

Hearing Officer Transmittal Checklist

Hearing Date
November 20, 2012
Agenda Item No.
4

Project Number: R2011-01185-(4)
Case(s): Conditional Use Permit Case No. 201100113
Environmental Assessment Case No. 201100174
Planner: Steve Mar

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Applicant's Project Description
- Gap Coverage Statement & Coverage Maps
- Alternative Sites Analysis
- FCC Compliance Memo
- Photo Sims

Reviewed By: 



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

PROJECT NUMBER

R2011-01185-(4)

HEARING DATE

November 20, 2012

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100113
 Environmental Assessment No. 201100174

PROJECT SUMMARY

OWNER / APPLICANT

Mike Maguire / Verizon Wireless

MAP/EXHIBIT DATE

6/13/12

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) for the construction of a wireless telecommunications facility (WTF) consisting of the replacement of four existing 21'-6" tennis court light poles with four new 26'-4" light poles each topped with a radome containing one antenna each located at an existing single-family residence in the A-1-1 (Light Agricultural – 1 acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.24.100. Appurtenant equipment including four (4) new equipment cabinets and six (6) new wall mounted equipment cabinets will be contained in a new 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls. The project site lies within the current boundaries of the Sycamore and Turnbull Canyons Significant Ecological Area (SEA). However, the project site will lie outside of the proposed SEA boundary of the updated General Plan.

LOCATION

14251 Skyline Drive, Hacienda Heights

ACCESS

via Skyline Drive

ASSESSORS PARCEL NUMBER(S)

8221-025-023

SITE AREA

0.99 Acre

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

RL10 – Rural Lands 10

ZONE

A-1-1 (Light Agricultural – 1 acre Minimum Required Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (conditional use permit burden of proof requirements)
 - 22.56.215 (significant ecological areas burden of proof requirements)
 - 22.24.110 (A-1 Zone Development Standards)
 - Subdivision & Zoning Policy memo No. 01-2010 (WTF policies and standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974 - 6435

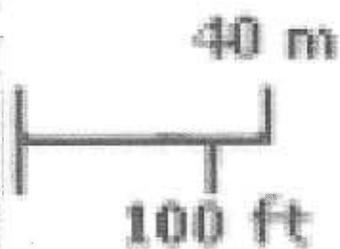
E-MAIL ADDRESS:

smar@planning.lacounty.gov

Descending Dr

Project Site

Skyline Dr



... Dr

ENTITLEMENTS REQUESTED

- A Conditional Use Permit (CUP) for the construction of a wireless telecommunications facility in the A-1-1 (Light Agricultural – 1 acre Minimum Required Area) Zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) for the construction of a wireless telecommunications facility (WTF) consisting of the replacement of four existing 21'-6" tennis court light poles with four new 26'-4" light poles each topped with a radome containing one antenna each located at an existing single-family residence. Appurtenant equipment including four (4) new equipment cabinets and six (6) new wall mounted equipment cabinets will be contained in a new 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls. The project site lies within the current boundaries of the Sycamore and Turnbull Canyons Significant Ecological Area (SEA). However, the project site will lie outside of the proposed SEA boundary of the updated General Plan.

SITE PLAN DESCRIPTION

The site plan depicts the existing single-family home and adjacent tennis court along Skyline Drive with the proposed WTF pole locations and equipment lease area located on the south end of the tennis court. Access to the WTF will be via a proposed 3 ft. wide non-exclusive pedestrian path of access leading from the driveway of the existing single-family home, through the tennis court, and to the WTF equipment lease area.

EXISTING ZONING

The subject property is zoned A-1-1 (Light Agricultural – 1 acre Minimum Required Area), in the Hacienda Heights Zoned District.

Surrounding properties are zoned as follows:

- North: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
- South: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
- East: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
- West: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)

EXISTING LAND USES

The subject property is developed with a single-family residence.

Surrounding properties are developed as follows:

- North: Vacant
- South: Single-family Residences
- East: Single-family Residences
- West: Vacant, Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The Zoning History of this parcel is as follows: A1-1 (May 25, 1948), A-1-1 (May 24, 2011).

Plot Plan No. 201200572 – This plot plan was for an 836 sq. ft. room addition.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of potential significant environmental impact found to be less than significant with project mitigation include the following:

- Biological Resources – The site contains numerous shrubs and trees that are considered suitable habitat for nesting migratory birds. A preconstruction nesting survey and construction monitoring by a qualified biologist will mitigate potential impacts to a less than significant level.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the RL10 – Rural Lands 10 of the Hacienda Heights Community Plan. The RL10 – Rural Lands 10 land use designation is intended for single-family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses. The existing single-family residence and proposed wireless telecommunications facility is consistent with the RL10 land use designation to limit intensive development and preserve areas of significant natural and scenic resources and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.*
- *Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone and prime agricultural lands.*
- *Extend new urban facilities and services only where new urban development is planned and permitted.*

The new wireless facility will be built on the property of an existing single-family residence in an area where urban development exists and avoids severe hazard areas. Construction of the project will disturb minimal vegetation on the project site and would protect the nearby Sycamore and Turnbull Canyons SEA.

- *Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*
- *Maintain high quality emergency response services.*

Construction of the new wireless facility will ensure that local cellular service will be available during emergencies.

The following policies of the Community Plan are applicable to the proposed project:

- *Protect the character of existing single-family neighborhoods.*
- *Preserve open space for recreation or land preservation.*
- *Minimize alteration of the hillside caused by development.*
- *Locate new structures off the top of a ridgeline (as shown on the Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.*
- *Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation.*
- *Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.*
- *When undergrounding or co-locating is not feasible, direct new transmission towers, lines and equipment to locations where environmental and visual impacts will be minimized.*
- *Require that any screening or camouflaging devices used are consistent with the existing environment.*

The project will be constructed on a tennis court of an existing single-family residence. The design of the facility will protect the character of the existing single-family neighborhood and preserve nearby open space of the Sycamore and Turnbull Canyons SEA. Construction of the project will disturb minimal vegetation, will not alter the hillside, and will not require a fuel modification zone. The design of the facility will camouflage the proposed antenna poles as light standards for the tennis court. Appurtenant equipment will not be visible from the public right of way.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles 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/or towers. Pursuant to Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone A-1 (Light Agricultural), provided that a CUP is obtained. The proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs.

Neighborhood Impact/Land Use Compatibility

Allowing the wireless telecommunications facility to be built and operate will ensure that local cellular service will remain readily available. The proposed WTF will be located in the tennis court of a single-family residence along Skyline Drive. The four new antenna poles will replace four existing tennis court light poles and will match the existing light poles with a similar color and appearance. The new appurtenant equipment will include equipment cabinets that will be contained in a 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls.

The applicant carries the Burden of Proof to substantiate all facts as follows:

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

The proposed WTF will help provide a seamless integration of a communications network and be a beneficial use to Verizon customers by improving wireless service. The project will fill an existing service gap by reducing the number of dropped and blocked calls in the area surrounding the site.

The design of the proposed facility will integrate it into the existing tennis court by replacing existing light poles with poles that will be of similar color and appearance. Construction of the equipment area will require a minimal disturbance of vegetation. Once completed the equipment area will not be visible from the public right of way or from neighboring properties.

The proposed WTF will be an invaluable communications tool in the event of emergencies (such as traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred.

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

The proposed facility will be located on an existing tennis court of a single-family residence and replace existing light standards with poles that will accommodate cables within the poles and fully-enclosed antennas on top of the poles within a radome. The location of the proposed facility, the design and setbacks all ensure that there will not be any detriment to the character of the neighborhood.

- 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 use is an unmanned wireless telecommunications facility which is only visited by a maintenance vehicle once every four to six weeks. Turnbull Canyon is the only thoroughfare and is of sufficient width to accommodate the monthly maintenance visit. The only public services required are electricity and telco, which can be adequately provided to this location with little to no impact on the project site or surrounding properties.

Additionally, the applicant carries the Burden of Proof to substantiate all facts as related to the Significant Ecological Areas as follows:

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

The requested development will be located within a previously developed residence with adjacent landscape vegetation. There will be no required set-aside areas for the installation and operation of the proposed development.

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

The requested development will not impact any water bodies, watercourses, or their tributaries. Also, the proposed project will not indirectly affect any downstream water bodies or watercourses.

- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

The requested development will not affect or otherwise impact any wildlife movement corridors. The proposed development is located entirely within an existing residential development. No open space areas or natural communities will be impacted.

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

The proposed project is contained within a previously developed residential area. The proposed project will be installed within an area that already lacks natural vegetative cover. Also, the proposed project is not located within the vicinity of any natural communities that require a buffer area to reduce impacts to adjacent open-space areas.

- E. That where necessary, fences or walls are provided to buffer important habitat areas from development.

A fence is already installed along the boundary of the existing residence, which will also serve as a fence surrounding the proposed development project. This existing fence will buffer the proposed project from adjacent open-space areas within the vicinity of the project site.

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

The proposed project is accessed by existing paved roads, driveways, and a residential tennis court. The utilities that serve the proposed project are located within the residential footprint and will not require any development outside of the residential area.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.215 of the County Code. The Conditional Use Permit Burden of Proof and Significant Ecological Areas Burden of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The project site lies within the current boundaries of the Sycamore and Turnbull Canyons SEA. Although the project site will lie outside of the proposed SEA boundary of the updated General Plan, the County Significant Ecological Areas Technical Advisory Committee (SEATAC) still reviewed the project for compatibility with the SEA on March 5, 2012. After reviewing the project's Biological Constraints Analysis, SEATAC determined that the project would not significantly impact the SEA.

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 DRP website posting.

PUBLIC COMMENTS

Staff has not received any public comments at this time.

