Approximately One Acre

**COMMUNITY STANDARDS DISTRICT**

N/A

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	An existing single-family residence, and accessory structures	A-2-1
North	Vacant land, single-family residences	A-2-1
East	Single-family residences, vacant land	R-A-15,000 (Residential Agricultural – Required 15,000 Square Feet Minimum Lot Area Zone)
South	Single-family residence, vacant land	A-2-1, R-A-15,000
West	Vacant land	A-2-1

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Areawide General Plan

**LAND USE DESIGNATION**

Non Urban – 1 (R)

**MAXIMUM DENSITY**

Up to One Unit per Acre

**ENVIRONMENTAL DETERMINATION**

Class 3 – New Construction or Conversion of Small Structures

**RPC LAST MEETING ACTION SUMMARY**

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

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

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

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



**VICINITY MAP**

**PROJECT SITE: 37071 Tovey Ave. - "Tovey"**

**L.A. MAPPING SERVICE**  
 71 DEER CREEK ROAD  
 POMONA, CA 91766  
 (909) 595-0903

**STAFF REPORT  
PROJECT NO. R2011-00935-(5)  
CONDITIONAL USE PERMIT NO. 201100089**

**REQUIRED ENTITLEMENTS**

The applicant, Verizon Wireless, is requesting authorization for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone. A conditional use permit (CUP) is required for a WTF in the A-2 zone pursuant to Section 22.24.150 of the Los Angeles County Code.

**REPRESENTATIVE**

Core Communications Group, LLC, Argineh Mailian

**OWNER**

Charles and Winonah Sawyer Trust

**PROJECT DESCRIPTION**

The project consists of the construction, operation, and maintenance of a WTF in the A-2-1 zone. As shown in the attached site plans and photo simulations, the proposed WTF consists of a 50-foot tall monopine with 12 panel antennae, one microwave dish, one equipment shelter, two GPS antennae and one emergency diesel generator enclosed within a 6-foot tall masonry wall. The proposed location of the WTF is approximately 25 feet from the rear property line, which is nine feet greater than the required rear yard setback. The WTF is set back approximately 21 feet from the south side yard property line, which is approximately 16 feet greater than the required side yard setback. Access to the WTF is provided by a 26-foot wide driveway.

**LOCATION**

The subject property is located at 37071 Tovey Avenue in unincorporated Palmdale, in the Soledad Zoned District.

**Assessor's Parcel Number:** 3054 007 006

**EXISTING ZONING**

**Subject Property**

The subject property is zoned A-2-1.

**Surrounding Properties**

Surrounding properties are zoned:

1. North: A-2-1
2. East: R-A-15,000 (Residential Agricultural – 15,000 Square Feet Minimum Required Lot Area)
3. South: A-2-1, R-A-15,000

4. West: A-2-1

### **EXISTING LAND USES**

#### **Subject Property**

The subject property is developed as a single-family residence with detached garage and storage shed.

#### **Surrounding Properties**

The existing land use for the surrounding properties are as follows:

1. North: Vacant land, single-family residences
2. East: Single-family residences, vacant land
3. South: Single-family residence, vacant land
4. West: Vacant land

#### **Site Description**

The subject parcel is an approximately one-acre parcel that is developed with a single-family residence and two accessory structures. The property is located southwest of the intersection of Tovey Avenue and Hernandez Drive. Access to the property is from Tovey Avenue.

The site plan depicts the proposed WTF within a 900-square foot (30-foot x 30-foot) lease area enclosed within a concrete masonry unit (CMU) wall. Inside the six-foot high CMU wall is a 50-foot tall monopine, an approximately 10-foot high equipment shelter, and a diesel fuel emergency generator with spillover pad and vent. Attached to the roof of the light brown aggregate pre-fabricated equipment shelter are two GPS antennae. Attached to the monopine, at 43 feet in height, are twelve panel antennae with pine needle socks; one microwave dish, painted to match pine branches, is attached at 37 feet in height. The WTF is located on the southwest corner of the subject property, approximately 25 feet from the rear property line, and approximately 21 feet from the south side yard property line. Access to the WTF is provided by an existing approximately 26-foot wide concrete drive, through a chain link gate, and along an unpaved five-foot wide walking path at the north and west edges of the property. The property is fenced in the rear and side with six-foot high chain link, and in the front with a four-foot high white, split-rail wood fence.

The attached site plans and photo simulations detail the project specifications.

### **PREVIOUS CASE/ZONING HISTORY**

Plot Plan 43356 authorized the construction of the storage shed on December 20, 1993. Certificate of Compliance 93-0529 was also obtained for the property in 1993.

Ordinance No. 7401 established the A-2-1 zoning for the subject property on September 31, 1958. The single-family residence on the property was built in 1976, according to the Los Angeles County Office of the Assessor.

### **STAFF EVALUATION**

#### **General Plan Consistency**

The subject property is designated N-1 (Non-Urban, Up to One Dwelling Unit Per Acre) in the Antelope Valley Areawide General Plan (AV Plan), a component of the County of Los Angeles General Plan (General Plan). The parcel is developed with a single-family residence and is consistent with the land use designation.

Additionally, the proposed WTF is consistent with the applicable land use compatibility goals and policies of the General Plan, and the AV Plan. The following policies of the General Plan and AV Plan are applicable to the subject property and serve as a guideline for the construction, operation, and maintenance of such facility:

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

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

AV Plan, Land Use Policy 29: "Adequacy of Public Services"

- The proposed WTF provides a level of service commensurate with need, as encouraged by the AV Plan. The project applicant has provided documentation to support the local need for expanded cellular services, which are a publicly accessible service. Thus, the public service proposed will be adequate to serve local community.

#### **Zoning Ordinance and Development Standards Compliance**

Title 22 of the County Code (Zoning Ordinance) does not specify "WTF" as a use. The use most closely matching a WTF specified in the Zoning Ordinance is "radio or television stations and towers." Pursuant to Section 22.24.150 of the Zoning Ordinance, development of radio and television stations and towers is a permitted use in Zone A-2 provided that a CUP is obtained.

In addition, the proposed project complies with applicable development standards, as per Section 22.24.170 of the Zoning Ordinance. The proposed location of the WTF is approximately 25 feet from the rear property line, which is approximately 9 feet greater than the required rear yard setback. The WTF is set back approximately 21 feet from the south side yard property line, which is approximately 16 feet greater than the required side yard setback. Access to the WTF is provided by an existing 26-foot wide concrete driveway, which exceeds the 10-foot minimum required driveway width, as provided in Section 22.52.130 of the Zoning Ordinance.

### **Neighborhood Impact/Land Use Compatibility**

The WTF design is appropriate for the site and area. The WTF equipment is located at the rear of the property, which is adjacent to undeveloped, vacant land. The WTF is camouflaged as a pine tree, of which there are multiple on the site.

The WTF will not be detrimental 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.

### **Burden of Proof**

The applicant is required to substantiate the burden of proof as required by Section 22.56.040 of the Zoning Ordinance. Staff is of the opinion that the applicant has met the burden of proof, per the following summary of responses:

- The requested use is justified at the proposed location because the monopine will not generate any traffic, noise, odor, waste, hazardous materials or additional light. Nor does the proposed facility block any views, attract criminal elements or interfere with the use of the subject or surrounding properties. In addition, the use may promote the general welfare, by increasing the enjoyment and valuation of nearby properties by offering an important utility.
- The proposed site is adequate in size and shape to accommodate all development features related to the use and construction of a WTF. The requested use at the location proposed 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.
- The proposed use is adequately served by the transportation and public facilities networks already in place, and the use is not expected to generate additional need for these networks. As an unmanned facility, the use will not generate traffic, apart from the monthly service visit. As a valuable utility, the use may in fact add to the cellular service facilities in the area.

