

Hearing Officer Transmittal Checklist

Hearing Date
09/04/2012
Agenda Item No.
2

Project Number: R2011-01959-(5)
Case(s): Conditional Use Permit Case No. 201100165
Environmental Assessment Case No. 201100267
Planner: Anthony Curzi

- 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)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Photosimulations
- Coverage Maps

Reviewed By: 



PROJECT SUMMARY

Department of Regional Planning

PROJECT NUMBER: R2011-01959-(5)
APPLICANT / OWNER: Verizon Wireless/Mozelle Hicks
ENTITLEMENT(S):

HEARING DATE: 09/4/12
MAP/EXHIBIT DATE: 07/02/12

- Conditional Use Permit No. 201100165
- Environmental Assessment No. 201100267

LOCATION:

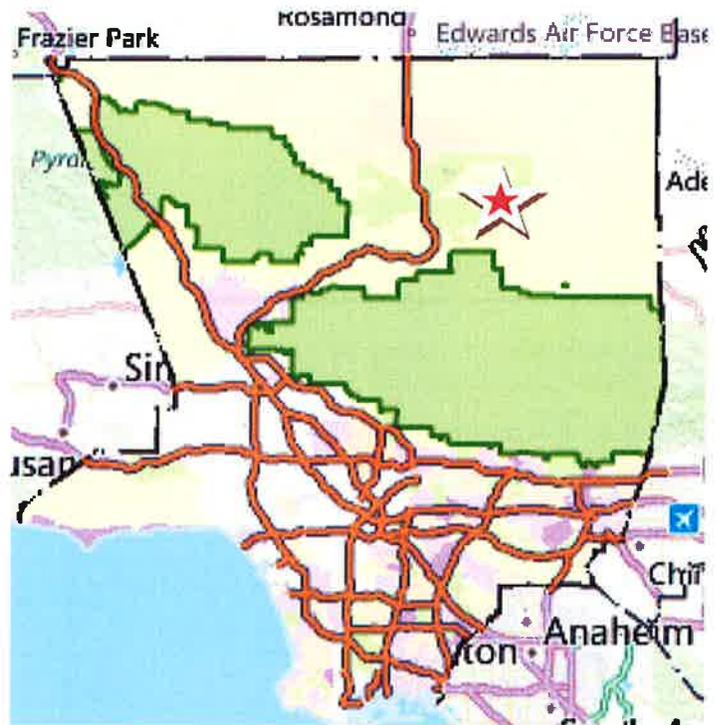
8843 East Palmdale Boulevard, Palmdale (Sun Village), 93552

APN(s):

3027-010-028, 3027-010-027

GENERAL PLAN / COMMUNITY PLAN / CSD:

- Antelope Valley Areawide General Plan
- Southeast Antelope Valley CSD



LAND USE DESIGNATION	ZONE	PROPOSED UNITS	SITE AREA	MAX UNITS
"C" (Commercial)	C-3 (Unlimited Commercial)	NA	0.65 acres	NA

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting authorization for the collocation, and the continued operation and maintenance of, an existing, unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone, located in the parking lot of a mortuary. Currently, AT&T operates antennas on the tower and the applicant, Verizon Wireless, proposes collocation. The project involves the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot equipment shelter (Verizon Lease Area), containing two GPS antennas and an emergency, diesel-powered generator, located immediately west of the existing, 80-foot-tall telecommunications tower. In total, the facility will contain 21 panel antennas, two GPS antennas, one microwave dish antenna, and two lease areas: the aforementioned 625-square-foot Verizon Lease Area and an existing 900-square-foot AT&T Lease Area. Access to the WTF is from East Palmdale Boulevard via a 12-foot-wide driveway/pathway. The telecommunications tower is disguised as a pine tree, and the new antennas will be fitted with pine socks to match the existing antennas. The purpose of the diesel-powered generator is to provide emergency service to the WTF in the event of power outages. The generator will be remotely activated once weekly for a maximum of 15 minutes for maintenance purposes. To match the existing facility, a chain-link fence will be erected around the Verizon Lease Area. The property is currently surrounded by a CMU block wall that will remain.

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

STAFF RECOMMENDATION

Approval

CASE PLANNER:

Anthony Curzi

PHONE NUMBER:

(213) 974-6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov

LOCATION MAP



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the operation and maintenance of a wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting authorization for the collocation, and the continued operation and maintenance of, an existing, unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone, located in the parking lot of a mortuary. Currently, AT&T operates antennas on the tower and the applicant, Verizon Wireless, proposes collocation. The project involves the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot equipment shelter (Verizon Lease Area), containing two GPS antennas and an emergency, diesel-powered generator, located immediately west of the existing, 80-foot-tall telecommunications tower. In total, the facility will contain 21 panel antennas, two GPS antennas, one microwave dish antenna, and two lease areas: the aforementioned 625-square-foot Verizon Lease Area and an existing 900-square-foot AT&T Lease Area. Access to the WTF is from East Palmdale Boulevard via a 12-foot-wide driveway/pathway. The telecommunications tower is disguised as a pine tree, and the new antennas will be fitted with pine socks to match the existing antennas. The purpose of the diesel-powered generator is to provide emergency service to the WTF in the event of power outages. The generator will be remotely activated once weekly for a maximum of 15 minutes for maintenance purposes. To match the existing facility, a chain-link fence will be erected around the Verizon Lease Area. The property is currently surrounded by a CMU block wall that will remain.

SITE PLAN DESCRIPTION

The site plan depicts an irregular, "L"-shaped lot comprised of two parcels (APNs 3027-010-028 and 3027-010-027) containing three existing buildings, including the mortuary, and the existing WTF facility located at the north end of the property. An enlarged site plan layout depicts the proposed 25-foot by 25-foot Verizon Lease Area surrounded with a chain-link fence with an 11.5-foot by 16-foot equipment shelter and a 5-foot by 8-foot emergency generator with spill containment pad. A 4-foot-wide gate provides access to the lease area. Two GPS antennas are depicted on the equipment shelter. The antenna layout plan depicts three "branches," each depicting four panel antennas, for a total of 12 panel antennas, and one microwave dish located directly on the tower. Also depicted is the existing AT&T Lease Area to the immediate east of the monopine tower. The elevations depict the 80-foot-tall monopine and lease area next to an existing 6-foot-tall CMU block wall. The existing AT&T panel antennas are depicted at 72 feet above grade, proposed Verizon antennas are depicted at 54 feet above grade, and the proposed Verizon microwave dish is depicted at 49 feet above grade.

EXISTING ZONING

The subject property is zoned C-3 (Unlimited Commercial), in the Littlerock Zoned District.

Surrounding properties are zoned as follows:

North: R-A-10,000 (Residential Agricultural – 10,000 Square Foot Minimum Required Lot Area)
South: C-3, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)
East: C-3, A-1-1
West: C-3

EXISTING LAND USES

The subject property is developed with the existing WTF and a mortuary.

Surrounding properties are developed as follows:

North: Vacant land and single-family residence.
South: Vacant land, gas station and market, storage yard, restaurant.
East: Vacant land, auto repair.
West: Vacant land, mobilehome park, hardware store.

PREVIOUS CASES/ZONING HISTORY

CUP No. 200900072 established the existing WTF at the site on January 19, 2010.
Ordinance No. 6690 established the C-4 (Restricted Commercial) zone on the subject property on May 17, 1955.
Ordinance No. 10,826 reclassified the C-4 zone to C-3 on February 8, 1974.

ENVIRONMENTAL DETERMINATION RECOMMENDATION

The Los Angeles County (“County”) Department of Regional Planning recommends that a 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 is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the “R” (Non-Urban) category of the County General Plan and the “C” (Commercial) category of the Antelope Valley Areawide General Plan (Community Plan). The Commercial land use designation is intended for commercial, office, and retail uses. The existing WTF is a use that is compatible with these intended uses and is therefore consistent with the permitted uses of the underlying land use category.