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 Project Number R2011-01185-(4), Conditional Use Permit Number 201100113, subject to the attached conditions.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Initial Study & Mitigation Monitoring Program
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:SM
11/20/12

**[DRAFT] FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01185-(4)
CONDITIONAL USE PERMIT NO. 201100113**

1. **ENTITLEMENT REQUESTED.** A Conditional Use Permit (CUP) for the construction of a wireless telecommunications facility in the A-1-1 (Light Agricultural – 1 acre Minimum Required Area) Zone pursuant to County Code Section 22.24.100.
2. **HEARING DATE.** November 12, 2012
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing/meeting was held on [] before the Hearing Officer. Hearing Officer [] was in attendance for the public hearing. The applicant's representative, [] presented testimony in favor of the request and answered questions presented by the Hearing Officer. Summarize other proceedings.]
4. **PROJECT DESCRIPTION.** The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) for the construction of a wireless telecommunications facility (WTF) consisting of the replacement of four existing 21'-6" tennis court light poles with four new 26'-4" light poles each topped with a radome containing one antenna each located at an existing single-family residence. Appurtenant equipment including four (4) new equipment cabinets and six (6) new wall mounted equipment cabinets will be contained in a new 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls. The project site lies within the current boundaries of the Sycamore and Turnbull Canyon Significant Ecological Area (SEA). However, the project site will lie outside of the proposed SEA boundary of the updated General Plan.
5. **LOCATION.** The subject property is located at 14251 Skyline Drive in the unincorporated community of Hacienda Heights and in the Hacienda Heights Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing single-family home and adjacent tennis court along Skyline Drive with the proposed WTF pole locations and equipment lease area located on the south end of the tennis court. Access to the WTF will be via a proposed 3 ft. wide non-exclusive pedestrian path of access leading from the driveway of the existing single-family home, through the tennis court, and to the WTF equipment lease area.
7. **EXISTING ZONING.** The subject property is zoned A-1-1 (Light Agricultural – 1 acre Minimum Required Area).
The existing zoning for the surrounding properties are as follows:
North: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
South: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
East: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
West: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)
8. **EXISTING LAND USES.** The subject property contains/is The existing land use for the surrounding properties are as follows:
North: Vacant
South: Single-family Residences

East: Single-family Residences
West: Vacant, Single-family Residences

9. **PREVIOUS CASES/ZONING HISTORY.** The Zoning History of this parcel is as follows: A1-1 (May 25, 1948), A-1-1 (May 24, 2011).

Plot Plan No. 201200572 – This plot plan was for an 836 sq. ft. room addition.

GENERAL PLAN / COMMUNITY PLAN CONSISTENCY. The project site is located within the RL10 – Rural Lands 10 of the Hacienda Heights Community Plan. The RL10 – Rural Lands 10 land use designation is intended for single-family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses. The existing single-family residence and proposed wireless telecommunications facility is consistent with the RL10 land use designation to limit intensive development and preserve areas of significant natural and scenic resources and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.*
- *Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone and prime agricultural lands.*
- *Extend new urban facilities and services only where new urban development is planned and permitted.*

The new wireless facility will be built on the property of an existing single-family residence in an area where urban development exists and avoids severe hazard areas. Construction of the project will disturb minimal vegetation on the project site and would protect the nearby Sycamore and Turnbull Canyons SEA.

- *Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*
- *Maintain high quality emergency response services.*

Construction of the new wireless facility will ensure that local cellular service will be available during emergencies.

The following policies of the Community Plan are applicable to the proposed project:

- *Protect the character of existing single-family neighborhoods.*
- *Preserve open space for recreation or land preservation.*
- *Minimize alteration of the hillside caused by development.*

- *Locate new structures off the top of a ridgeline (as shown on the Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.*
- *Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation.*
- *Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.*
- *When undergrounding or co-locating is not feasible, direct new transmission towers, lines and equipment to locations where environmental and visual impacts will be minimized.*
- *Require that any screening or camouflaging devices used are consistent with the existing environment.*

The project will be constructed on a tennis court of an existing single-family residence. The design of the facility will protect the character of the existing single-family neighborhood and preserve nearby open space of the Sycamore and Turnbull Canyons SEA. Construction of the project will disturb minimal vegetation, will not alter the hillside, and will not require a fuel modification zone. The design of the facility will camouflage the proposed antenna poles as light standards for the tennis court. Appurtenant equipment will not be visible from the public right of way.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Title 22 of the Los Angeles 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/or towers. Pursuant to Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use in Zone A-1 (Light Agricultural), provided that a CUP is obtained. The proposed facility complies with the County's Subdivision & Zoning Ordinance Policy memo No. 01-2010 that establishes policies and guidelines regarding permits for the siting and maintenance of WTFs.
11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** Allowing the wireless telecommunications facility to be built and operate will ensure that local cellular service will remain readily available. The proposed WTF will be located in the tennis court of a single-family residence along Skyline Drive. The four new antenna poles will replace four existing tennis court light poles and will match the existing light poles with a similar color and appearance. The new appurtenant equipment will include equipment cabinets that will be contained in a 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls.
12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The project site lies within the current boundaries of the Sycamore and Turnbull Canyons SEA. Although the project site will lie outside of the proposed SEA boundary of the updated General Plan, the County Significant Ecological Areas Technical Advisory Committee (SEATAC) still reviewed the project for compatibility with the SEA on March 5, 2012. After reviewing the project's Biological Constraints Analysis, SEATAC determined that the project would not significantly impact the SEA.

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.** No public comments have been received at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The proposed WTF will help provide a seamless integration of a communications network and be a beneficial use to Verizon customers by improving wireless service. The project will fill an existing service gap by reducing the number of dropped and blocked calls in the area surrounding the site.

The design of the proposed facility will integrate it into the existing tennis court by replacing existing light poles with poles that will be of similar color and appearance. Construction of the equipment area will require a minimal disturbance of vegetation. Once completed the equipment area will not be visible from the public right of way or from neighboring properties.

The proposed WTF will be an invaluable communications tool in the event of emergencies (such as traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred

16. 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 proposed facility will be located on an existing tennis court of a single-family residence and replace existing light standards with poles that will accommodate cables within the poles and fully-enclosed antennas on top of the poles within a radome. The location of the proposed facility, the design and setbacks all ensure that there will not be any detriment to the character of the neighborhood.
18. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
19. The proposed use is an unmanned wireless telecommunications facility which is only visited by a maintenance vehicle once every four to six weeks. Turnbull Canyon is the only thoroughfare and is of sufficient width to accommodate the monthly maintenance visit. The only public services required are electricity and telco, which can be adequately provided to this location with little to no impact on the project site or surrounding properties.
20. 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.

21. The requested development will be located within a previously developed residence with adjacent landscape vegetation. There will be no required set-aside areas for the installation and operation of the proposed development.
22. Therefore, the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
23. The requested development will not impact any water bodies, watercourses, or their tributaries. Also, the proposed project will not indirectly affect any downstream water bodies or watercourses.
24. Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
25. The requested development will not affect or otherwise impact any wildlife movement corridors. The proposed development is located entirely within an existing residential development. No open space areas or natural communities will be impacted.
26. Therefore, the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
27. The proposed project is contained within a previously developed residential area. The proposed project will be installed within an area that already lacks natural vegetative cover. Also, the proposed project is not located within the vicinity of any natural communities that require a buffer area to reduce impacts to adjacent open-space areas.
28. Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
29. A fence is already installed along the boundary of the existing residence, which will also serve as a fence surrounding the proposed development project. This existing fence will buffer the proposed project from adjacent open-space areas within the vicinity of the project site.
30. Therefore, where necessary, fences or walls are provided to buffer important habitat areas from development.
31. The proposed project is accessed by existing paved roads, driveways, and a residential tennis court. The utilities that serve the proposed project are located within the residential footprint and will not require any development outside of the residential area.
32. Therefore, the roads and utilities serving the proposed developments are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.

ENVIRONMENTAL DETERMINATION

33. The Initial Study identified one area of potential significant environmental impact: biological resources. This impact can be mitigated to a less than significant level with the implementation of mitigation measures.

34. Therefore, the project qualifies as a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of project does not have a significant effect on the environment with the implementation of the proposed mitigation measures.
35. **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.
36. **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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- F. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
- G. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
- H. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development.

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

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section e.g. 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Mitigated Negative Declaration 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 with the implementation of mitigation measures.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100113 is Approved subject to the attached conditions.

Action Date: November 20, 2012

MM/SM
11/20/12

c: Hearing Officer, Zoning Enforcement, Building and Safety

**[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01185-(4)
CONDITIONAL USE PERMIT NO. 201100113**

PROJECT DESCRIPTION

The project is a conditional use permit request for the construction of a wireless telecommunications facility (WTF) consisting of the replacement of four existing tennis court light poles with four new light poles topped with a radome containing one antenna each and appurtenant equipment located at an existing single-family residence located within the Sycamore and Turnbull Canyons Significant Ecological Area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 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 November 20, 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. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,176.50** (\$2,101.50 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the **Mitigated Negative Declaration** for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. 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.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
17. 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.
18. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.

19. 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.

20. 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

22. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
23. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
24. 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.
25. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
26. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
27. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Antenna lighting is

- prohibited other than the tennis court lights. Beacon lights are prohibited unless required by the FAA.
28. 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.
 29. 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.
 30. 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.
 31. The maximum height of the facility shall not exceed 26 feet and 4 inches above finished grade.
 32. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
 33. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
 34. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
 35. 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.
 36. New equipment added to the facility shall not compromise the stealth design of the facility.
 37. Appurtenant equipment boxes shall be screened or camouflaged.

Attachments: Mitigation Monitoring Program (pages 1-1)

MITIGATION MONITORING PROGRAM
PROJECT NO. R2011-01185 / CONDITIONAL USE PERMIT NO. 201100113 / ENV NO. 201100174

The Department of Regional Planning staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
BIOLOGICAL RESOURCES				
1 A pre-construction nesting survey will be conducted prior to shrub and tree removal activities during the breeding season (February to August). In the event that an active nest is observed, a qualified biologist will monitor construction activity that may affect the nest. Construction activity should not occur within 250 feet of any active nest unless a monitor is present. Construction activity may occur within this limit at the discretion of the monitoring biologist.	Conduct pre-construction nesting survey	Prior to construction	Applicant	California Department of Fish and Game
MITIGATION COMPLIANCE				
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant

Date

Staff

Date



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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.

See attached

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.

See attached.

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.

see attached.