### **Public Comments**

To date, no comments from the public have been received.

### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County Department of Regional Planning has determined that a Categorical Exemption, Class 3 Categorical Exemption – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County

Environmental Document Reporting Guidelines, since new construction is required for the WTF.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion on November 9, 2011 and in The Antelope Valley Press on November 9, 2011. A total of 55 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 1000-foot radius of the subject property on November 8, 2011. This number also includes notices sent to the local community groups and residents on the Soledad Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual and Site Plan were forwarded to the Acton Agua Dulce County Library, Acton, on November 2 2011. The same materials were also posted on Regional Planning's website.

Pursuant to Section 22.60.175 of the Zoning Ordinance, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on November 19, 2011.

### **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 CUP No. 201100089, subject to the attached conditions. This facility is consistent with the goals and policies set forth in the General Plan and permitted in the A-2 zone with a conditional use permit. Cellular service is important to maintain and is often used to make emergency calls

### **SUGGESTED APPROVAL MOTION**

"I MOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING, DETERMINE THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO A CLASS 3 CATEGORICAL EXEMPTION, AND APPROVE CONDITIONAL USE PERMIT NO. 201100089 WITH THE ATTACHED FINDINGS AND CONDITIONS."

Reviewed by Susan Tae, AICP, Section Head, Zoning Permits North Section

Attachments:

Draft Conditions

Draft Findings

Applicant's Burden of Proof Statement

Site Photographs

Site Plan

Photo Simulations

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

**PROJECT NO. R2011-00935-(5)**

**CONDITIONAL USE PERMIT NO. 20110089**

**REQUEST:** The applicant, Verizon Wireless, is requesting authorization for the construction, operation and maintenance of a wireless telecommunication facility (WTF) in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone. A conditional use permit (CUP) is required for WTF in the A-2-1 zone pursuant to Section 22.24.150 of the Los Angeles County Code (County Code).

**HEARING DATE:** January 3, 2012; January 17, 2012

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

[To be inserted]

**FINDINGS:**

1. The subject property is located at 37071 Tovey Avenue in the unincorporated community of the Antelope Valley in the Soledad Zoned District.
2. The subject property is zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area). The existing zoning for the surrounding properties are as follows:  
  
North: A-2-1  
East: R-A-15,000 (Residential Agricultural – 15,000-Square Foot Minimum Required Lot Area)  
South: A-2-1, R-A-15,000  
West: A-2-1
3. The subject property is developed with a single-family residence, second unit and storage shed. The existing land use for the surrounding properties are as follows:  
  
North: Vacant land, single-family residences  
East: Single-family residences, vacant land  
South: Single-family residence, vacant land  
West: Vacant land
4. The project provides for the construction, operation and maintenance of a wireless telecommunication facility (WTF). The proposed WTF consists of a 900-square foot (30' x 30') lease area enclosed within a concrete masonry unit (CMU) walls. Inside the six-foot high CMU walls, are a 50-foot tall monopine, a 10-foot, six-inch high equipment shelter, and an emergency diesel generator with spillover pad and vent. Attached to the brown aggregate, pre-fabricated equipment shelter are two GPS

antennae. Attached to the monopine are 12 panel antennae with pine needle socks (at 43 feet in height) and one microwave dish (at 37 feet in height), painted to match pine branches. The WTF is located on the southwest corner of the subject property, (which is approximately 10 feet greater than the required rear yard setback), and approximately 22 feet from the south side yard property line (which is approximately 16 feet greater than the required side yard setback).

5. The existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. Access to the WTF is provided by an existing 12-foot wide concrete drive, through a chain link gate, and along an unpaved five-foot wide walking path at the north and west edges of the property. This is an unmanned facility expected to have one monthly visit for maintenance of the facility and the existing streets and parking are sufficient to accommodate. No other public infrastructure is required, therefore, the existing site is adequately approved for the needs of this project.
6. The proposed WTF is consistent with the applicable land use compatibility goals and policies of the County of Los Angeles General Plan (General Plan), and the Antelope Valley Areawide General Plan (AV Plan). The subject property is designated N-1 (Non-Urban, Up to One Dwelling Unit per Acre) in the AV Plan. The parcel is developed with a single-family residence, and is consistent with the land use designation. The following policies of the General Plan and AV Plan are applicable to the subject property and serve a guideline for the construction, operation and maintenance of such facility:
  - a. General Plan Public Services Policy 58: "Maintain high quality emergency response services": The proposed WTF provides cellular service to this neighborhood and such service is often used to make emergency calls. The proposed facility will ensure that such service is readily available.
  - b. AV Plan, Land Use Policy 29: "Adequacy of Public Services": The proposed WTF provides a level of service commensurate with need, as encouraged by the AV Plan. The project applicant has provided documentation to support the local need for expanded cellular services, which are a publicly accessible service. Thus, the public services proposed will be adequate to serve current population.
7. Title 22 of the County Code does not specify "WTF" as a use. The use most closely matching a WTF specified in the County Code is "radio or television stations and towers." Pursuant to Section 22.24.150 of the County Code, development of radio and television stations and towers is an allowed use in Zone A-2, provided that a CUP is first obtained.
8. The project complies with development standards, specified in Section 22.24.170 of the County Code. The proposed location of the WTF is approximately 25 feet from the rear property line, which is approximately 10 greater than the required rear yard

setback. The WTF is set back approximately 22 feet from the south side yard property line, which is approximately 16 feet greater than the required side yard setback. Access to the WTF is provided by an existing 26-foot wide concrete drive, which exceeds the 10-foot minimum required driveway width, as provided in Section 22.52.130 of the County Code. In addition, the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features required for the project. The occasional parking required can be accommodated by the existing on-site parking.

9. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety or general welfare. The requested use is justified at the proposed location because the monopine will not generate any traffic, noise, odor, waste, hazardous materials or additional light. Nor does the proposed facility block any views, attract criminal elements or interfere with the use of the subject or surrounding properties. In addition, the use may promote the general welfare, by increasing the enjoyment and valuation of nearby properties by offering an important utility.
10. The proposed site is adequate in size and shape to accommodate all development features related to the use and construction of a WTF. The requested use at the location proposed 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. The proposed facility will operate in a manner that is consistent and compatible with the surrounding area. Therefore, allowing the construction, operation, and maintenance of the facility will not be materially detrimental to the use, enjoyment, or valuation of property or of other persons located in the vicinity of the site.
11. The proposed use is adequately served by the road, highway, and public facilities networks already in place, and the use is not expected to generate additional need for these networks. As an unmanned facility, the use will not generate traffic, apart from the monthly service visit. As a valuable utility, the use may in fact add to the cellular service facilities in the area. Allowing the WTF to be constructed and to operate will ensure that cellular service will be readily available. Cellular service is often used to make emergency calls and is important to the health and safety of the surrounding residents as well as those who may visit the community.
12. On December 20, 1993, the Los Angeles County Department of Regional Planning (Department) approved Plot Plan 43356 to authorize the construction of a 20-foot by 30-foot (20'x30') storage shed.
13. Staff has determined that a Class 3 Categorical Exemption—New Construction or Conversion of Small Structures—is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines.

14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. 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.
16. 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 Zoning Permits North Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

1. That the existing use is consistent with the adopted general plan for the area;
2. That the requested use at the location proposed 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;
3. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
4. That the existing 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
5. That the information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the County Code.