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

- *Public Services Policy 58: “Maintain high quality emergency response services.”*
The existing WTF provides cellular service to the neighborhood and such service is often used to make emergency calls. The project will ensure that such service will continue to be available and will be expanded to include Verizon users.

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

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point."*

The existing WTF is considered a utility use and provides telecommunication services to residents and visitors of the Antelope Valley.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 zone are subject to the following development standards:

- Ten percent of the net area shall be landscaped;
- Parking shall be provided as required by Part 11 of Chapter 22.52;
- Outside display shall be limited unless otherwise authorized by a temporary permit;
- Outside storage shall be limited.

Pursuant to Section 22.44.141 of the County Code, establishments in the Southeast Antelope Valley Community Standards District (CSD) are subject to the following development standards:

- Preservation of natural contours, native vegetation, and rock outcroppings;
- Keeping property free of debris;
- Minimizing off-site illumination from exterior lighting;

The area is within the Palmdale Boulevard Commercial Area and the following are some requirements of this area:

- Commercial developments are subject to architectural standards requiring Southwestern, Spanish Mission, and Mediterranean styles;
- Variation in roofline and façade.

The project complies with parking requirements by providing a parking space for maintenance vehicles on the subject site's parking lot. Other development standards pertaining to landscaping and outside display and storage do not apply. Standards of the CSD and of the Palmdale Boulevard Commercial Area are also not applicable.

Neighborhood Impact/Land Use Compatibility

The existing WTF has been present at the site since 2010 and provides telecommunication service to the area for residents and visitors. It is set back 70 feet from 90th Street and 100 feet from Palmdale Boulevard. The mortuary building further shields the lease area from public view, and the WTF tower is disguised to blend in with the area as it is designed to resemble a pine tree. The construction and design of the monopine tower was approved by the community in 2010.

The project is well served by all applicable and necessary infrastructures, including roads, electricity, and telephone service.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Fire Department. The letter stated that the applicant must contact the Fire Department's Petro-Chemical unit prior to the installation of the emergency diesel generator.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Antelope Valley Air Quality Management District wherein they confirm that the proposed diesel generator is exempt from permits and will not have an impact to air quality.

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 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 R2011-01959-(5), Conditional Use Permit Number 201100165, subject to the attached conditions.

PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165

STAFF ANALYSIS
PAGE 5 OF 5

Prepared by Anthony M. Curzi, Regional Planning Assistant II
Reviewed by Susan M. Tae, Supervising Regional Planner, Zoning Permits North

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

SMT:amc
09/04/2012

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165**

1. **ENTITLEMENT REQUESTED.** The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) to authorize the continued operation, maintenance, and upgrade to a wireless telecommunication facility pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) zone.
2. **HEARING DATE.** September 4, 2012
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The applicant, Verizon Wireless, is requesting authorization for the collocation, and the continued operation and maintenance of, an existing, unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone, located in the parking lot of a mortuary. Currently, AT&T operates antennas on the tower and the applicant, Verizon Wireless, proposes collocation. The project involves the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot equipment shelter (Verizon Lease Area), containing two GPS antennas and an emergency, diesel-powered generator, located immediately west of the existing, 80-foot-tall telecommunications tower. In total, the facility will contain 21 panel antennas, two GPS antennas, one microwave dish antenna, and two lease areas: the aforementioned 625-square-foot Verizon Lease Area and an existing 900-square-foot AT&T Lease Area. Access to the WTF is from East Palmdale Boulevard via a 12-foot-wide driveway/pathway. The telecommunications tower is disguised as a pine tree, and the new antennas will be fitted with pine socks to match the existing antennas. The purpose of the diesel-powered generator is to provide emergency service to the WTF in the event of power outages. The generator will be remotely activated once weekly for a maximum of 15 minutes for maintenance purposes. To match the existing facility, a chain-link fence will be erected around the Verizon Lease Area. The property is currently surrounded by a CMU block wall that will remain.
4. **LOCATION.** The project is located at 8843 East Palmdale Boulevard, in the unincorporated community of Sun Village, within the Littlerock Zoned District. It is within the Fifth Supervisorial District of Los Angeles County. The project site is comprised of two parcels, Assessor's Parcel Numbers 3027-010-027 and 3027-010-028.
5. **SITE PLAN DESCRIPTION.** The site plan depicts an irregular, "L"-shaped lot comprised of two parcels containing three existing buildings, including the mortuary, and the existing WTF facility located at the north end of the property. An enlarged site plan layout depicts the proposed, 25-foot by 25-foot Verizon Lease Area, surrounded with a chain-link fence, with an 11.5-foot by 16-foot equipment shelter and a 5-foot by 8-foot emergency generator with spill containment pad. A

4-foot-wide gate provides access to the lease area. Two GPS antennas are depicted on the equipment shelter. The antenna layout plan depicts three "branches," each depicting four panel antennas, for a total of 12 panel antennas, and one microwave dish located directly on the tower. Also depicted is the existing AT&T Lease Area to the immediate east of the monopine tower. The elevations depict the 80-foot-tall monopine and lease area next to an existing 6-foot-tall CMU block wall. The existing AT&T panel antennas are depicted at 72 feet above grade, proposed Verizon antennas are depicted at 54 feet above grade, and the proposed Verizon microwave dish is depicted at 49 feet above grade.

6. **EXISTING ZONING.** The subject site is zoned C-3 (Unlimited Commercial).
North: R-A-10,000 (Residential Agricultural – 10,000 Square Foot Minimum Required Lot Area)
South: C-3, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)
East: C-3, A-1-1
West: C-3

7. **EXISTING LAND USES.** The subject site contains a mortuary, appurtenant parking lot, and the existing WTF. Surrounding properties are developed as follows:
North: Vacant land and single-family residence.
South: Vacant land, gas station and market, storage yard, restaurant.
East: Vacant land, auto repair.
West: Vacant land, mobilehome park, hardware store.

8. **PREVIOUS CASES/ZONING HISTORY.** CUP No. 200900072 established the existing WTF at the site on January 19, 2010. Ordinance No. 6690 established the C-4 (Restricted Commercial) zone on the subject property on May 17, 1955. Ordinance No. 10,826 reclassified the C-4 zone to C-3 on February 8, 1974.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the "R" (Non-Urban) category of the County General Plan and the "C" (Commercial) category of the Antelope Valley Areawide General Plan (Community Plan). The Commercial land use designation is intended for commercial, office, and retail uses. The existing WTF is a use that is compatible with these intended uses and is therefore consistent with the permitted uses of the underlying land use category.

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

- *Public Services Policy 58: "Maintain high quality emergency response services."*

The existing WTF provides cellular service to the neighborhood and such service is often used to make emergency calls. The project will ensure that such service will continue to be available and will be expanded to include Verizon users.

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

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point."*

The existing WTF is considered a utility use and provides telecommunication services to residents and visitors of the Antelope Valley.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The proposed project complies with all applicable requirements of the zoning ordinance and development standards. Being a WTF in the C-3 zone, the only applicable development standard is the required parking. The subject site provides adequate parking for maintenance vehicles.
11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The existing WTF has been present at the site since 2010 and provides telecommunication service to the area for residents and visitors. It is set back 70 feet from 90th Street and 100 feet from Palmdale Boulevard. The mortuary building further shields the lease area from public view, and the WTF tower is designed to blend in with the area as it is designed to resemble a pine tree. The construction and design of the monopine tower was approved by the community in 2010. The project is well served by all necessary and applicable infrastructures, including roads, electricity, and telephone service.
12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Staff received a letter from the Fire Department. The letter stated that the applicant must contact the Fire Department's Petro-Chemical unit prior to the installation of the emergency diesel generator.
13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff received a comment letter from the Antelope Valley Air Quality Management District confirming that the proposed emergency diesel generator is exempt from permits and that there would be no significant impacts to air quality from the generator.
14. **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.