Conditional Use Permit Burden of Proof 14251 Skyline Drive, Hacienda Heights, CA 91745

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

The proposed location will have no negative impacts as listed above and instead will be desirable to the public convenience. Installation of the proposed wireless telecommunications facility will help provide a seamless integration of a communication network; an inherently beneficial use where the general public will benefit by the improved service. This proposal will fill the current significant gap, by reducing the number of dropped and blocked calls in the area surrounding the site. Further, the existing VZW customers, and those who are on the other end of the wireless telephone call, will have better service once this site goes on air.

VZW is a public utility, licensed and regulated by CPUC and FCC. Approval is critical because federal law mandates that wireless carriers provide adequate coverage in areas where a carrier has a license. Further, this site sits in a strategic location on the subject property in a densely populated area

Wireless telecommunications systems have proven to be an invaluable communications tool in the event of emergencies (such as traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred. Wireless technology is utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunications systems have also proven to be invaluable tools in business communications and everyday personal use.

- 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 location is proper in relation to adjacent uses or development of the community by providing a needed service to the local and regional community. The proposed installation is a logical and appropriate supplemental use of the property and the VZW facility would be concealed and hidden from the public right of way. Operation of the wireless facility can be accomplished

without disrupting or changing the operation and character of the principal permitted use of the property. The proposed facility will be unmanned, have no impact on circulation systems, and generate no noise, no odor, smoke or any adverse impacts to adjacent land uses. As such, the proposed project is proper in relation to adjacent uses and will not be detrimental to improvements adjacent to or in the vicinity of the property on which it is located.

Typically, the primary issue in siting wireless telecommunications facilities is how to balance the applicant's needs for improving its wireless telecommunications network with the City's goals to reduce visibility of the antennas and not unnecessarily add to the height, mass, and bulk to buildings and structures. In this case, VZW proposes to locate its facility on existing tennis court light standards on the property, by replacing the existing standards with ones that will accommodate cables within and antennas on top fully screened within a radome. The location of the wireless site, the design and the setbacks all ensure that there will not be any detriment to the character of the development in the neighborhood.

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 and private service facilities as are required.**

The proposed use is an unmanned wireless facility which is only visited by a maintenance vehicle once every four to six weeks. Turnbull Canyon is the only thoroughfare and is of sufficient width to accommodate the monthly maintenance visit. The only public services required are electricity and telco, which can be adequately provided to this location with little to no impact on the proposed property or surrounding properties. Therefore, this proposed site is more than adequately served.



SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215, the applicant shall substantiate the following:

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

A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
The requested development will be located within a previously developed residence with adjacent landscape vegetation. There will be no required set-aside areas for the installation and operation of the proposed development.
B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
The requested development will not impact any water bodies, watercourses, or their tributaries. Also, the proposed project will not indirectly affect any downstream water bodies or watercourses.
C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
The requested development will not affect or otherwise impact and wildlife movement corridors. The proposed development is located entirely within an existing residential development. No open space areas or natural communities will be impacted.
D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
The proposed project is contained within a previously developed residential area. The proposed project will be installed within an area that already lacks natural vegetative cover. Also, the proposed project is not located within the vicinity of any natural communities that require a buffer area to reduce impacts to adjacent open-space areas.
E. That where necessary, fences or walls are provided to buffer important habitat areas from development.
A fence is already installed along the boundary of the existing residence, which will also serve as a fence surrounding the proposed development project. This existing fence will buffer the proposed project from adjacent open-spaces areas within the vicinity of the project site.
F. That roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.
The proposed project is accessed by existing paved roads, driveways, and a residential tennis court. The utilities that serve the proposed project are located within the residential footprint and will not require any development outside of the residential area.

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



Project title: Skyline Drive WTT, R2011-01185 / RENV201100174 / RCUP201100113

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Steve Mar, (213) 974-6435

Project sponsor's name and address: Michelle Nguyen, Core Development Services, 2903-H Saturn Street, Brea, CA 92821

Project location: 14251 Skyline Drive, Hacienda Heights
APN: 8221-025-018, -019, -020 USGS Quad: Whittier & La Habra

Gross Acreage: 0.48 acres

General plan designation: R – Non-Urban, SEA – Significant Ecological Area

Community/Area wide Plan designation: RL10 – Rural Lands 10 (Hacienda Heights Community Plan)

Zoning: A-1-1 (Light Agricultural – 1 acre Minimum Required Area)

Description of project: The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) for the construction of a wireless telecommunications facility (WTT) consisting of the replacement of four existing 21'-6" tennis court light poles with four new 26'-4" light poles each topped with a radome containing one antenna in the A-1-1 (Light Agricultural – 1 acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.24.100. Appurtenant equipment including four (4) new equipment cabinets and six (6) new wall mounted equipment cabinets will be contained in a new 261 sq. ft. lease area to be built in the existing landscaped area along the western side of the tennis court and will be surrounded by new concrete block retaining walls.

Surrounding land uses and setting: The project is located in a hilly, suburban area along Sycamore Drive surrounded by single-family homes and open space. Currently the site is used as a single-family home with an adjacent private tennis court. The area where the equipment cabinets will be built contains trees and other vegetation although no trees are proposed to be removed. The south portion of the site is located within the Sycamore & Turnbull Canyons Significant Ecological Area (SEA).

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

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

Major projects in the area:

Project/Case No.

Description and Status

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

County Reviewing Agencies

- DPW:
 - Environmental Programs Division

Regional Significance

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

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

On the basis of this initial evaluation:

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

Steven M _____ Date 8/30/12

Signature (Prepared by) _____ Date

[Signature] _____ Date 8/30/2012

Signature (Approved by) _____ Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

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

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

No scenic vistas, highways, or corridors are located near the project site. (State of California Department of Transportation)

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

The Schabarum Trail is located near the project site. However, the project design will ensure that the proposed antenna poles will look similar to the existing light poles that are being replaced, that the height of the proposed poles will be less than the maximum height of the adjacent home, and the proposed equipment area will be screened with a new concrete masonry unit wall. (County of Los Angeles Bicycle Master Plan, Site Plan)

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?**

No scenic resources are found on the project site. (Google Maps or Site Plan)

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

The proposed antenna poles will look similar to the light poles that are being replaced. The proposed equipment cabinets will be screened behind a new concrete masonry unit wall. (Site Plan)

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

The proposed antennas will feature lights similar to the ones that are being replaced. (Site Plan)

2. AGRICULTURE / FOREST

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site does not contain any agricultural uses or farmland. An oak woodland containing multiple oaks of jurisdictional size is located on the north half of the property. The project will not be built near this oak woodland and will have no impact upon it. (Land Use Map, California Farmland Mapping and Monitoring Program maps)

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is a wireless telecommunications facility and does not generate air pollution emissions or generate odors.

4. BIOLOGICAL RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site does not contain any species identified as a candidate, sensitive, or special status species. (Biological Constraints Analysis (May 21, 2012))

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

A dense strand of non-native trees and shrubs extends for 20-30 ft. north of the tennis court. Beyond the non-native trees for a horizontal distance of approximately 100-150 ft. is a steep slope with an oak woodland. This northern area of the parcel will not be affected by the project. (Biological Constraints Analysis (May 21, 2012))

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act or California Fish and Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Wetlands, marshes, vernal pools, streams, or any other waters are not found on the project site. (Thomas Brothers Maps, Biological Constraints Analysis (May 21, 2012))

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The site contains numerous shrubs and trees that are considered suitable habitat for nesting migratory birds. A preconstruction nesting survey and construction monitoring by a qualified biologist will mitigate potential impacts to a less than significant level. (Biological Constraints Analysis (May 21, 2012))

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

The project site contains an oak woodland on a steep slope on the northern area of the property. This oak woodland will not be affected by the project. A lone oak tree located at the front of the property will not be affected by the project. (Biological Constraints Analysis (May 21, 2012))

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

The project does not conflict with any local policies or ordinances protecting biological resources. The County Significant Ecological Areas Technical Advisory Committee (SEATAC) determined that the facility will not have a significant impact on the Sycamore and Turnbull Canyons SEA #44 (Los Angeles County Code, SEATAC 3/5/12 meeting)

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

The project does not conflict with any conservation plans.

5. CULTURAL RESOURCES

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

<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no historical resources or structures identified on the project site. (Los Angeles County Historic Properties Database)

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The chance of discovering of any undiscovered archaeological resources on the site appears to be low. To the extent that undiscovered archaeological resources may exist on the site, the applicant will stop construction activities and implement industry-standard measures to evaluate, excavate, and catalog those resources.

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The chance of discovering of any undiscovered paleontological resources on the site appears to be low. To the extent that undiscovered paleontological resources may exist on the site, the applicant will stop construction activities and implement industry-standard measures to evaluate, excavate, and catalog those resources.

<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The chance of discovering of any undiscovered human remains on the site appears to be low. To the extent that undiscovered human remains may exist on the site, the applicant will stop construction activities and implement industry-standard measures to evaluate, excavate, and catalog those remains.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wireless telecommunications facilities are not subject to the County Green Building Standards or Drought Tolerant Landscaping Ordinance. (Los Angeles County Code)

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not consume energy any less efficiently than similar types of facilities.

7. GEOLOGY AND SOILS

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

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located in or near a seismic hazard zone or known earthquake fault. (California Geological Survey – Seismic Hazard Map)

ii) Strong seismic ground shaking?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located in or near a seismic hazard zone or known earthquake fault that would be subject to strong seismic ground shaking. (California Geological Survey – Seismic Hazard Map)

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located in nor contains a liquefaction zone. (California Geological Survey)

iv) Landslides?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A northern portion of the subject site lies within a landslide zone. However, the project will be built outside of the site's landslide zone and no portion of the project will be within the landslide zone. (California Geological Survey)

b) Result in substantial soil erosion or the loss of topsoil?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not remove substantial amounts of topsoil or create soil erosion.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not located in an area with unstable soil, liquefaction or in immediate danger from landslides.

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

The project is not located in an area with expansive soil. The project will adhere to current building codes that would minimize the exposure of on-site structures to expansive soils.