**HEARING OFFICER ACTION:**

1. The Hearing Officer determines that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to a Class 3 Categorical Exemption for New Construction.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100089 is approved subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

SMT:GS

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. R2011-00935-(5)  
CONDITIONAL USE PERMIT NO. 201100089**

**PROJECT DESCRIPTION**

The project would authorize the construction, operation, and maintenance of a wireless telecommunication facility (WTF), located in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone. The WTF consists of a 50-foot tall monopine with 12 panel antennae, one microwave dish, one equipment shelter, two GPS antennae and one emergency diesel generator enclosed within a six-foot tall masonry wall, 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 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 10 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 January 17, 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-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 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 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.
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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. 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.
19. 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.
20. 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.
21. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
22. 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.
23. Construction and maintenance of the facility shall be limited to the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday. Emergency repairs of the facility may occur at any time.
24. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A." The facility shall be built as depicted in the photo simulations presented at the public hearing.

25. 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. Subsequent co-located antenna(s), with no increase in the facility height, may be permitted subject to an approved Revised Exhibit "A" or subject to the regulations or policies in effect at that time.
26. 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.
27. The maximum height of the facility shall not exceed 50 feet above finished grade.
28. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner or service provider.
29. 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. The trunk of the monopine shall appear to be brown wood, and the antennae shall appear to be green pine needles and branches.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. 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.
32. 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.
33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

34. New equipment added to the facility shall not compromise the camouflaged design of the facility.
35. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

SMT:GS





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Verizon Wireless Project Name: **Tovey**

**County of Los Angeles - Conditional Use Permit**  
**For the Development of a New Wireless Telecommunications Facility**  
*Burden of Proof*

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 37071 Tovey Avenue, Palmdale CA 93551  
APN: 3054-007-006  
Zoning: A-2-1: Heavy Agricultural

**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.**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed wireless telecommunications facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is completely unmanned, generates no traffic, noise, odor, waste, hazardous materials, or additional light separate from the parking lights. Once installed on on-air, the site will largely remain the same as it is now except for the new monopine (faux pine tree) and a CMU enclosure, which will screen all associated equipment of the proposal.

The proposed wireless telecommunications facility will not be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, nor will it jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the proposed facility is a benign use that does not interfere with the use of the subject property or the neighboring properties. The proposed facility does not block any views, attract criminal elements, nor generate/sell offensive products. The proposed facility will be a part of the wireless telecommunications network that is already in place in this part of Palmdale, and Los Angeles County at large. Without it,



subscribers will continue to drop calls when passing through this area and will be unable to make or receive calls in their cars and homes/businesses. By being present, this use may actually increase the enjoyment and valuation of properties of others located in 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.***

The proposed site is heavy agricultural site/zone with a residence, and is located on Tovey Avenue, near W Avenue S. The site is adequate in size, about 1.15 acres, to accommodate the proposed wireless telecommunications facility. The proposed collocatable installation for an unmanned cell site consists of (1) monopine (faux pine tree), with a total proposed height of 50', (12) panel antennas – 4 per antennas per sector with a proposed RAD center at 43', (1) microwave dish with a proposed RAD center at 37', and with proposed equipment cabinets and (1) emergency generator, all enclosed within (1) new CMU enclosure (measuring 30' by 30' by 6') to screen and match the finish and texture of the existing building(s). Connections for power and Telco services are also proposed.. All proposed antennas will have pine needle socks and the proposed microwave dish will be painted to match monopine branches; thus, all associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding uses. The site is also large enough to accommodate the support equipment without needing to encroach into any required setbacks. The new monopine will be in-scale, setback from the front of the property, and will also be in-scale with the mature trees on the property and on properties within the immediate vicinity.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photosimulations.

***C. That the proposed site is adequately served:***

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

The proposed site is adequately served by fully sufficient/improved public roads (Tovey Avenue and W Avenue S). The proposed facility is unmanned and does not generate any traffic and therefore will not have any traffic impacts. The proposed use will not require or impact any public or private service facilities.



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Verizon Wireless Project Name: **Tovey**

**County of Los Angeles - Conditional Use Permit**  
**For the Development of a New Wireless Telecommunications Facility**  
*Project Information and Background*

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 37071 Tovey Avenue, Palmdale CA 93551  
APN: 3054-007-006  
Zoning: A-2-1: Heavy Agricultural

**Project Representative**

Argineh Mailian, Zoning Manager  
Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
714.904.9331  
[amailian@core.us.com](mailto:amailian@core.us.com)

**Verizon Wireless Contact**

Andres Matzkin, Site Acquisition Manager  
15505 Sand Canyon Avenue, Building D  
Irvine, CA 92618  
949.286.7056

**Project Description**

The proposed site is heavy agricultural site/zone with a residence, and is located on Tovey Avenue, near W Avenue S. The site is adequate in size, about 1.15 acres, to accommodate the proposed wireless telecommunications facility. The proposed collocatable installation for an unmanned cell site consists of (1) monopine (faux pine tree), with a total proposed height of 50', (12) panel antennas – 4 per antennas per sector with a proposed RAD center at 43', (1) microwave dish with a proposed RAD center at 37', and with proposed equipment cabinets and (1) emergency generator, all enclosed within (1) new CMU enclosure (measuring 30' by 30' by 6') to screen and match the finish and texture of the existing building(s).



Connections for power and Telco services are also proposed. All proposed antennas will have pine needle socks and the proposed microwave dish will be painted to match monopine branches; thus, all associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding uses. The site is also large enough to accommodate the support equipment without needing to encroach into any required setbacks. The new monopine will be in-scale, setback from the front of the property, and will also be in-scale with the mature trees on the property and on properties within the immediate vicinity. The proposed site design adheres to the development standards as set forth in the regulations, policies and standards, set forth within the County of Los Angeles.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photosimulations.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The equipment will not create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare.

#### **Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that the surrounding existing Verizon Wireless' sites are becoming overloaded and that an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

#### **Alternative Site Analysis**

Given the remainder of the search ring provided by Verizon Wireless Radio Frequency Engineers is primarily agricultural with residential uses and/or vacant with no other co-location opportunities within the search ring, no alternative sites were considered and or analyzed. Thus, Verizon Wireless has considered all possible alternative locations and the proposed location deemed the best and most viable location.

Four alternative locations were considered for this search ring (Refer to aerial map depicting alternative site/candidate locations and proposed site location):

1. 332 West Avenue South – This proposal would consist of a new 60'-70' monopine installation with equipment at grade.

2. 702 West Avenue South – This proposal would consist of a new 40-50' windmill or monocypress installation with equipment at grade.
3. 3171 Tovey Avenue – This proposal would consist of a new 40-50' windmill or monocypress installation with equipment at grade.
4. Tierra Subida and Avenue R-8 – This proposal would consist the replacement of an existing light standard with a canister above, at about 70'-80'.

This site is ideally suited to provide the coverage required to fully develop Verizon Wireless' residential, commercial, and commuter service throughout Los Angeles County, more specifically within the City of Palmdale. The parcel itself is zoned Heavy Agricultural within the heart of a residential uses. There are no suitable co-location opportunities within the area that would meet the coverage objectives of the search ring. Utilizing this site/property and incorporating the antennas into the design of the new monopine affords Verizon Wireless the opportunity to install the facility where coverage is needed while utilizing a design that is both functional and consistent with the use of the property and in-scale with the surrounding area and uses rather than installing a new pole with a design that would detract from the commercial nature of the property and area. The proposed monopine installation will be located near the rear of the parcel and will camouflage with the existing pines within the vicinity. As such, the proposed monopine will not impact the use of the agricultural/residential lot and will be least visually intrusive site and/or alternative.

Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the most desirable site, specifically in terms of zoning, as its design will be completely stealth and will be most compatible with the surrounding environment and the proposal, lease area, will be located in the rear, furthest away from the public right of way, while still filling and providing optimum coverage.

The proposed facility will provide an integral link in Verizon Wireless' proposed network and designed to provide coverage to this area of the Los Angeles Community. This site is a necessity to the well-being and public safety of the community. At present, Verizon Wireless is experiencing capacity problems as well as in-building coverage within the residential and commercial community surrounding this area. The proposed site will provide wireless telecommunications services to Verizon Wireless customers throughout the community area.