15. **PUBLIC COMMENTS.** No comments were received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. As there are no specific policies in County plans related to the placement of WTFs, general interpretations have stated that WTFs are permitted in all areas and zones with a CUP.
16. Therefore, the proposed use will be consistent with the adopted general plan for the area.
17. The WTF has existed at the site since 2010 without incident. It is disguised as a pine tree and blends in well with the surroundings and its initial approval was supported by the community. The mortuary building shields the lease area from public view. While the applicant is proposing the addition of an emergency diesel generator, this generator will feature noise abatement and safety features such as double-walled tank and a spill containment pad. As the generator is exempt from permits from the local air quality management district, emissions impacts from the infrequent activation of the generator will be less than significant. Furthermore, the WTF complies with all applicable development and safety standards, ensuring that impacts to surrounding properties are minimized.

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.

18. The subject site is located in the parking lot of a mortuary that complies with all setbacks and required development standards. Parking for the WTF maintenance vehicles is available at the site.

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 subject site is on the corner of East Palmdale Boulevard and 90th Street East, two major arterial roads. A 12-foot-wide accessing East Palmdale Boulevard provides vehicular access to the WTF.

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

ENVIRONMENTAL DETERMINATION

20. The Los Angeles County ("County") Department of Regional Planning recommends that a 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 is no evidence that the project may have a significant impact on the environment.

Therefore, The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

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

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

HEARING OFFICER ACTION:

1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100165 is approved subject to the attached conditions.

SMT:amc
09/04/2012

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165**

PROJECT DESCRIPTION

The project is for the continued maintenance and operation of an unmanned, wireless telecommunication facility, along with the installation of additional antennas and ancillary equipment, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 4, 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 ninety (90) days from the date of final approval of the grant. A single thirty- (30-) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunication facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or

modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. New panel antennas installed pursuant to this permit shall be camouflaged or disguised to resemble existing panel antennas on the monopine tower.
16. For maintenance purposes, the emergency generator shall be activated only once weekly for a maximum of 15 minutes, and only between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.
17. Prior to the issuance of building permits, the applicant shall contact the Los Angeles County Fire Department, Petro-Chemical Unit at (626) 369-0124 for approval of the emergency diesel generator.
18. 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.

19. 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.
20. 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.
21. This grant authorizes the continued operation and maintenance of the existing unmanned, wireless telecommunication facility, along with the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot

equipment shelter (Verizon Lease Area), with two GPS antennas, and an emergency, diesel-powered generator, located immediately west of the 80-foot-tall telecommunications tower.

22. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
23. Upon completion of the 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) for general population/uncontrolled exposure to such emissions when operating at full strength at capacity. If other WTFs are located on the subject property or 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. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
28. If the subject property is adjacent to residences, 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 80 feet 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. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
34. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
35. 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.
36. 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.
37. The facility shall be secured by fencing, gates and/or locks.



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Web: www.core.us.com

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

Project Information

Address: 8843 Palmdale Boulevard, Palmdale, CA 93552

APN: 3027-010-028

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

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

The proposed wireless telecommunications facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is completely unmanned, generates no traffic, noise, odor, waste, hazardous materials, or additional light separate from the parking lights. Once installed on on-air, the site will largely remain the same as it is now with an exception of (12) panel antennas and (1) microwave dish mounted on the existing monopine, (1) equipment shelter, (2) GPS antennas, (1) generator enclosed on a new lease are at grade and enclosed with chain-link fencing to match existing chain-link on site.

The proposed wireless telecommunications facility will not be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, nor will it jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the proposed facility is a benign use that does not interfere with the use of the subject property or the neighboring properties. The proposed facility does not block any views, attract criminal elements, nor generate/sell offensive products. The proposed facility will be a part of the wireless telecommunications network that is already in place in this part of Palmdale, and Los Angeles County at large. Without it, subscribers will continue to drop calls when passing through this area and will be unable to make or receive calls in their cars and homes/businesses. By being present, this use may actually increase the enjoyment and valuation of properties of others located in the vicinity.

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



The proposed site is commercial site/zone and is located on E Palmdale Avenue, near 90th Street E. The site is adequate in size to accommodate the proposed wireless telecommunications facility. The proposed collocation installation for an unmanned cell site consists of (12) panel antennas and (1) microwave dish on an existing monopine, (1) equipment shelter, (2) GPS antennas, (1) generator with chain-link enclosures to match existing chain-link on site, and connections as required for power and TELCO services. All proposed antennas will be painted to match the existing monopine branches; thus, all associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding uses. The site is also large enough to accommodate the support equipment without needing to encroach into any required setbacks. The existing monopine with the proposed antennas and equipment will continue to be in-scale, setback from the front of the property, and will also be in-scale with the mature trees on the property and on properties within the immediate vicinity.

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

C. That the proposed site is adequately served:

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

The proposed site is adequately served by fully sufficient/improved public roads (E Palmdale Avenue and 90th Street E). The proposed facility is unmanned and does not generate any traffic and therefore will not have any traffic impacts. The proposed use will not require or impact any public or private service facilities.

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Verizon Springfield/Project No. R2011-01959-(5)/Conditional Use Permit No. 201100165/Environmental Assessment No. 201100267

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Anthony Curzi (213) 974-6443

Project sponsor's name and address: Verizon Wireless – 15505 Sand Canyon Avenue, Building D, First Floor, Irvine, CA 92618

Project location: 8843 East Palmdale Boulevard, Palmdale, CA 93552
APN: 3027-010-028, 3027-010-027 **USGS Quad:** Littlerock

Gross Acreage: 0.65

General plan designation: “R” (Non-urban)

Community/Area wide Plan designation: “C” (Commercial)

Zoning: C-3 (Unlimited Commercial); Southeast Antelope Valley Community Standards District; Palmdale Boulevard Commercial Area.

Description of project: The Project involves the collocation of additional antennas on an existing, unmanned wireless telecommunication facility (WTF) and the addition of a 24- to 30-kilowatt emergency diesel-fueled generator (in a new lease area compound) to be activated in the event of power outages and once weekly for maintenance purposes for a maximum of 15 minutes. The WTF tower is disguised as a pine tree and is located in the parking lot of a mortuary. Additional antennas placed on the tower will be made to match existing antennas. The tower is approximately 80 feet tall and no changes in height are proposed. The applicant is proposing: (1) the placement of 12 additional antennas on the monopole at 54 feet above grade, under existing AT&T antennas, (2) one microwave dish at 49 feet above grade, and (3) a new 625-square-foot, 10.5-foot-tall Verizon equipment shelter (containing the generator, equipment cabinets, and two GPS antennas) located immediately west of the tower. In total, the facility will contain 21 panel antennas, two GPS antennas, one microwave dish antenna, and two lease areas: the aforementioned 625-square-foot Verizon Lease Area and an existing 900-square-foot AT&T Lease Area. Access to the WTF is from East Palmdale Boulevard via a 12-foot-wide paved driveway/pathway.

Surrounding land uses and setting: The subject site is located on flat terrain in a semi-rural area in the east Antelope Valley community of Sun Village, approximately 40 miles northeast of downtown Los Angeles. Surrounding land uses within 500 feet consist of vacant land, a mortuary, a mobile home park, a gas station and market, a hardware store, a storage yard, an auto repair shop, and a restaurant. The subject property is partially paved with a parking lot. The location is in a desert environment. The property has

been disturbed and does not contain any vegetation. A mortuary, and two additional buildings associated with the mortuary, is located on the property.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement): NONE

Public Agency *Approval Required*

Major projects in the area: NONE

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- DPW:
 - Traffic and Lighting Division
 - Environmental Programs Division

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

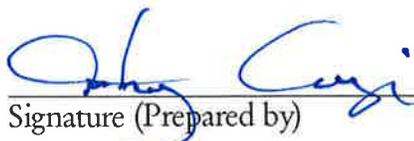
The environmental factors checked below would be potentially affected by this project. **NONE**

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

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

On the basis of this initial evaluation:

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



 Signature (Prepared by)

7/23/2012

 Date



 Signature (Approved by)

7/23/2012

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				

EVALUATION OF ENVIRONMENTAL IMPACTS

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

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

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

The wireless telecommunication facility (WTF) is existing and is located on a parcel in a semi-rural area. There are no adverse impacts to scenic views from the facility. It is not located within a scenic vista. The WTF is disguised as a pine tree to blend in with the surroundings and reduce visual impacts.