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

Septic tanks are not proposed as part of the project. The project does not generate waste water. (Project Application)

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

The project is proposed to be built on a flat portion of the subject property. (Los Angeles County Code)

8. GREENHOUSE GAS EMISSIONS

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not generate greenhouse gas emissions. The proposed project does not consume energy any less efficiently than similar types of facilities and therefore generates similar less than significant greenhouse gas emissions.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not conflict with greenhouse gas regulations or policies.

9. HAZARDS AND HAZARDOUS MATERIALS

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not contain, store, or involve any hazardous materials. (Project Description)

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not contain, store, or involve any hazardous materials. (Project Description)

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not contain, store, or involve any hazardous materials. (Project Description)

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located on a hazardous materials site. (California Department of Toxic Substances Control/Envirostor database)

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located near or within an airport or airport land use plan.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located in the vicinity of a private airstrip.

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

The project would not impair with or interfere with an adopted emergency response plan or emergency evacuation plan.

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

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

The project is located in a Very High Fire Severity Zone. All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met. (County of Los Angeles Fire Department – Pre-Fire Management Plan, County of Los Angeles Fire Department comment letter (7/12/12))

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

The site has adequate fire access. Construction and operation of the project will not significantly change current emergency access at the site.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

The site currently has water service for fire fighting purposes. Construction and operation of the project will not affect existing fire flow conditions at the site.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

No such land uses are that have the potential for dangerous fire hazard are located near the project site. (Land Use Map)

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(a) – (f) The project does not consume water or discharge wastewater. The lease area for the facility will be 261 sq. ft. or less than one percent of the total parcel area. Therefore, the impact that the project will have on the site’s groundwater recharge, drainage patterns, or runoff water rate is less than significant. (Site Plan/Project Application)

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

The project is not subject to the County Low Impact Development Ordinance.

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

The project does not discharge pollutants.

i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

The project does not use septic tanks.

j) Otherwise substantially degrade water quality?

The project will not degrade water quality.

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

The project does not propose any new housing and is not located within a 100-year flood hazard area. (Site Plan, FEMA Flood Insurance Rate Map)

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

The project is not located within a 100-year flood hazard area, floodway, or floodplain. (FEMA Flood Insurance Rate Maps)

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

No levees or dams are located near the project site. (Land Use Map)

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

The project is not located in an area susceptible to inundation by seiche, tsunami, or mudflow.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not physically divide an established community.

<p>b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not be inconsistent with any applicable plan designations. (Los Angeles County General Plan)

<p>c) Be inconsistent with the zoning designation of the subject property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Wireless telecommunications facilities are an allowed use in the A-1-1 zone after a conditional use permit is obtained.

<p>d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A southern portion the project site lies within the current boundaries of the Sycamore & Turnbull Canyons SEA. Construction of the new wireless facility consists of replacement of existing light poles with new antenna poles and construction of equipment cabinets in a landscaped area adjacent to the tennis court. Neither the area where the wireless facility will be built nor the property itself is located within or immediately adjacent to the natural vegetation of the SEA. The SEA Technical Advisory Committee reviewed the project on March 5, 2012, and concluded that the project will probably not significantly impact the SEA. (Los Angeles County General Plan, Site Plan, Biological Constraints Analysis)

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site does not contain any known mineral resources. (Los Angeles County General Plan – Special Management Areas)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located in or contain a locally-important mineral resource recovery site. (Los Angeles County General Plan – Special Management Areas)

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project result in:</p> <p>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not generate noise.

<p>b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not generate noise and no such sensitive receptors are located near the project site.

<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not generate noise.

<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not generate noise. Temporary noise may result from periodic maintenance visits of the facility by a maintenance vehicle once every four to six weeks. This periodic noise from maintenance visits is considered to be less than significant.

<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located near a public airport. (Land Use Map)

<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not within the vicinity of a private airstrip. (Land Use Map)

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cumulatively exceed official regional or local population projections? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of the construction and operation of an unmanned wireless telecommunications facility. The project does not include any new residential uses, nor does it involve the displacement of any residential uses. Therefore, this project will have no impact on population or housing resources.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

The project will not create an increased demand for these public services. The proposed project will not change the existing baseline conditions for the demand of public services. Fire and sheriff protection needs will be the same under the proposed project as they currently are for the site. The project does not create new residences and therefore does not create any new demands for schools, parks, or libraries.

16. RECREATION

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

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

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The project consists of the construction and operation of a new wireless telecommunications facility. The project does not create new residences and therefore does not create any new recreation needs nor would it interfere with regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not conflict with any circulation plan, ordinance, or policy.

<p>b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would generate minimal traffic through periodic maintenance visits to the facility.

<p>c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project does not conflict with any congestion management program.

<p>d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not affect air traffic patterns.

<p>e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No design features of the project would result in an increase of hazards.

f) **Result in inadequate emergency access?**

The project site has adequate emergency access from Skyline Drive.

g) **Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

The project does not conflict with such policies, plans, or programs.

h) **Decrease the performance or safety of alternative transportation facilities?**

The project does not affect alternative transportation facilities.

The project is an unmanned wireless facility which is only visited by a maintenance vehicle once every four to six weeks. The project does not conflict with any adopted transportation plan or exceed any traffic threshold levels.

18. UTILITIES AND SERVICE SYSTEMS

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

a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?

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

The project does not generate wastewater.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

The project does not consume water or generate wastewater.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

The project does not generate wastewater. The lease area for the facility will be 261 sq. ft. or less than one percent of the total parcel area and does not significantly increase the amount of impermeable surfaces on the site. Surface runoff amounts will not be significantly greater than current baseline amounts. The project will not create additional drainage capacity problems and will not create a need for construction of any new drainage facilities.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not consume water.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not subject to these ordinances.

f) Create energy utility (electricity, natural gas,

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

propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Energy consumed by the project will be typical of comparable wireless telecommunications facilities. The operation of the proposed wireless facility is not expected to create energy utility system capacity problems or induce construction or expansion of new or existing energy facilities.

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The project does not generate solid waste.

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

The project does not generate solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Biological Resources - The site contains numerous shrubs and trees that are considered suitable habitat for nesting migratory birds. A preconstruction nesting survey and construction monitoring by a qualified biologist will mitigate potential impacts to a less than significant level.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not achieve short-term environmental goals at the expense of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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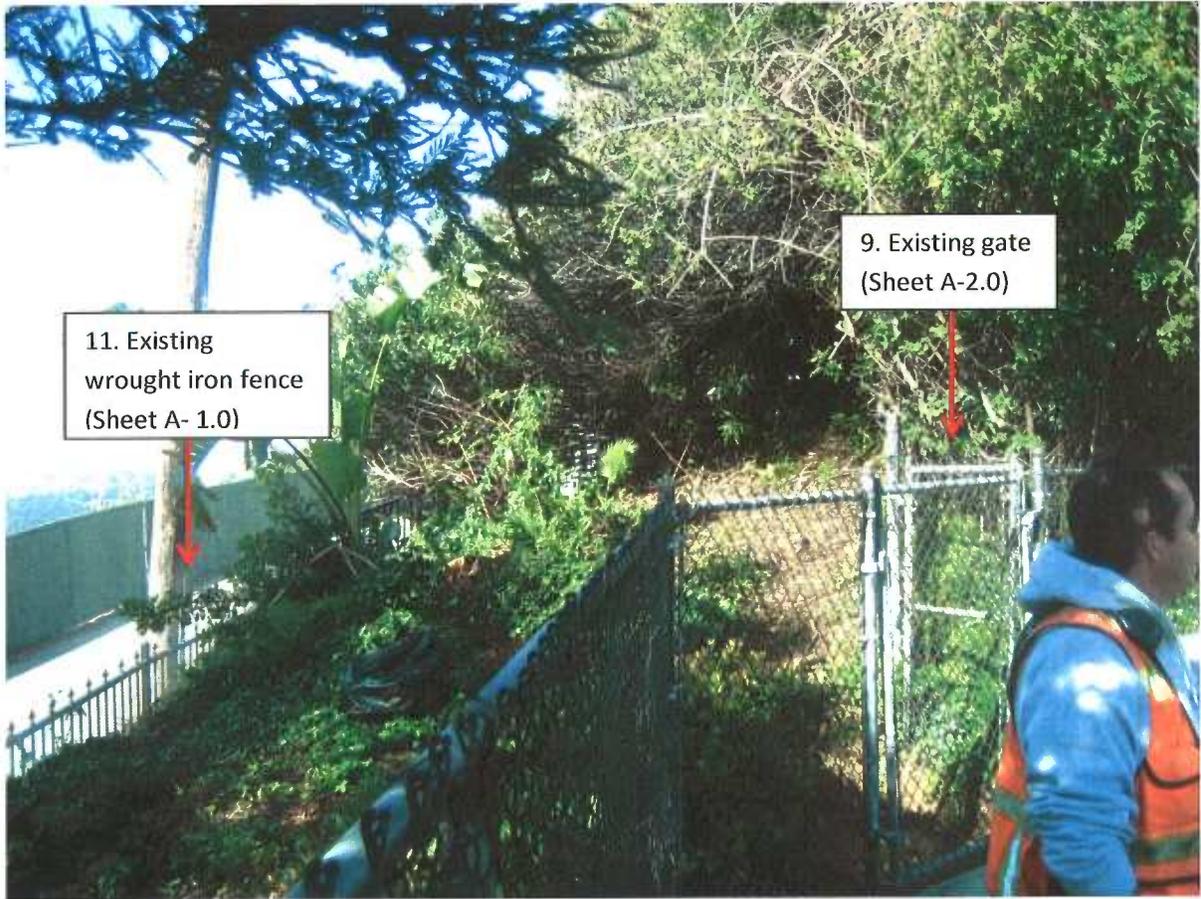
The project's individual impacts will not create any significant cumulative impacts.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project does not have any environmental effects which would cause substantial harm to people.