**Findings/Burden of Proof**

*The proposed use will not adversely affect the adjoining land uses or the growth and development of the area.*

The proposed use is a stealth facility designed to mimic a pine tree, which is intended to blend into the existing environment and match the existing property, as the current use of the property is a <sup>agricultural</sup> ~~Nursery~~ and the vicinity is surrounded by pine trees. The presence of the wireless facility at this site in this location has no adverse impact on adjoining land uses or the future growth and development of the area. The immediate area will directly benefit from more reliable Verizon Wireless service.



*The site proposed for the use is large enough to accommodate anticipated growth of the development and allow the continued operation without causing a detriment to the particular area or to health and safety.*

The site proposed is large enough to accommodate the siting of the proposed wireless facility while not interfering with the continued operation of the existing residential uses. The proposed wireless telecommunications facility is situated towards the rear of the property rather than closer to the front and/or sides of the property in order to preserve the visual impact to the public view and the surrounding community. Verizon Wireless is proposing a 50' tall monopine, which does NOT exceed the height limit of the zone, and allow enough height for future collocation of wireless telecommunications facilities rather; thus, minimizing the visual impact of the area overall. Nevertheless, setbacks of the underlying zone are NOT exceeded.

*Traffic generated by the proposed use will not impose an undue burden upon the roads designed and constructed to handle the traffic in the area.*

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel in one vehicle will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained.

*Approval of the Conditional Use Permit with any conditions of approval will not harm the health and safety of the citizens of the City of Los Angeles.*

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space



to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

#### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

#### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug



Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

#### **Verizon Wireless Company Information**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Verizon Wireless is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure.

Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by Verizon Wireless differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Conditional Use Permit to build the proposed facility. Please contact me at 714.904.9331 for any questions or requests for additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Argineh Mailian".

Argineh Mailian  
Authorized Agent for Verizon Wireless



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Verizon Wireless Project Name: **Tovey**

**County of Los Angeles - Supplemental Information  
For a New Wireless Telecommunications Facility (WTF)**

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 37071 Tovey Avenue, Palmdale CA 93551  
APN: 3054-007-006  
Zoning: A-2-1: Heavy Agricultural

**Coverage Analysis**

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for Verizon Wireless. The proposed site is intended to provide reliable voice and data service to the immediate surrounding neighborhood. Currently, this area is roughly served by a site that is roughly two (2) miles south of the area. Verizon Wireless intends to provide reliable voice and data services to its customers. As the network customer base grows as well as consumer's need for higher data communication speeds, the existing sites will be overloaded not providing higher data speeds. The proposed site will improve the unreliable voice service and offload the adjacent site for better data service performance. Without this site, subscribers living and/or nearing this area will drop calls and/or face data communication challenges within their homes and vehicles and are unable to make and receive calls or access the internet within the comfort of their own homes

**Site Analysis**

Given the remainder of the search ring provided by Verizon Wireless Radio Frequency Engineers is primarily agricultural with residential uses and/or vacant with no other co-location opportunities within the search ring, no alternative sites were considered and or analyzed. Thus, Verizon Wireless has considered all possible alternative and/or collocation locations and the proposed location deemed the best and most viable location.

Four alternative locations were considered for this search ring (Please see attached Aerial Map - depicting alternative site and proposed project site location):

1. 332 West Avenue South – This proposal would consist of a new 60'-70' monopine installation with equipment at grade.
2. 702 West Avenue South – This proposal would consist of a new 50' windmill or monocypress installation with equipment at grade.
3. 3171 Tovey Avenue – This proposal would consist of a new 50' windmill or monocypress installation with equipment at grade.
4. Tierra Subida and Avenue R-8 – This proposal would consist the replacement of an existing light standard with a canister above, at about 70'-80'.

This site is ideally suited to provide the coverage required to fully develop Verizon Wireless' residential, commercial, and commuter service throughout Los Angeles County, more specifically within the City of Palmdale. The parcel itself is zoned Heavy Agricultural within the heart of a residential uses. There are no suitable co-location opportunities within the area that would meet the coverage objectives of the search ring. Utilizing this site/property and incorporating the antennas into the design of the new monopine affords Verizon Wireless the opportunity to install the facility where coverage is needed while utilizing a design that is both functional and consistent with the use of the property and in-scale with the surrounding area and uses rather than installing a new pole with a design that would detract from the nature of the property and area. The proposed monopine installation will be located near the rear of the parcel and will camouflage with the existing pines within the vicinity. As such, the proposed monopine will not impact the use of the agricultural/residential lot and will be least visually intrusive site and/or alternative.

Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the most desirable site, specifically in terms of zoning, as its design will be completely stealth and will be most compatible with the surrounding environment and the proposal, lease area, will be located in the rear, furthest away from the public right of way, while still filling and providing optimum coverage and providing a site for future collocation opportunities.

### ***Design Analysis***

The proposed collocatable installation for an unmanned cell site consists of (1) monopine (faux pine tree), with a total proposed height of 50', (12) panel antennas – 4 per antennas per sector with a proposed RAD center at 43', (1) microwave dish with a proposed RAD center at 37', and with proposed equipment cabinets and (1) emergency generator, all enclosed within (1) new CMU enclosure (measuring 30' by 30' by 6') to screen and match the finish and texture of the existing building(s). Connections for power and Telco services are also proposed. All proposed antennas will have pine needle socks and the proposed microwave dish will be painted to match monopine branches; thus, all associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding uses. The site is also large enough to accommodate the support equipment without needing to encroach into any required setbacks. The new monopine will be in-scale, setback from the front of the property, and will also be in-scale with the mature trees on the property and on properties within the immediate vicinity. The proposed site design adheres to the development standards as set forth in the in regulations, policies and standards, set forth within the



County of Los Angeles. In sum, the following proposal is designed to minimize the overall visual impact to the surrounding neighborhood and deems to be the least visually intrusive site and/or alternative.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photosimulations.

The alternative designs that were considered included proposing a new 50' faux tree (other than proposed monopine), monopole, or flagpole for the installation and operation of the proposed antennas and microwave. Equipment alternatives all remained consistent with the proposed CMU enclosure (measuring 30' by 30' by 6') to screen and match the finish and texture of the existing building(s). After careful consideration and analysis, the following alternatives all deemed to be more visually intrusive and less functional and consistent with the use of the property when compared to the proposal of a new 50' monopine. The proposed, new collocatable monopine utilizes a design that is both functional and consistent with the use of the property and in-scale with the surrounding area and uses rather than installing a new pole with a design that would detract from the nature of the property and area. The proposed monopine installation will be located near the rear of the parcel and will camouflage with the existing pines within the vicinity. As such, the proposed monopine will not impact the use of the agricultural/residential lot and will be least visually intrusive site and/or alternative. Since the vicinity of the proposed site contains mature pine trees, it deemed more suitable and less visually intrusive to propose a monopine rather than another type of faux tree, monopole, or flagpole. Furthermore, the alternatives of a monopole or flagpole also deemed to be more intrusive as the existing use of the property is agricultural with a residential use and the proposed antennas and microwave dish on such a design would not provide the a design to provide for a fully screened/stealth proposal to the extent that a monopine provides. Based on these considerations and analysis, the proposed design deemed to be the least visually intrusive approach that would allow for the most screening and would not detract from the agricultural nature of the property and area.