The WTF will not be visible from any regional riding or hiking trails. The closest trail is the proposed Northside Connector Trail located eight miles southwest from the Project site.

The WTF is not located on, nor is it visible from, a state scenic highway. There are no trees with scenic value, rock outcroppings, or historic buildings located in the Project vicinity.

The WTF is an existing structure. It is approximately 80 feet tall and is disguised to resemble a pine tree. It is located in an area with vacant land, scattered residences, and commercial uses. An additional 12 antennas will be placed on the tower, for a total of 21. The existing antennas are fitted with pine socks to disguise them and the new antennas will also have these treatments, reducing visual impacts from the new antennas.

The WTF will not cause a substantial shadow. It is 80 feet tall and neighboring uses include a mortuary, gas station and market, a mobilehome park (180 feet to the west), and a hardware store. No lights are located on the tower or the appurtenant lease area, and the facility is not built with reflective surfaces, reducing the potential for glare. The 12 additional antennas will not substantially change the appearance of the monopine tower, nor will it substantially introduce additional shadows.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

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

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

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

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

The subject site is designated as “Urban and Built-Up Land” and is located in an area that contains mobile homes, scattered residences, and various commercial uses. The proposed action will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The subject site is zoned C-3 (Unlimited Commercial) and some agricultural uses are permitted in that zone, including crops and greenhouses. Wireless telecommunication facilities (WTFs) are permitted in that zone subject to the approval of a conditional use permit (CUP). Therefore the proposed use will not conflict with the subject site’s zoning. A CUP was approved for the existing WTF on the site on January, 19 2010. Furthermore, the subject site is not located within an Agricultural Opportunity Area and is not on Williamson Act contract land.

The subject site is not located on forest land or timberland, nor will the proposed action result in a rezoning of those lands. The proposed project is for the collocation of additional antennas on an existing WTF and the installation of a diesel-operated generator, and it, therefore, will not result in the rezoning of forest or timberland.

The subject site is not located on forest land. The proposed project is for the collocation of additional antennas on an existing WTF and the installation of a diesel-operated generator, and it, therefore, will not result in the loss of forest land or conversion to such land to non-forest use.

As the proposed action is for the collocation of additional antennas on an existing WTF and the installation of a generator, there will be no changes that will result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

3. AIR QUALITY

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,

- Global warming and ozone-depleting gases.

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

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

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

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

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

The existing facility will be modified with the installation of a generator that would be put into use in the event of power outages. It is estimated that the generator would be automatically activated once a week for a maximum of 15 minutes for maintenance purposes and rarely in the event of power outages.

The generator is exempt from written permits from the Antelope Valley Air Quality Management district per rule 219. As such, the project will not violate any air quality standard or contribute to any violation.

The generator is exempt from written permits from the local air quality management district per rule 219. As such, the project will not result in a cumulatively considerable net increase of any criteria pollutant.

A mobile home park, which is considered a sensitive receptor, is located approximately 180 feet from the WTF and the proposed generator. However, the amount of exhaust produced by the generator would be negligible. Furthermore, the generator is at a sufficient distance from the mobile home park to adequately buffer the site from any pollutants the generator would produce.

In the event that the diesel generator gets activated, a negligible amount of diesel exhaust will be emitted. Nearby uses within 500 feet include a mortuary, a mobile home park, and various commercial uses. However, impacts from the operation of the generator would be less than significant as determined by AVAQMD thresholds.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(junipers, Joshuas, southern California black walnut, etc.)?

No Impact.

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)?

No Impact.

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

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

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

Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.

The project involves the collocation of additional antennas on an existing wireless telecommunication facility and the introduction of a diesel-powered generator for emergency purposes in a new 625-square-foot equipment area. There will be no modification of habitat and the existing project area has been previously disturbed.

There are no sensitive natural communities in the vicinity of the project site.

There are no wetlands, vernal pools, coastal wetlands or drainages at in the project site or in the vicinity.

The proposed project does not have the ability to interfere with native resident or migratory fish or wildlife species or with native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites as none of those exist at or near the project site.

There are no oak trees or other unique native trees at the project site.

The project will not conflict with any policy protecting biological resources. The project will collocate additional antennas on an existing monopole and install a new diesel-powered generator in a new Verizon lease area for emergency purposes.

The project will not conflict with the provisions of any habitat conservation plan (HCP). The subject site is not located in an area with an HCP.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				

EVALUATION OF ENVIRONMENTAL IMPACTS

As previously mentioned, the project is for the collocation of additional antennas on an existing monopine WIF tower, and the construction of a new 625-square-foot Verizon Lease Area containing an emergency diesel-powered generator.

The subject site does not contain any historical resource as defined in CEQA Guidelines § 15064.5 and the proposed use will not cause any adverse change to any historic resource. The proposed project is for the collocation of additional antennas on an existing unmanned WIF and the installation of a diesel generator (in a new equipment shelter) to produce electrical power for the WIF in the event of power outages.

The subject site does not contain any archaeological resource as defined in CEQA Guidelines § 15064.5 and the proposed use will not cause any adverse change to any historic resource. The proposed project is for the collocation of additional antennas on an existing unmanned WIF and the installation of a diesel generator (in a new equipment shelter) to produce electrical power for the WIF in the event of outages.

There are no paleontological resources, unique geologic features, or rock formations present at or near the

subject site.

As the proposed project is for the collocation of additional antennas on an existing unmanned WTF and the installation of a diesel generator, no possibility exists for the disturbance of human remains. No excavation of earth is proposed and the site has already been disturbed by the construction of the existing WTF.

6. ENERGY

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

No Impact.

b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

The proposed project is for the collocation of 12 additional antennas on an existing unmanned WTF and the installation of a diesel-powered generator in a new Verizon Lease Area and is not subject to the Green Building Ordinance as no new impervious surfaces are being created by the proposed project.

While the facility will employ the use of a diesel generator, usage of this machinery will occur in the event of power outages. Furthermore, the generator would be remotely activated once weekly for 15 minutes for maintenance purposes. This use of fuel would be minor and would not be considered an inefficient use of energy resources as the purpose would be to maintain the operation of the WTF in the event of power outages due to emergencies.

7. GEOLOGY AND SOILS

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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

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?

No Impact.

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

No Impact.

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?

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

The existing unmanned WTF is 80 feet tall and is located 90 feet from the nearest habitable structure. The nearest earthquake fault (San Andreas) is located approximately five miles south from the subject site and will pose minimal if any danger to the subject site or the project features in the event of a rupture.

WTF towers are designed to withstand strong seismic events. The nearest habitable structure is located 90 feet away.

The subject site is not susceptible to liquefaction or lateral spreading, and, therefore, the chance of seismic-related ground failure is minimal.

The subject site is located on flat terrain and is not in an area susceptible to landslides.

The subject site is partially paved, is on flat terrain, and the project does not propose any activity that could result in soil erosion or the loss of topsoil.

The project site is not located on a geologic unit or soil that is unstable, nor is not located on expansive soil.

The project is not proposing the use of wastewater treatment systems.

The project is not located within a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

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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Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS

As previously mentioned, the project is for the collocation of additional antennas on an existing monopine WTF tower, and the construction of a new 625-square-foot Verizon Lease Area containing an emergency diesel-powered generator.