VZW: Turnbull Canyon
14251 Skyline Drive, Hacienda Heights, CA 91745



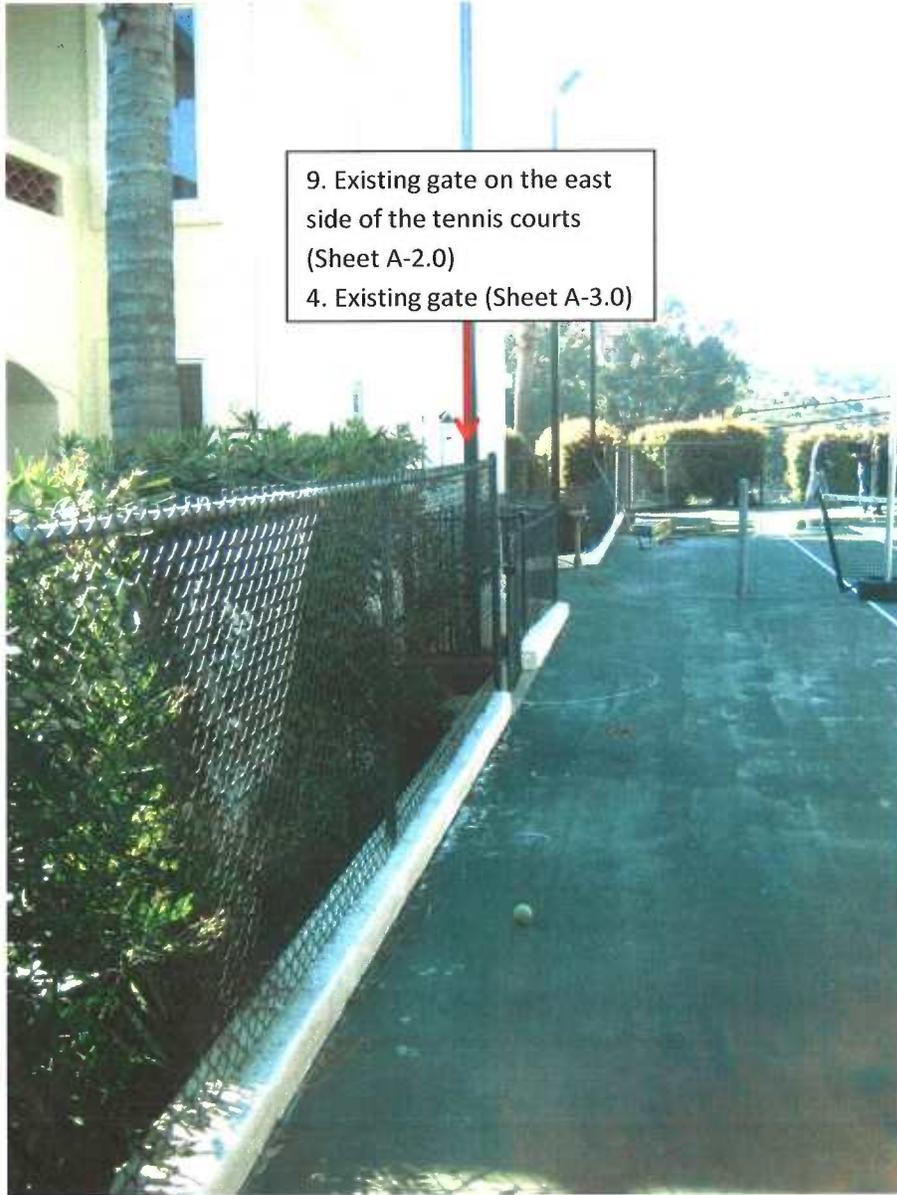
11. Existing wrought iron fence (Sheet A- 1.0)

9. Existing gate (Sheet A-2.0)

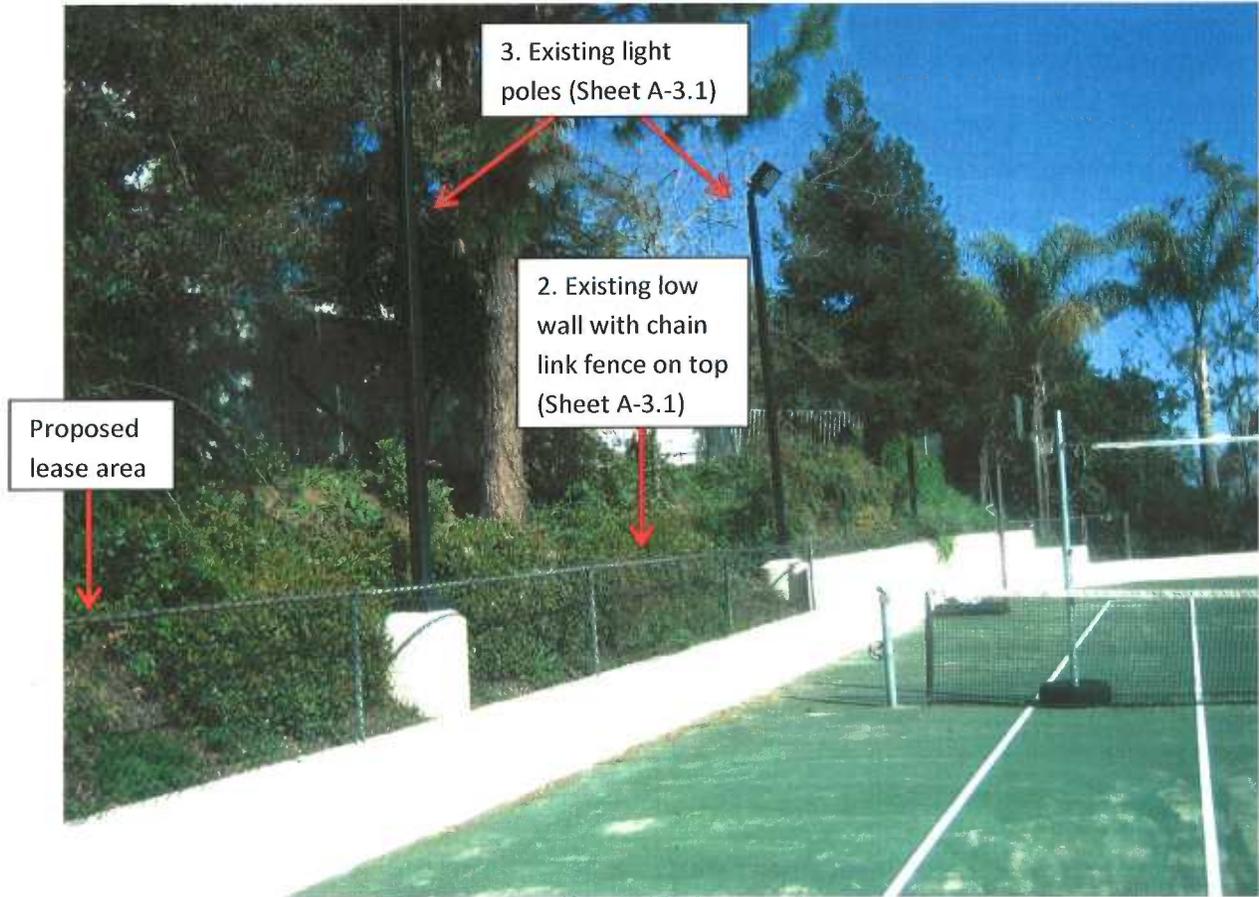
VZW: Turnbull Canyon
14251 Skyline Drive, Hacienda Heights, CA 91745