**Radio Frequency Coverage Maps**  
Coverage/Capacity Report (Propagation Study)  
County of Los Angeles

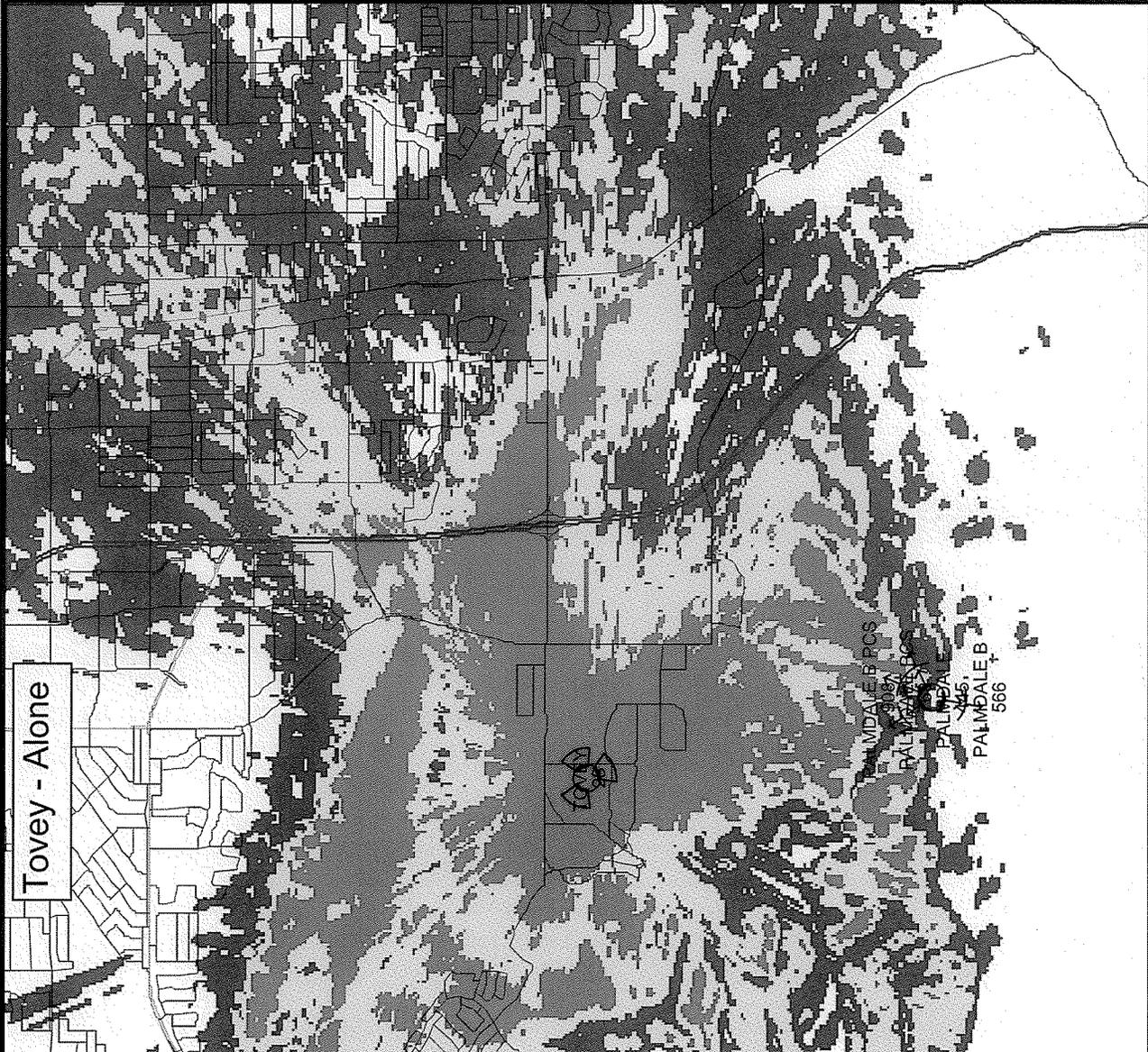
Existing Radio Frequency Coverage Map – Alone Project Tovey Proposed Radio Frequency  
Coverage Map – Project Tovey Before and Proposed Radio Frequency Coverage Map – After  
Project Tovey

Verizon Wireless Project Name: **Tovey**  
Address: 37071 Tovey Avenue, Palmdale CA 93551

Radio Frequency Maps Prepared by  
Chris Nguyen, Verizon Wireless Radio Frequency Engineer

June 30, 2011

Tovey - Alone



Session: 6-30-2011  
 User: cnguye2  
 Thu Jun 30 15:34:04 2011  
 Default Square  
 Datum: NAD83  
 Center Lat: 34-33-21.18 N  
 Center Lon: 118-09-04.81 W

Cells  
 Lbl: Cell Name Cell Number (no zeros)

- Sectors
- 
- FCC Contour B Block
- airports
  - light\_duty\_road
  - arterial\_road
  - collector\_road
  - secondary\_highway
  - major\_highway

CDMA Ec Multiple Carriers  
 F1  
 Clr: RSSI (dBm)

- >= -75
- >= -85
- >= -95

Scale: 1:44000

**verizon**wireless  
 GeoPlan v5.8.5  
 Proprietary and Confidential

Tovey - Before



Session: 6-30-2011

User: cnguye2

Thu Jun 30 15:36:46 2011

Default Square

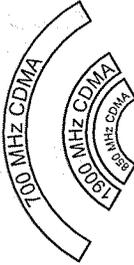
Datum: NAD83

Center Lat: 34-33-21.18 N

Center Lon: 118-09-04.81 W

Cells

Lbl: Cell Name Cell Number (no zeros)



Sectors

FCC Contour B Block

■ airports

■ light\_duty\_road

■ arterial\_road

■ collector\_road

■ secondary\_highway

■ major\_highway

CDMA Ec Multiple Carriers

F1

Clr: RSSI (dBm)

■ >= -75

■ >= -85

■ >= -95

Scale: 1:44000

**verizon**wireless

GeoPlan v5.8.5

Proprietary and Confidential

Tovey - After

Session: 6-30-2011  
 User: cnguye2  
 Thu Jun 30 15:35:56 2011  
 Default Square  
 Datum: NAD83  
 Center Lat: 34-33-21.18 N  
 Center Lon: 118-09-04.81 W

Cells  
 Lbl: Cell Name Cell Number (no zeros)



- Sectors
- FCC Contour B Block
- airports
  - light\_duty\_road
  - arterial\_road
  - collector\_road
  - secondary\_highway
  - major\_highway

CDMA Ec Multiple Carriers  
 F1  
 Clr: RSSI (dBm)