The onsite diesel generator would be automatically activated once weekly for maintenance purposes for no more than 15 minutes and in the event of power outages due to emergencies. This operation would generate a small amount of greenhouse gases; however, the amount of GHGs that would be emitted would be insignificant and would, therefore, result in a less than significant impact.

The onsite diesel generator would be activated once weekly for maintenance purposes for no more than 15 minutes and in the event of power outages due to emergencies. This operation would not conflict with any plan, policy, or regulation adopted for the purposes of reducing GHGs. The project will not create new development nor will it induce more vehicle miles travelled, activities which result in the increase in the emission of GHGs. Therefore, impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
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"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				
g) Impair implementation of, or physically interfere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with, an adopted emergency response plan or emergency evacuation plan?

No Impact.

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

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

No Impact.

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

No Impact.

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

No Impact.

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

Less Than Significant Impact.

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

Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

Maintenance personnel will periodically transport diesel fuel to the site for the generator. However, this is a routine activity that will be accomplished safely through the use of a fuel truck.

The possibility does exist for the accidental release of diesel fuel from generator's storage tank. However, safety measures, including a containment pad and doubled-walled fuel tank, will ensure that this release will not result in a significant hazard to the public.

The onsite generator would emit exhaust and the nearest sensitive land use is a mobilehome park located 180 feet to the west. However, the amount of exhaust would be negligible and impacts would be less than significant.

The project site is not located on the list compiled pursuant to Government Code § 65962.5.

The project site is not located within an airport land use plan. However, the Palmdale Airport property is located approximately one mile north of the project site with the runways located approximately seven miles to the northwest. At 80 feet tall, the existing WIF with the additional antennas poses no danger to aircraft departing and arriving at the airport.

The project is not located in the vicinity of a private airstrip.

The project's facilities are fully on-site and will not in any way impair implementation of or interfere with an adopted emergency response or evacuation plan.

The project site is not within a Very High Fire Hazard Severity Zone (Zone 4).

Access to the site is adequate for emergency purposes.

Water pressure to the site is adequate to meet fire flow standards.

Surrounding land uses do have the potential for dangerous fire hazard. They include a mortuary, a

mobilehome park, and various commercial uses typical to a semi-rural area. Most of the surrounding land to the WTF is vacant. However, while the diesel generator will introduce a potential new source of fire hazard, safety features such as a spill containment pad and double-walled tank will ensure that hazardous impacts are reduced to a level of less than significant.

10. HYDROLOGY AND WATER QUALITY

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

or groundwater quality?

No Impact.

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)?

No Impact.

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

No Impact.

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

No Impact.

j) Otherwise substantially degrade water quality?

No Impact.

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

No Impact.

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

Less Than Significant Impact.

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 Impact.

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

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

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

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

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country,

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

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

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

The project will not involve the release of any water and will not impact water discharge in any way.

The project will not require any use of water and does not propose using or drilling water wells.

The project site is already developed with a WTF, a building, and a parking lot. The proposed action proposes no changes to the existing drainage pattern of the site or area.

The project will not create or contribute runoff water. The WTF is existing at the site and the runoff will remain the same.

The project is not subject to the County's Low Impact Development Ordinance because no new impervious surface is being created.

The project will not result in point or nonpoint source discharge pollutants.

The project will not use onsite wastewater treatment systems. There is no chance to substantially degrade water quality from the project.

The project does not involve the construction of housing.

The project is within a 100-year flood hazard area, floodway, or floodplain. However, the WTF is an existing structure and the addition of the 625-square-foot equipment shelter will not impede or redirect flood flows. The subject site is not located near a levee or dam. The subject site is not in an area subject to 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>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS

As previously mentioned, the project is for the collocation of additional antennas on an existing monopine WTF tower, and the construction of a new 625-square-foot Verizon Lease Area containing an emergency diesel-powered generator.

The WTF is located on a developed lot with other uses, including a parking lot and existing buildings. The WTF is existing and the additional antennas and equipment shelter will not cause any type of obstacle or otherwise divide an established community. The WTF will be accessed via an existing road and no impacts related to dividing a community will occur.

The Antelope Valley Areawide General Plan (General Plan) for the subject property is “C” (Commercial), and the existing and proposed use is consistent with this designation. The WTF will be placed behind an existing mortuary and is disguised as a pine tree, reducing visual and aesthetic impacts.

The subject site is zoned G-3 (Unlimited Commercial) and the proposed use (the addition of a generator associated with a WTF) is permitted in that zone provided a conditional use permit is obtained. The project is also consistent with the Southeast Antelope Valley Community Standards District, which establishes

additional design standards to maintain the area's rural, equestrian, and agricultural history, and the Palmdale Boulevard Commercial Area, which establishes guidelines for future commercial growth of Palmdale Boulevard in the area. As the tower is disguised as a pine tree, it reduces visual intrusions while providing an important service to residents and visitors.

The project location is not located in a Hillside Management Area or in a Significant Ecological Area.

12. MINERAL RESOURCES

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

No Impact.

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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No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

The subject site is not located in a mineral recovery area.

The subject site is not located in an area that contains a locally-important mineral resource.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

The project proposes the installation of a diesel-powered generator that would be activated once weekly for a maximum of 15 minutes for maintenance purposes and in the event of power outages due to emergencies. While the generator would produce noise when activated, it would be minor in volume and would not be discernible to nearby uses.

The proposed project proposes the collocation of additional antennas and the installation of a generator. The generator would be mounted on a containment pad, and no groundborne vibration or groundborne noise would be generated by the operation of this machinery.

The proposed project would introduce a new noise source from a new generator. This generator would be activated once weekly for a maximum of 15 minutes and in the event of power outages due to emergencies. However, noise from this generator would not exceed 67.1 dBA at 23 feet (7 meters) from the equipment.

The project is not located within an airport land use plan. The project site is not within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

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

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

The proposed project involves the continued operation and the retrofitting of an existing WTF and, therefore, will not induce any population growth.

The proposed project does not propose displacing any housing or people.

The proposed project will not result in any population increases. It does not propose new housing or habitable structures of any type.

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>
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? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? <u>No Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools? <u>No Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? <u>No Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries? <u>No Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? <u>No Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and

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

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

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

Planning Area 1: Santa Clarita Valley per dwelling unit	\$829.00
Planning Area 2: Antelope Valley per dwelling unit	\$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$827.00
Planning Area 5: Southeast per dwelling unit	\$830.00
Planning Area 6: Southwest per dwelling unit	\$836.00
Planning Area 7: Santa Monica Mountains per dwelling unit	\$832.00

The onsite generator would contain diesel fuel, which could pose a fire danger, potentially resulting in the demand for fire protection services. However, safety features, such as a containment pad and double-walled tank would ensure that impacts would be less than significant by providing redundant safety features.

The project does not propose any new housing or habitable structures, reducing the need for additional sheriff protection, and the site will be secured with fencing and locks.

The project will not create new demand for schools as no new population growth will occur as a result of the project.

The project will not create demand for parks as no new population growth will occur as a result of the project.

The project will not create demand for libraries as no new population growth will occur as a result of the project.

The project will not create demand for other public facilities. All necessary services for the operation of the WTF are existing at the site.

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"/>

No Impact.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

The project involves the retrofitting of an existing WTF and will create no additional demand for parks and other recreational facilities.

The project does not involve the construction of parks or recreational facilities, nor will it require the construction or expansion of such facilities.

The project involves the retrofitting of an existing WTF on a developed property and, therefore, will not interfere with 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>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

The project will involve the collocation of 12 additional antennas on an existing WTF monopole and the installation of a generator for emergency purposes in a new 625-square-foot lease area. The project will receive periodic maintenance approximately once every four to six weeks per carrier (AT&T and Verizon). The amount of traffic generated by the project is negligible and the project will not conflict with measure of effectiveness or congestion management program.