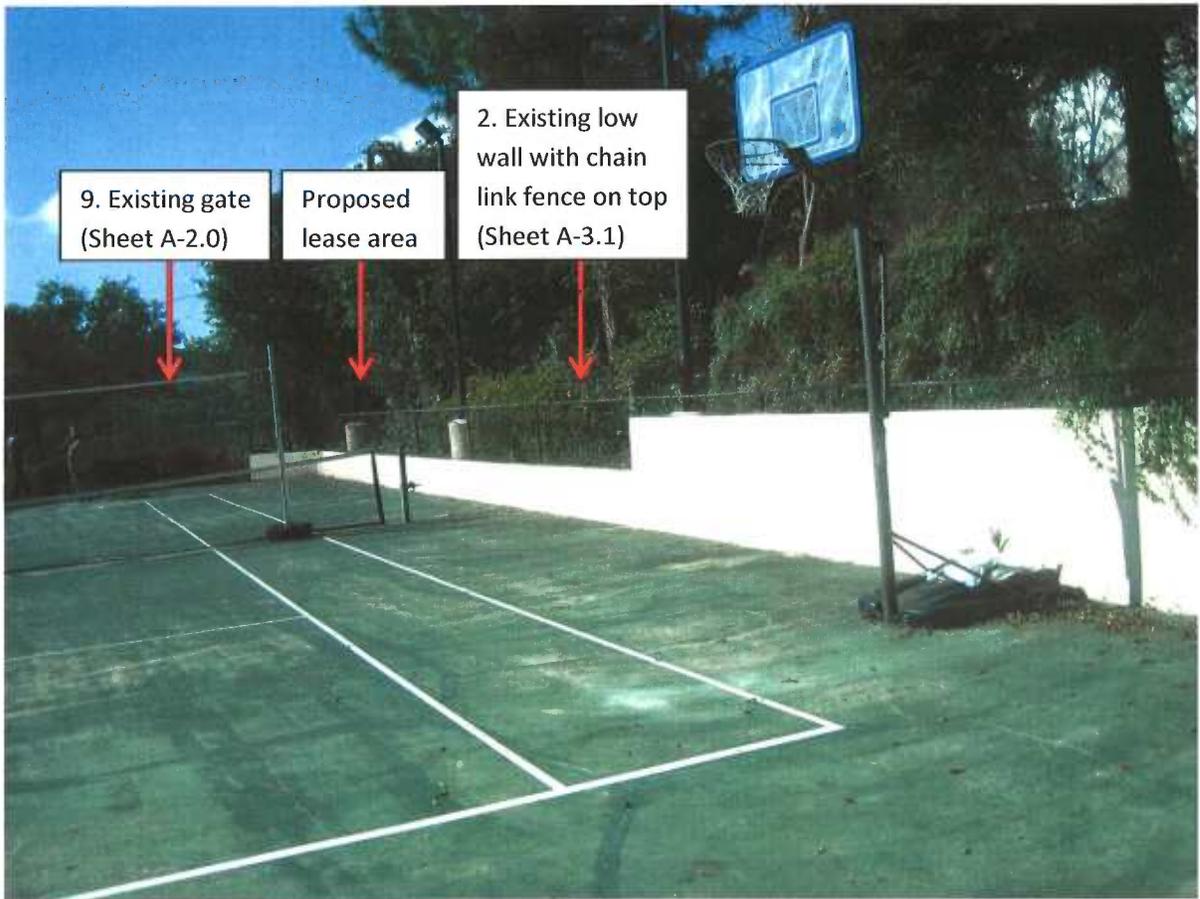
VZW: Turnbull Canyon
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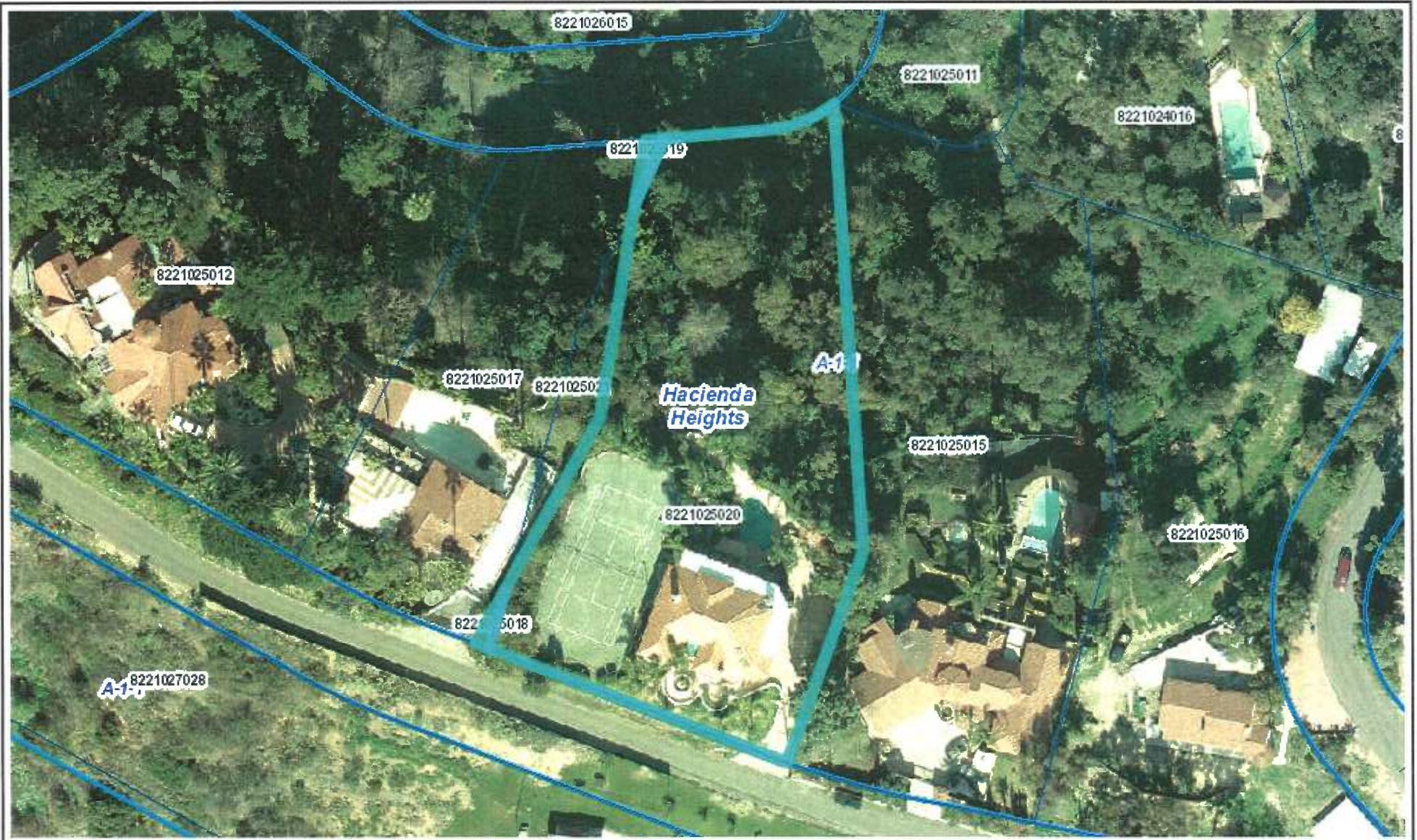
VZW: Turnbull Canyon
14251 Skyline Drive, Hacienda Heights, CA 91745



VZW: Turnbull Canyon
14251 Skyline Drive, Hacienda Heights, CA 91745



Southside of the property (partial southwest elevation)

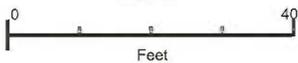


14251 Skyline Drive

R2011-01185-(4) / RCUP201100113 / RENV201100174

Printed: Nov 30, 2011

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Project Description for a Conditional Use Permit to Allow a Proposed Wireless Telecommunications Facility at 14251 Skyline Drive, Hacienda Heights, CA 91745

Introduction

Verizon Wireless (VZW) 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. VZW 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. VZW is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Background

VZW 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 VZW 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.

Project Overview

Efforts are currently underway in the County of Los Angeles, specifically Hacienda Heights, to establish the required infrastructure for VZW. VZW has retained the services of Core Development Services (Core) to facilitate the land use entitlement process. Core is currently seeking approval of a Conditional Use Permit for the installation and operation of a new unmanned Wireless Telecommunications Facility (WTF) at the subject property. The WTF will be designed to replace four existing tennis court light standards with four new ones with one antenna each within a radome on top. The equipment cabinets will be located at grade secured within a chain link enclosure. All associated antenna and equipment will be screened and hidden from the public right of way. Therefore, this site design and proposal adheres to the developments standards as set forth in the County's Telecommunications Policy.

The intent of this facility is to provide coverage to the expanding community's needs for cell phone coverage in and around this area of Hacienda Heights. This new facility will provide coverage for those individuals who live, work and visit the surrounding community.

The specific location and design of the proposed project is illustrated in further detail on the provided drawings and photo simulations.

Overview of Coverage Objective(s)

The proposed communications facility will transmit at a frequency range of between 1800 and 1900 MHz. A typical PCS site operates on standard telephone lines and commercial electrical power.

Once the wireless telecommunications facility is constructed and operational, VZW customers will receive 24-hour service seven (7) days a week. Apart from initial construction activity, the facility gets serviced from a VZW technician on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur once every four to six weeks. Beyond this intermittent service, VZW requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted.

Overview of Site Design/Location Criteria

The network of VZW cell sites throughout the region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit VZW from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed WTF location, VZW network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best siting 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.

This cell site is a "coverage" site, meaning that existing Verizon facilities in the surrounding area cannot cover this area of the city, resulting in a large number of dropped calls for subscribers in this area. This location is ideally suited to address the significant coverage gap. Coverage needs here are required by our ever-increasing customer base as well as to provide additional capacity in this part of the County of Los Angeles. Without this cell site in operation, customers may find that their calls are "blocked" (i.e., they are unable to place or receive calls in the area). The subject property is able to accommodate a facility that can be concealed from view without compromising the aesthetics of the property or negatively impacting surrounding properties.

Verizon always explores the opportunities for collocation when looking for a new telecommunications facility. Unfortunately, there were no collocation prospects in the needed coverage area for Verizon; therefore a new facility proposal was required. The proposed new facility will allow for future collocation of other carriers.

Site Development Standards and General Plan

The location, size, design, and operating characteristics of the proposed facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

1. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The equipment does not emit fumes, smoke, or odors that could be considered objectionable.
3. The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of wireless telecommunications facilities are based on technical requirements, which include service area, geographical elevations, alignment with neighboring sites and customer demand components. Placement within the urban

geography is dependent on these requirements. Accordingly, wireless telecommunication facilities have been located adjacent to and within all major land use categories including residential, commercial, industrial, open space, etc. proving to be compatible in all locations.

The proposed facility at the subject location will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the existing structures or surrounding built or natural environments. This proposed wireless telecommunications facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.

Regulating Agencies

VZW is regulated by the Federal Communications Commission (FCC) and is authorized to operate in the frequencies established for Cellular and PCS operators. VZW wireless telecommunication facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

Project Benefits

The proposed project will provide the following community benefits.

- Alternative emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the market area.
- High speed data transfer for business or leisure activities.



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

October 14, 2011

Subject: Verizon Wireless' proposed telecommunications facility named "TURNBULL CANYON" located at 14261 Sylvia Drive, Hacienda Heights, CA 91745

To whom it may concern,

As discussed below, and as is evident from the attached propagation plot, Verizon Wireless has a significant gap in service coverage in the Turnbull Canyon area of Hacienda Heights. This service coverage gap is most apparent in the residential areas north and south of the intersection of Turnbull Canyon Road and Skyline Drive as well as along the Turnbull Canyon Road between Beverly Hill Drive and Vallecito Drive. is a busy traveled two lanes thoroughfare. Providing effective and reliable service coverage to fill this gap is made difficult because of the topography and high radio spectrum noise level in this area. Exhibit A is a detailed view of the coverage gap depicting the signal problems and which clearly shows the areas suffering from poor coverage.

In order to work properly, a cell site must provide adequate radio frequency signal strength (i.e. a dominant signal) to provide effective and reliable levels of discrete coverage over a particular geographic area. As a user travels between the discrete coverage areas of two or more sites, a handoff is triggered from one site to the next. If the handoff is successful, it is transparent to the user and results are seamless coverage. However, in a service coverage gap area, such as the neighborhoods surrounding the proposed site, several issues prevent successful handoffs, and by extension, reliable wireless coverage. Every time one of these obstacles prevents a successful handoff, a call is lost, and can only be reestablished once the users get closer to the discrete coverage of the next site.