- >= -75
- >= -85
- >= -95

Scale: 1:44000



GeoPlan v5.8.5

Proprietary and Confidential





**TOVEY**  
37071 TOVEY AVENUE PALMDALE CA 93551



SITE MAP

©2011 Google Maps



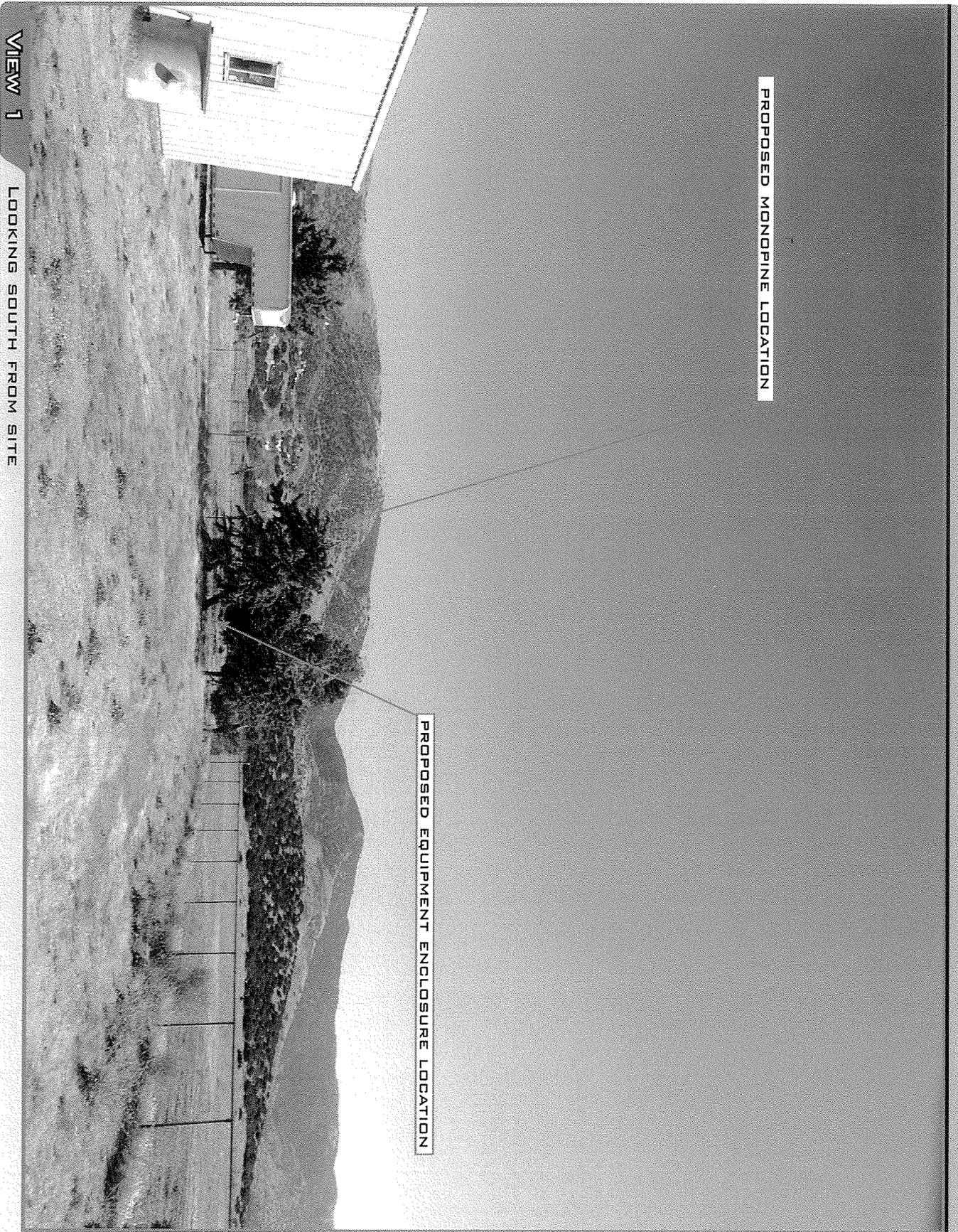
# TOVEY

37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION

PROPOSED EQUIPMENT ENCLOSURE LOCATION



VIEW 1

LOOKING SOUTH FROM SITE



# TOVEY

37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION

PROPOSED EQUIPMENT ENCLOSURE LOCATION

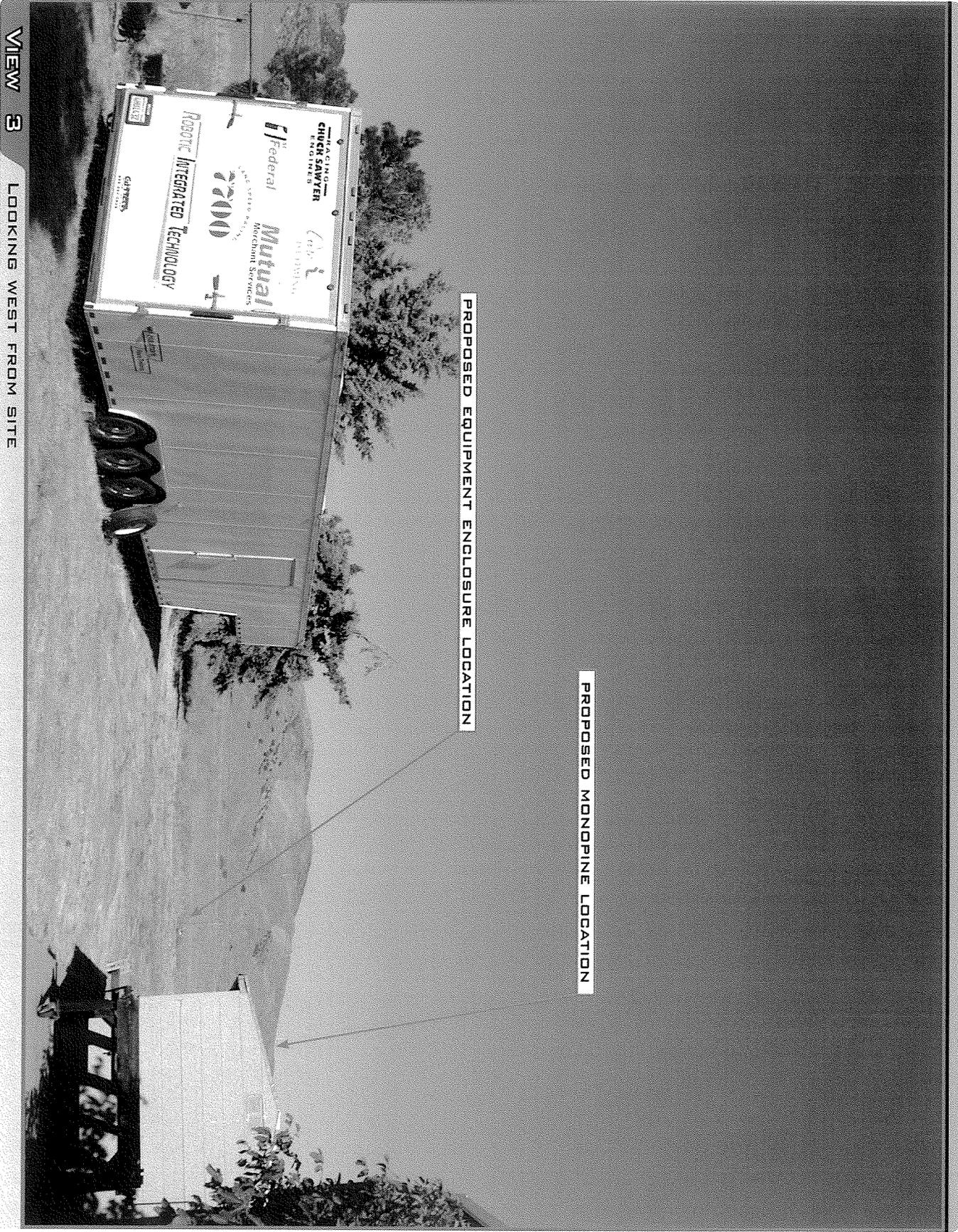
VIEW 2

LOOKING EAST FROM ADJACENT PROPERTY