The project WTF is 80 feet tall, and as such poses no danger to aircraft. Moreover, the project will not induce additional demand for air travel.

The project site is adequately served by existing roads and driveways and there are no design features that are either existing or will be introduced by the project that will increase hazards.

The project site is served by a 12-foot-wide driveway that accesses East Palmdale Boulevard, which is adequate for emergency access. Furthermore, the project will not block existing access routes for emergencies.

The proposed project will not result in any impacts to policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The project will retrofit an existing WTF with additional antennas and an emergency generator in a new lease area. The County Bicycle Master Plan designates both East Palmdale Boulevard and 90th Street East at the project location as future Class II bike lane routes, and the proposed project will not interfere or obstruct the implementation of these bicycle facilities. The project intersection is served by two Antelope Valley Transit Authority (AVTA) routes: Lake L.A. Express and Route 6, and neither of these lines will be impacted by the proposed project.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				
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"/>
<u>No Impact.</u>				
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"/>
<u>Less Than Significant Impact.</u>				
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"/>
<u>No Impact.</u>				
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No Impact.</u>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No Impact.</u>				

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

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

The project will not generate any wastewater and, therefore, will not impact water or wastewater capacity. The project will not require any water.

The proposed use is for the collocation of additional antennas and the installation of a diesel generator in a new Verizon lease area at an existing WIF and, therefore, there will be no drainage system capacity

problems as the project does not propose additional discharges of water to the site, nor will it alter the existing drainage patterns.

The project is connected to the electrical grid and will have an on-site generator in the event of emergencies. The project will not create a demand for additional energy aside for a small amount of diesel fuel to power the emergency generator.

The proposed project will 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>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Less Than Significant Impact.

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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Less Than Significant Impact.

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

Less Than Significant Impact.

The project does not have the potential to significantly degrade the quality of the environment or cause any of the impacts described above since the project is for the collocation of telecommunication antennas on an existing WTF monopole along with the installation of a new generator to power the facility in the event of power outages. The site is developed with the existing WTF and appurtenant equipment, a paved parking lot, a building, and a 12-foot-wide driveway that accesses East Palmdale Boulevard. It is not located in an area with significant biological or natural resources or with important examples of California history or prehistory. Therefore, the project will have no impact to criteria in question a).

The project does not have the significant potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The project's proposed generator will make possible the operation of the WTF in the event of power outages from an emergency, thereby permitting communication for emergency personnel and others in the community. While there will be a slight increase in emissions from the diesel generator, such impacts do not rise to the level of significant levels and will not obstruct the achievement of long-term environmental goals.

The project will introduce a new source of emissions from the new generator. However, this increase does not rise to the level of significance because of the negligible amount of increase.

The project will introduce a diesel generator to a WTF where one currently does not exist. The generator will be activated once weekly for a maximum of 15 minutes and will introduce exhaust and emissions into the immediate area. However, the emissions will be minor in nature and volume and will, therefore, not result in substantial adverse impacts to human beings.



Antelope Valley Air Quality Management District
43301 Division St., Suite 206
Lancaster, CA 93535-4649

661.723.8070
Fax 661.723.3450

Eldon Heaston, Executive Director

In reply, please refer to AV0512/047

May 17, 2012

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Susan Tae



**Project: Project No. R2011-01959-(5), Conditional Use Permit No.
201100165/Environmental Assessment No. 201100267**

Dear Ms. Tae:

The Antelope Valley Air Quality Management District (District) agrees within your staff's assessment that the proposed new emergency diesel powered generator will not require a permit issued by the District pursuant to our Rule 219.

We also reviewed the submitted documents and agree there are no potentially significant impacts or less than significant impacts with mitigation incorporated for air quality. We believe this project will have less than a significant impact on air quality.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (661) 723-8070 x2.

Sincerely,

A handwritten signature in black ink, appearing to read "Bret Banks". The signature is stylized with overlapping loops and is positioned above the printed name.

Bret Banks
Operation Manager



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

July 6, 2012

REVISED

Anthony Curzi, Planner
Department of Regional Planning
Zoning Permits North Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Curzi:

INITIAL STUDY, CEQA CONSULTATION, PROJECT NO. R2011-01959-(5), PERMIT NO. CUP 201100165, CONTINUED USE OF WIRELESS TELECOMMUNICATION FACILITY AND ADDITION OF 12 PANEL ANTENNAS AND NEW LEASE AREA WITH EMERGENCY DIESEL GENERATOR, 8843 EAST PALMDALE BOULEVARD, PALMDALE (FFER #201200046)

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The applicant is required to contact the Los Angeles County Fire Department, Petro-Chemical Unit for the approval of the emergency diesel generator. The applicant is required to contact the Petro Chen unit at (626) 369-0124.
2. Should any questions arise regarding access and fire protection systems, please contact the County of Los Angeles Fire Department, Land Development Unit, Fire Prevention Engineering Assistant, Wally Collins, at (323) 890-4243.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRVINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

Anthony Curzi, Planner
June 6, 2012
Page 2

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the submitted documents the Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

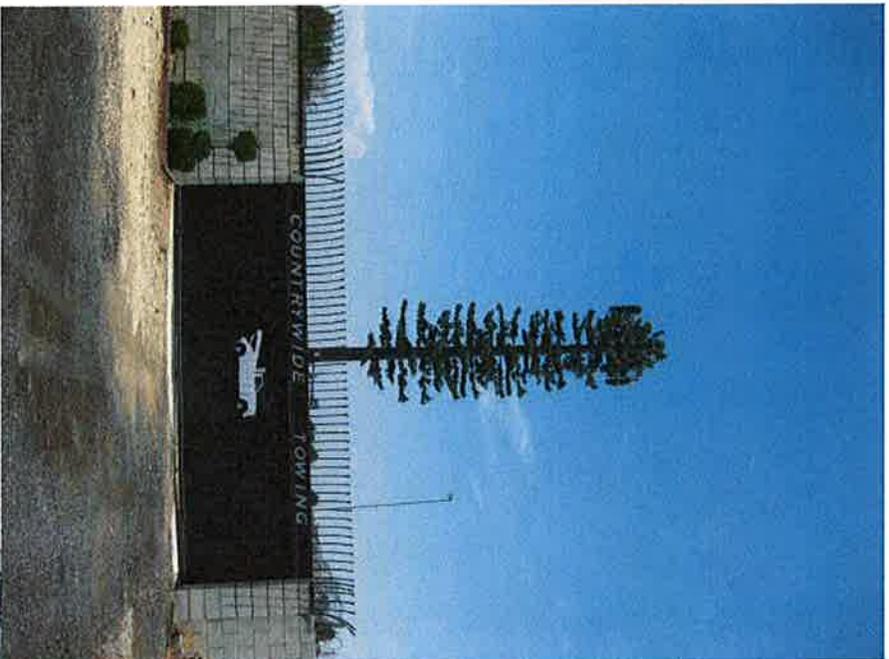
FV:ij

Anthony Curzi, Planner
June 6, 2012
Page 3

bc: ERU
Division V
FFER #201200046/Pac
Land Development
Planning
HHMD
#219
Edapts Upload
(FFER #201200046/SHARED)