Specifically, the issues preventing reliable wireless coverage in the gap area that is to be remedied by the TURNBULL CANYON site include:

1. There is no dominant signal from any of the existing sites in the gap area due to both the distance to these sites from the service coverage gap area, and the hilly topography, which prevent signals from traveling effectively into the gap area. Overcoming topographic obstacles would require replacing the existing facilities with higher towers, which would not be compatible with the existing structures and which would not be visually preferred to the proposed stealth site design.
2. Small levels of signal from the various surrounding sites in this part of Hacienda Heights inevitably spill into the gap area. These signals are not enough to provide cell service in the area, but together they create a "noise floor" (aka interference) within the gap area. A higher noise level means that a stronger dominant signal is required in this area to place and maintain a call. We have already attempted via site modification to down-tilt the antennas on surround sites to pull back most of this interference; however due to the higher elevation of the gap area, the noise level remains quite high.

The overall impact of these issues is that Verizon Wireless customers can experience an inability to make, hold or receive calls, including 911 calls. To alleviate this issue, Verizon Wireless examined making changes to its existing network (including antenna adjustments and changes in the design of nearby sites); however, none of these solutions are technologically feasible without

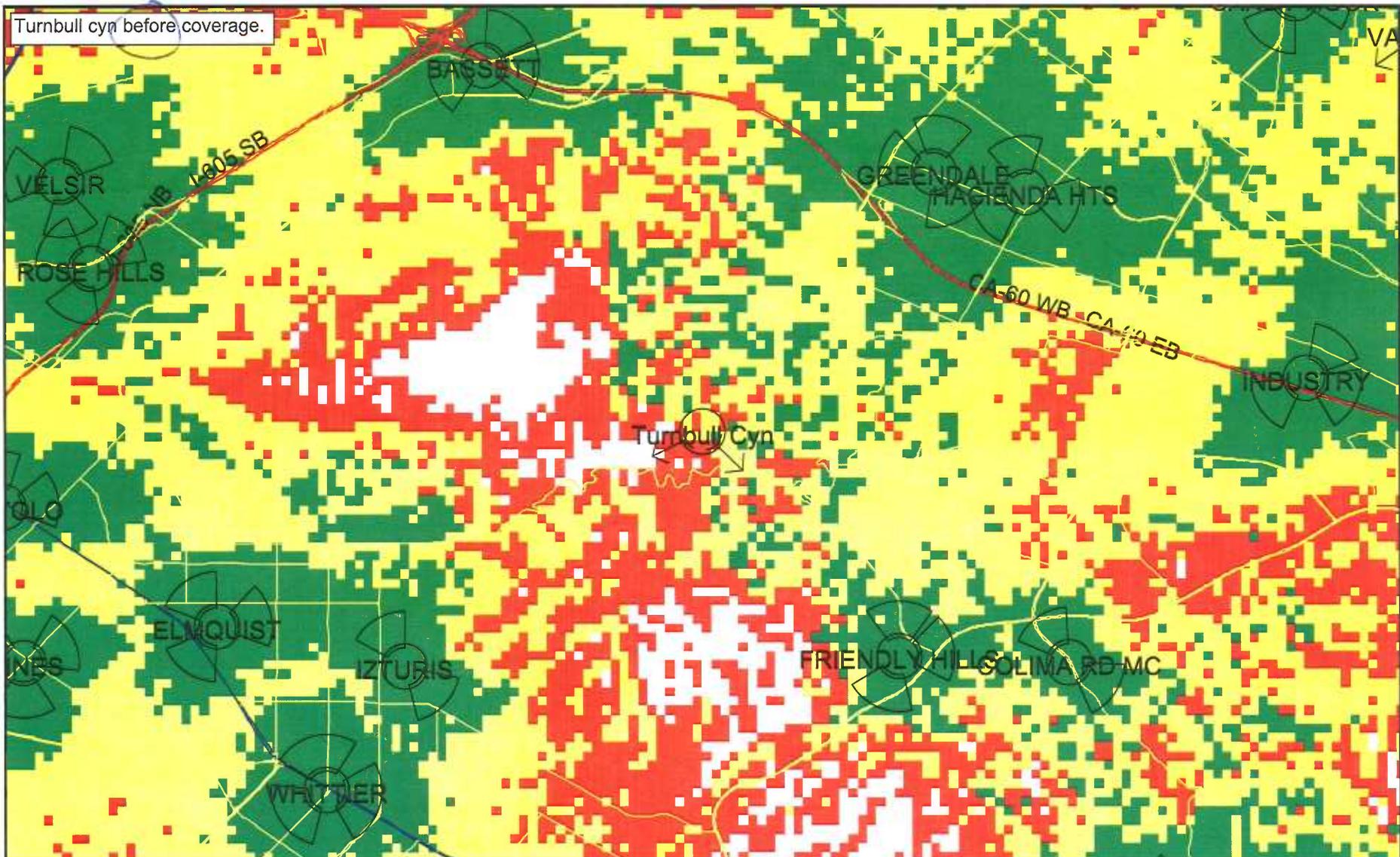
negatively impacting the network. Additionally, I understand other nearby locations were looked at for this site, however none of these were feasible or allowed for camouflaging the facility to the same extent that is possible at the proposed site.

The addition of the "TURNBULL CANYON" site will add a dominant signal to the coverage gap area and address the service issues currently being experienced by users in this area, detailed above, and thus fill Verizon Wireless significant service coverage gap in the area. It is my opinion that the proposed solution at the TURNBULL CANYON site is the most efficient and least intrusive way to address these coverage issues.