**TOVEY**  
37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED EQUIPMENT ENCLOSURE LOCATION

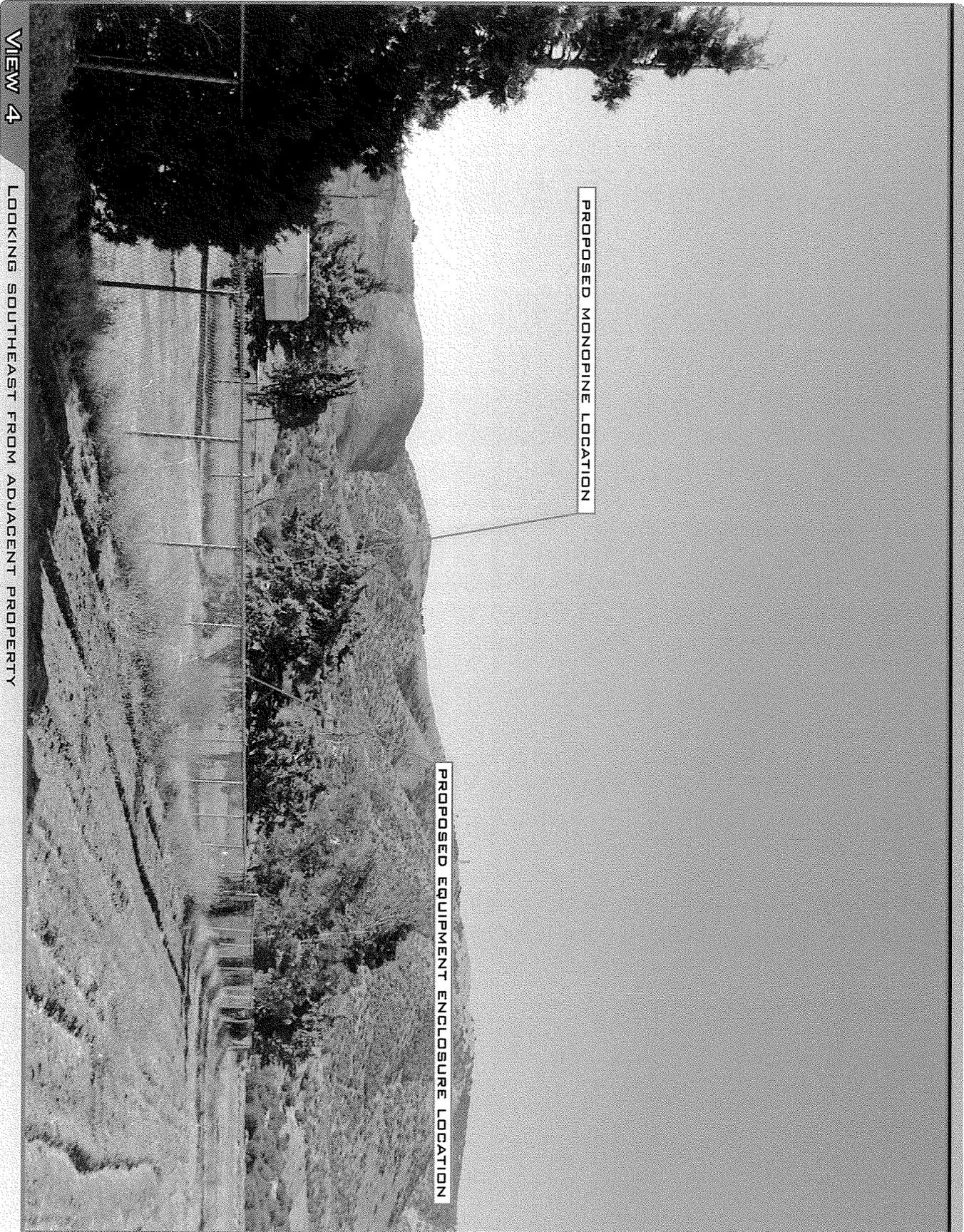
PROPOSED MONOPINE LOCATION

VIEW 3 LOOKING WEST FROM SITE



# TOVEY

37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION

PROPOSED EQUIPMENT ENCLOSURE LOCATION

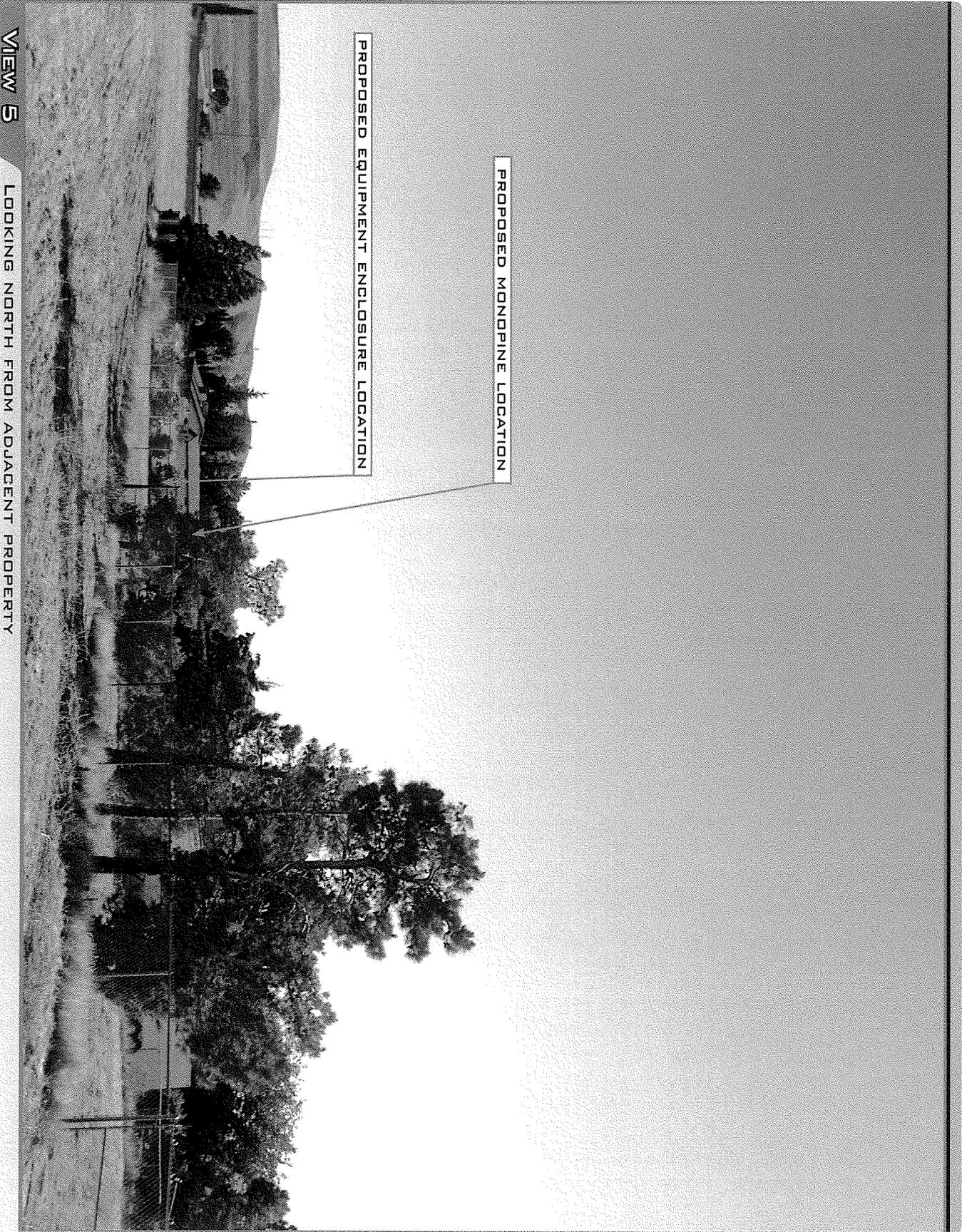
VIEW 4

LOOKING SOUTHEAST FROM ADJACENT PROPERTY



# TOVEY

37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION

PROPOSED EQUIPMENT ENCLOSURE LOCATION

VIEW 5