Site Photographs

Photo Key



1: Looking NORTH from proposed site



2: Looking EAST from proposed site



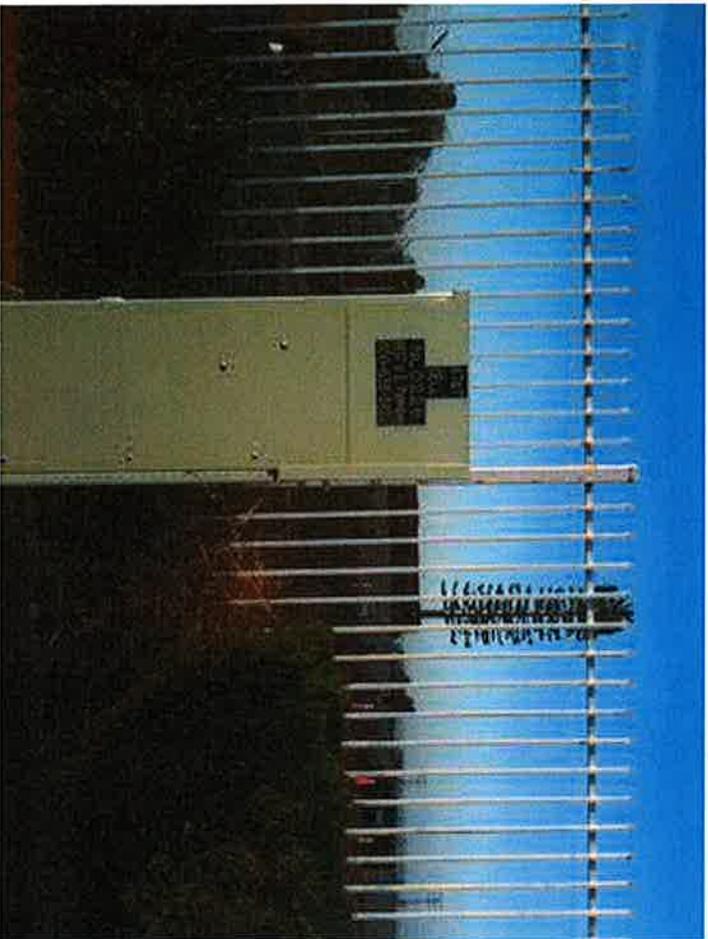
3: Looking SOUTH from proposed site



4: Looking WEST from proposed site



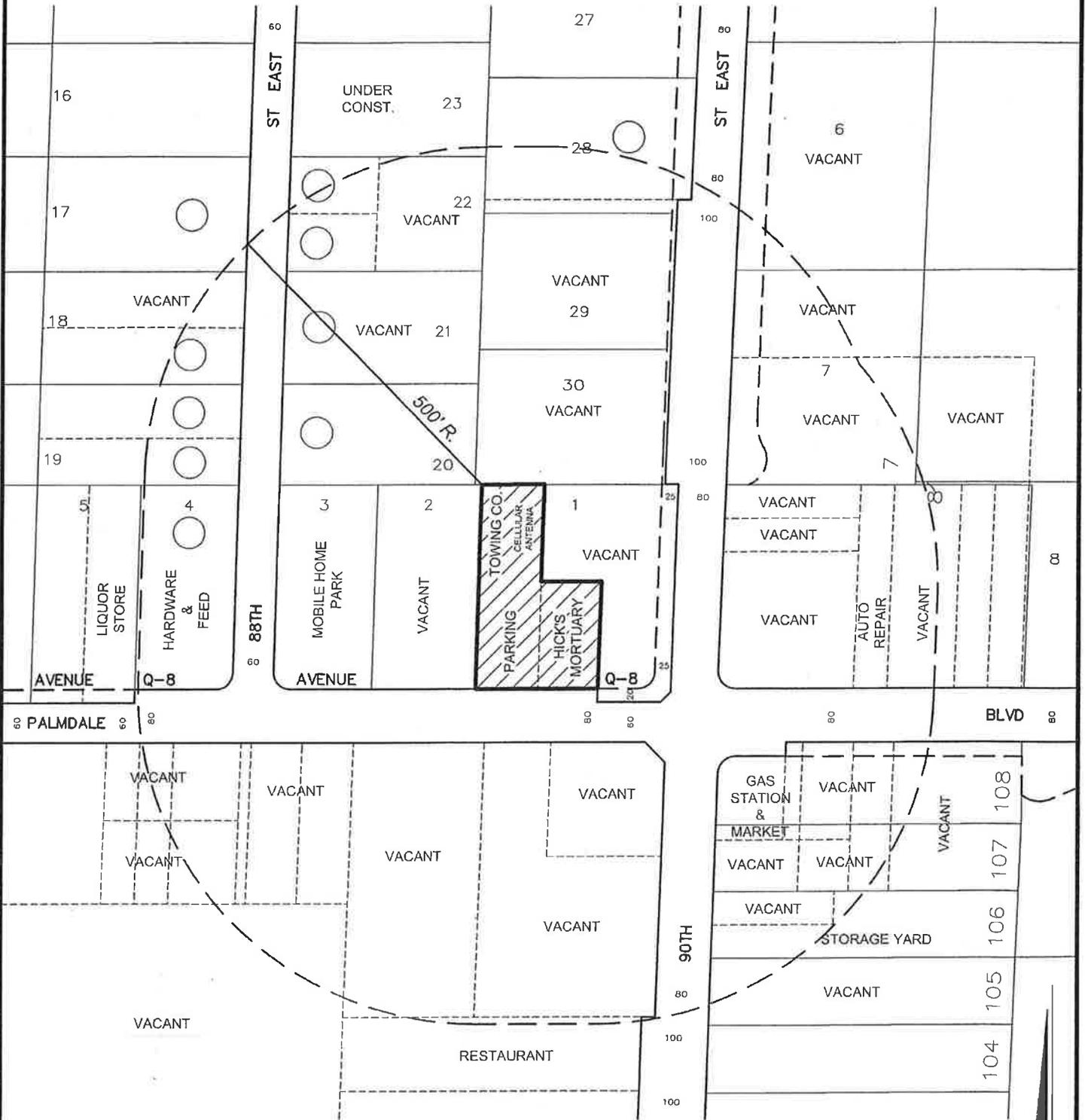
4: Power and Telco



AERIAL IMAGE



COUNTY OF LOS ANGELES



500' RADIUS MAP

SITE: "SPRINGFIELD"

L.A. MAPPING SERVICE

71 DEER CREEK ROAD
 POMONA, CA 91766
 (909) 595-0903

LEGEND

-  SINGLE-FAMILY RESIDENCE
- ALL OTHER USES ARE AS SHOWN

CASE NO.

DATE: 12 - 26 - 11

SCALE: 1" = 100'

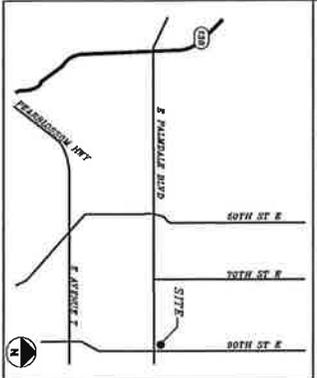
LAND USE MAP



Verizon wireless

SPRINGFIELD
8843 PALMDALE BLVD.
PALMDALE, CA 93552

VICINITY MAP



DRIVING DIRECTIONS

- STARTING FROM VERIZON WIRELESS IRVINE OFFICE.
- MAKE LEFT AT WATERWORKS WAY ONTO SAND CANYON AVE.
- TURN RIGHT ONTO IRVINE BLVD.
- MERGE ONTO CA-133 N (PORTIONS TOLL).
- MERGE ONTO CA-241 N VIA EXIT 14B ON THE LEFT.
- MARKED REVERSE SIDE (PORTIONS TOLL).
- MERGE ONTO I-15 N TOWARD BARTSTOWN.
- TAKE THE CA-138 EXIT. EXIT 131, TOWARD PALMDALE/SILVERWOOD LAKE.
- TURN LEFT ONTO CA-138 ST E.
- TURN RIGHT ONTO 170TH ST E.
- TURN STRAIGHT TO GO ONTO 170TH ST E.
- TURN LEFT ONTO E PALMDALE BLVD.
- 8843 E PALMDALE BLVD IS ON THE RIGHT.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CODES AND CONDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT TEAM