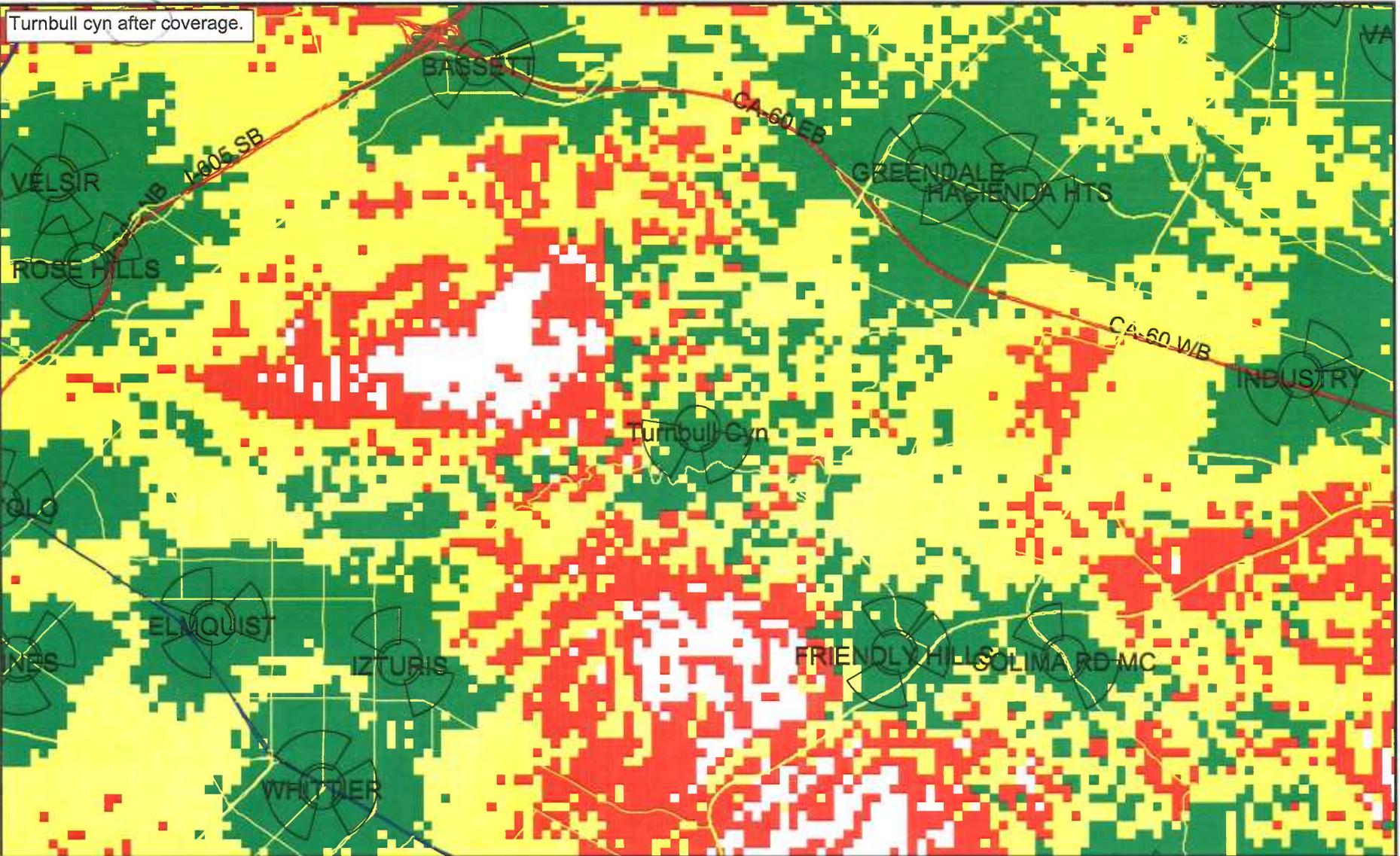
Sincerely,

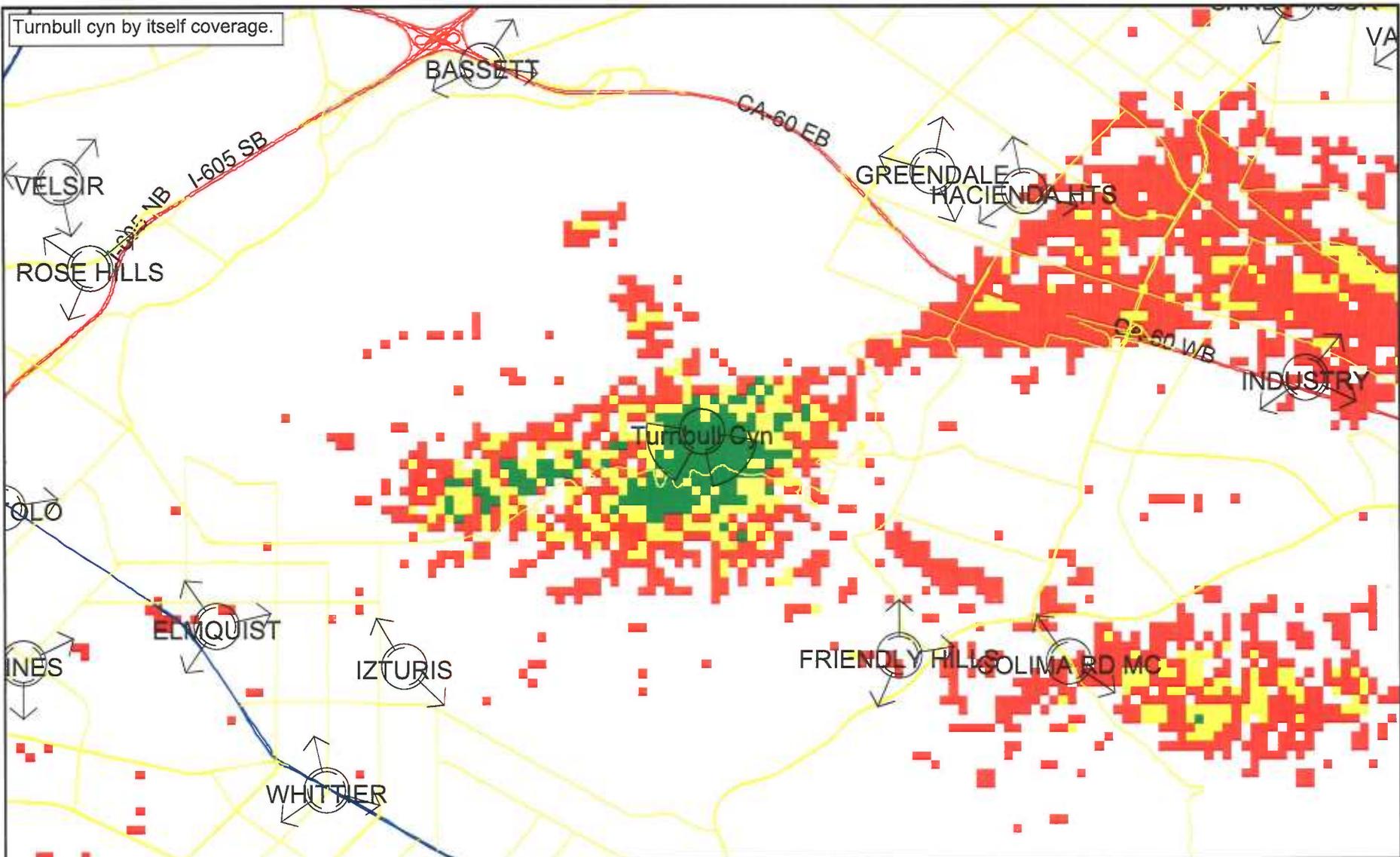
Terry Trinh
RF Design Engineer
RF Engineering Department
Verizon Wireless

Turnbull cyn before coverage.



Turnbull cyn after coverage.

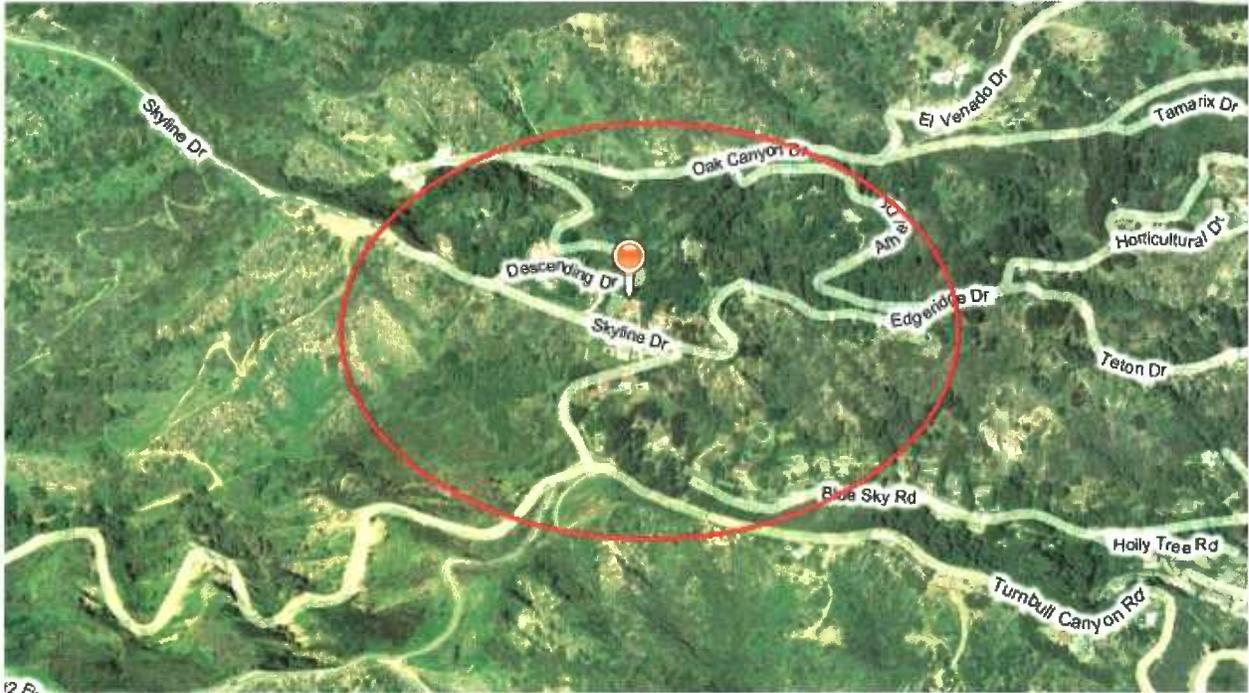




Verizon Proposal: Turnbull Canyon

14251 Skyline Drive, Hacienda Heights, CA 91745

Search Area and ¼ Mile Radius of Proposed Site



The "red" ring represents the radius of properties 1/4 a mile from our proposed facility and Verizon's search area.

(As you can tell this area is all residential and open space.)

Site Analysis

- A. Co-location feasibility on existing facilities located within ¼ mile of the proposed project site.

There were no existing facilities within the radio frequency search area that we could collocate on. In addition, there are no existing facilities within ¼ mile of the proposed facility. Therefore a new wireless facility was absolutely required to fill this significant coverage gap. This new facility can be collocateable and Verizon is always open for collocation.

- B. Non-co-location sites considered and why they were not selected.

The radio frequency search area is all residential, as can be seen in the map above. The search area consists of all properties in unincorporated Los Angeles County. There are no commercial properties within the radio frequency search area. Several of the residential properties were looked at, from putting a new ground water tank structure on one person's property, putting something on a rooftop of another home's garage, or collocating on these tennis court light standards. Specifically the other properties considered were:

Address	Notes
14185 SKYLINE DR HACIENDA HEIGHTS CA 91745-5010	Existing tower located in rear of property. Investigated whether or not VZW could install on existing pole. Pole was not permitted. Therefore, efforts to pursue were stopped.
SCE Lattice Tower	Underlying landlord is the Puente Hills Landfill Preservation. Not interested in leasing space due to local habitat of the living species in the area.
14308 SKYLINE DR HACIENDA HEIGHTS CA 91745-5013	Received email from landlord that they are not interested.
14200 SKYLINE DR LA PUENTE CA 91745-5011	Pursued cupola on the rooftop of the garage or a new ground facility, but the ground facility would exceed the height limit of the underlying zone. There was no room for equipment on the property near the garage and it appears as if the garage may not be built on their property.
Preservation Land	Underlying landlord is the Puente Hills Landfill Preservation. Not interested in leasing space due to local habitat of the living species in the area.

C. Description of why the proposed project site is the least visually intrusive site considered.

Given the information above, there were no nonresidential options in this area of Hacienda Heights. Obviously, nonresidential properties are the least visually intrusive. Therefore, since this is not an option we looked for opportunities to utilize existing structures on the properties. This property has existing light standards which allow for us to collocate on. In addition, the existing light standards are pretty well hidden from the surrounding properties by the residence and existing landscaping. Utilizing the new light standards surrounding the tennis court makes the most sense on this property given the surroundings. Since no other residential properties could really accommodate our proposal and radio frequency objective, this is the only real option.

D. Alternative designs that were considered and why they were deemed infeasible.

All faux trees were considered at this location (palm, cypress, eucalyptus, etc.), but given the existing light standards, this makes the most sense given that we are not introducing a new element to the property. A monolith, monopole, cross, silo, flagpole, or other stealth facility did not make sense for this property or in this location of the property. With the existing light standards, this installation was the most feasible and appropriate installation that allows integration into the existing environment.



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

May 9, 2011

Bandwidth information and confirmation of Verizon proposed facility will comply with FCC Standards:

Verizon Wireless: Turnbull Canyon – 14251 Skyline Drive, Hacienda Heights, CA 91745

Verizon Wireless primarily operates CDMA cellular-band and PCS-band equipment. CDMA (code division multiple access) is a digital mobile radio technology where channels are defined with codes. Multiplexing these codes in the same time-frequency space allows multiple simultaneous users to share the same channel. As of March 2008, Verizon Wireless has decommissioned its legacy analog cellular network.

Verizon Wireless' Network Engineering Department conducts radio frequency (RF) emission studies on all sites. The RF emission study is conducted pursuant to the guidelines and specifications provided in FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, entitled Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields. Verizon Wireless is committed to assuring the safety and welfare of its employees, the public and the environment.

CDMA

Tx; 880 MHz to 894 MHz
Rx; 835 MHz to 848 Mhz

EVDO

Tx; 1965 MHz to 1970 MHz
RX; 1885 MHz to 1890 Mhz

LTE

Tx; 776 MHz to 787 MHz
Rx; 746 MHz to 757 MHz

Terry Trinh
Radio Frequency Engineer
Verizon Wireless