LOOKING NORTH FROM ADJACENT PROPERTY



**TOVEY**  
37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION



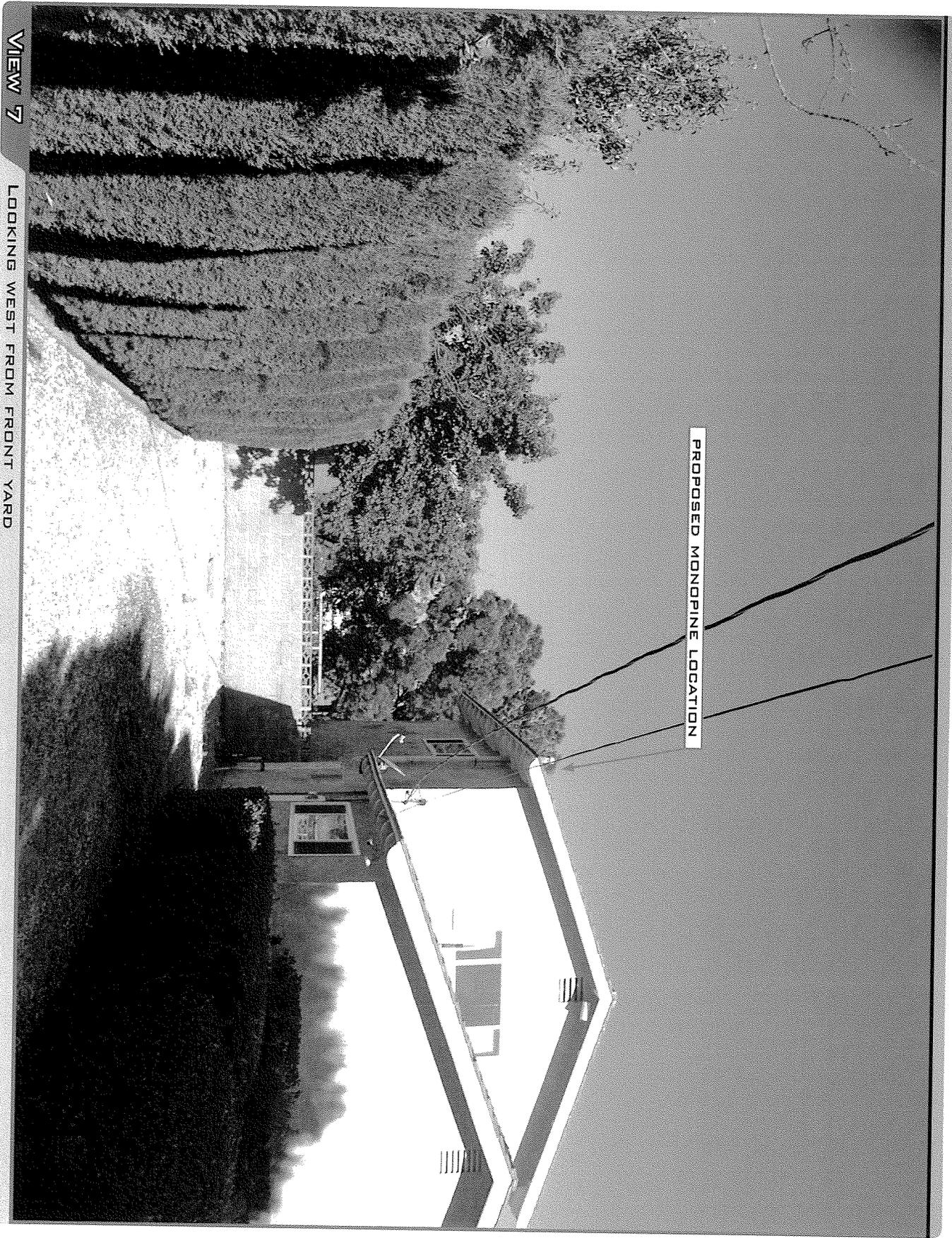
VIEW 6 LOOKING NORTHWEST FROM TOVEY AVENUE



**TOVEY**  
37071 TOVEY AVENUE PALMDALE CA 93551



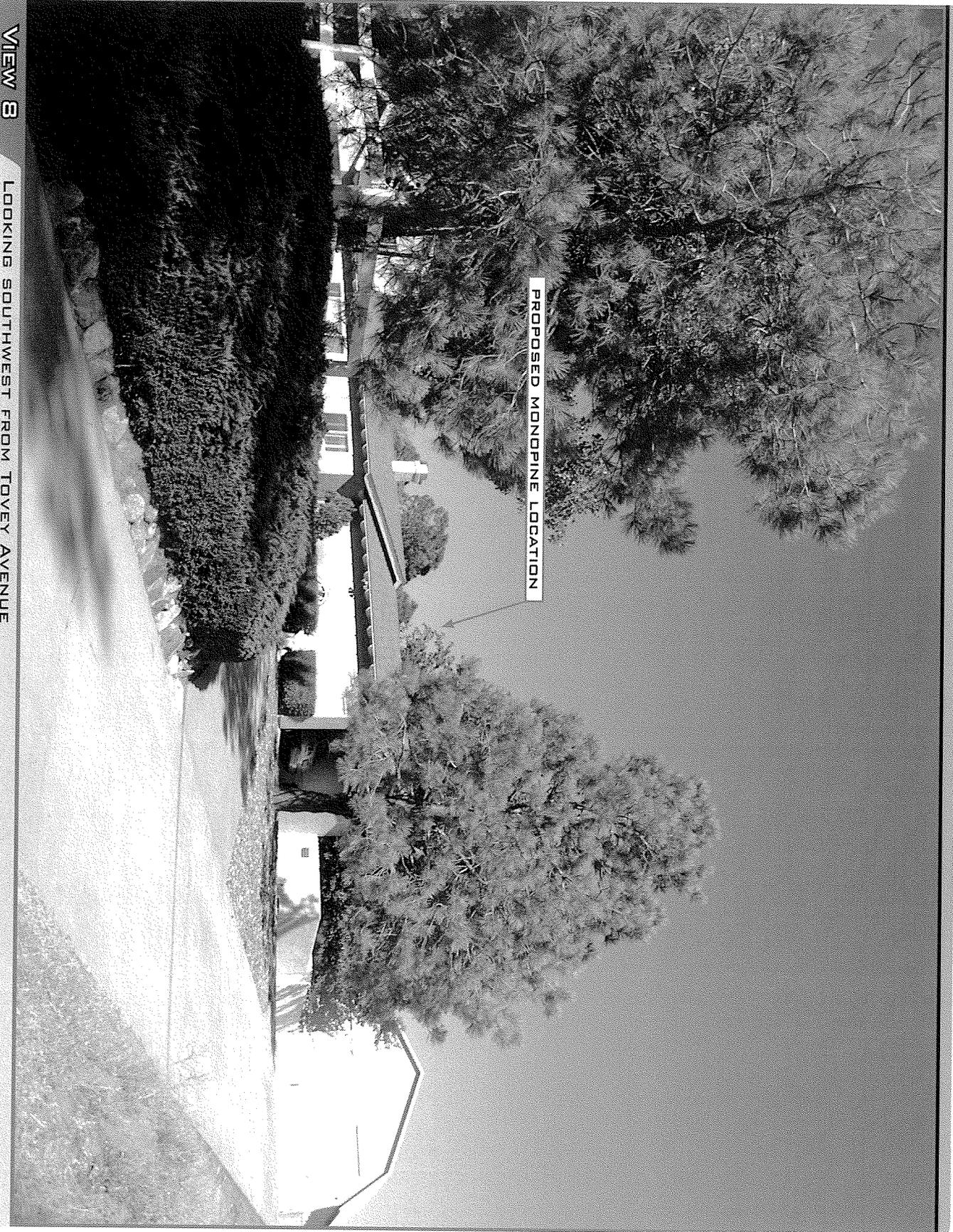
PROPOSED MONOPINE LOCATION



VIEW 7  
LOOKING WEST FROM FRONT YARD



**TOVEY**  
37071 TOVEY AVENUE PALMDALE CA 93551



PROPOSED MONOPINE LOCATION

VIEW 8 LOOKING SOUTHWEST FROM TOVEY AVENUE

Aerial Map – Alternative Site and Proposed Project Locations