ARCHITECT
 PULSANG ARCHITECTURE, INC.
 3400 VA OPORTO SUITE 204
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC PULSANG
 PHONE: (949) 538-4139

SURVEYOR
 BERT HAZE & ASSOCIATES
 3198 AIRWAY AVE #K1
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1567

PROJECT REPRESENTATIVE
 CORE COMMUNICATIONS
 2905-H SANDRIY STREET
 BREA, CA 92821
 CONTACT: TAYNA MARIKO ROTH (LEASING)
 PHONE: (714) 514-3674
 CONTACT: ARSHEER MAJUMDAR (ZONING)
 PHONE: (714) 728-8404

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.
 PROJECT CONSISTS OF (12) PANEL ANTENNAS, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS, (1) GENERATOR WITHIN CHAINLINK ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING 'D' 1ST FLOOR
 IRVINE, CA 92618
 24 HR EMERGENCY CONTACT
 PHONE: (949) 286-7000

PROPERTY OWNER
 MOZELLE HICKS
 MOZELLE HICKS
 (661) 944-4595
 8837 E PALMDALE BLVD
 PALMDALE, CA 93552

PROPERTY INFORMATION
 A.S.N.: 3027-010-028
 LATITUDE 34° 34' 50.41" N
 LONGITUDE 117° 58' 12.93" W
 ELEVATION: 2644 FEET M.A.S.L.
 JURISDICTION: COUNTY OF LOS ANGELES
 CURRENT ZONING: C-3 UNLIMITED COMMERCIAL ZONE
 OCCUPANCY TYPE: B/U
 TYPE OF CONSTRUCTION: V-B
 ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED TO DO ORB SECTION 11059 EXCEPTION 1

SHEET INDEX

SHEET	TITLE SHEET	DESCRIPTION
T-1	TOPOGRAPHIC SURVEY	
LS-1	TOPOGRAPHIC SURVEY	
LS-2	TOPOGRAPHIC SURVEY	
A-1	OVERALL SITE PLAN	
A-2	SQUARED SITE PLAN, EXPANDED LAYOUT & ANTENNA LAYOUT	
A-3	ELEVATIONS	
A-4	ELEVATIONS	

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX CABLE LENGTH	CABLE SIZE
ALPHA	120°	TBD	80'	7/8"
BETA	120°	TBD	80'	7/8"
GAUVA	240°	TBD	80'	7/8"
HW	TBD	TBD	95'	1/2"
GPS	N/A	TBD	20'	1/2"

NOTE: ANTENNA SCHEDULE IS BASED ON CURRENT LAYOUT AND COAX RUNS. ANTENNA SCHEDULE IS SUBJECT TO CHANGE. CHECK FOR ANY CHANGES TO THE SCHEDULE PRIOR TO CONSTRUCTION.

APPROVAL

LANDOWNER: _____
 PROJECT MANAGER: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 NETWORK OPERATIONS: _____



15505 SAND CANYON AVE
 BUILDING 'D' 1ST FLOOR
 IRVINE, CA 92618

PULSANG
 ARCHITECTURE

3400 VA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 538-4139

SEAL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/22/2011
 PROJECT NO. F0806598
 DRAWN BY: TJ CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	09/08/11	ZONING REVIEW	TJ
1	09/09/11	CLIENT COMMENTS	TJ
2	09/20/11	SURVEY UPDATE	TJ
3	09/06/11	CLIENT COMMENTS	TJ
4	12/22/11	CLIENT COMMENTS	TJ

SPRINGFIELD
 8843 PALMDALE BLVD
 PALMDALE, CA 93552

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

Verizon Wireless
 15505 SAND CANYON AVE
 BUILDING 10, 4TH FLOOR
 IRVINE, CA 92618

F ULSANG
 ARCHITECTURE
 3400 VAN SANTEN, SUITE 204
 IRVINE, CA 92618
 PHONE: (949) 552-4155
 FAX: (949) 552-4155

SEPL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/22/2011
 PROJECT No. FA080508
 DRAWN BY: TU CHECKED BY: EF

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	08/09/11	ZONING REVIEW	TU
1	09/09/11	CLIENT COMMENTS	TU
2	09/02/11	SURVEY UPDATE	TU
3	09/06/11	CLIENT COMMENTS	TU
4	12/22/11	CLIENT COMMENTS	TU

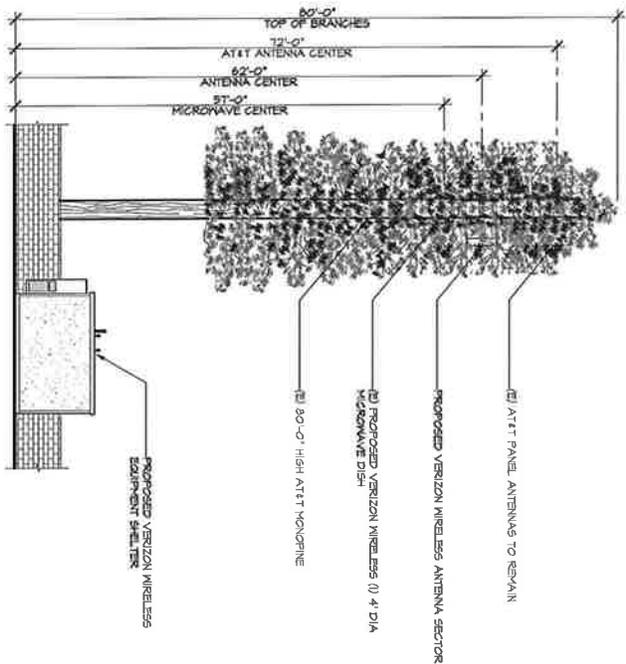
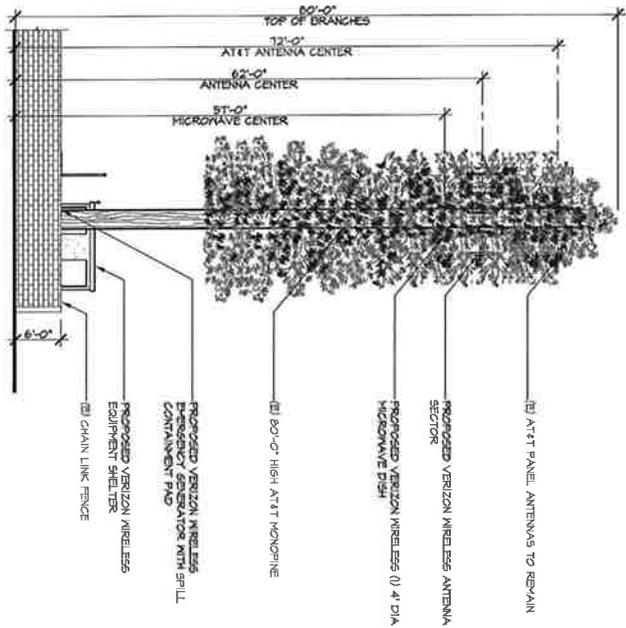
SPRINGFIELD
 8845 PALMDALE BLVD
 PALMDALE, CA 93552

SHEET TITLE

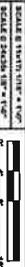
ELEVATIONS

SHEET NUMBER

A-3

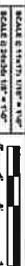


EAST ELEVATION



2

NORTH ELEVATION



1

Verizon wireless
 15505 SAND CANYON AVE
 SUITE 200
 IRVINE, CA 92618

TULSANG
 ARCHITECTURE
 3400 WA GRENTO, SUITE 304
 REDWOOD CITY, CA 94063
 PHONE: (650) 586-1199

SD/L

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/22/2011
 PROJECT No. FA080908
 DRAWN BY: TU CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	09/09/11	ZONING REVIEW	TU
1	08/09/11	CLIENT COMMENTS	TU
2	09/02/11	SURETY UPDATE	TU
3	09/06/11	CLIENT COMMENTS	TU
4	12/22/11	CLIENT COMMENTS	TU

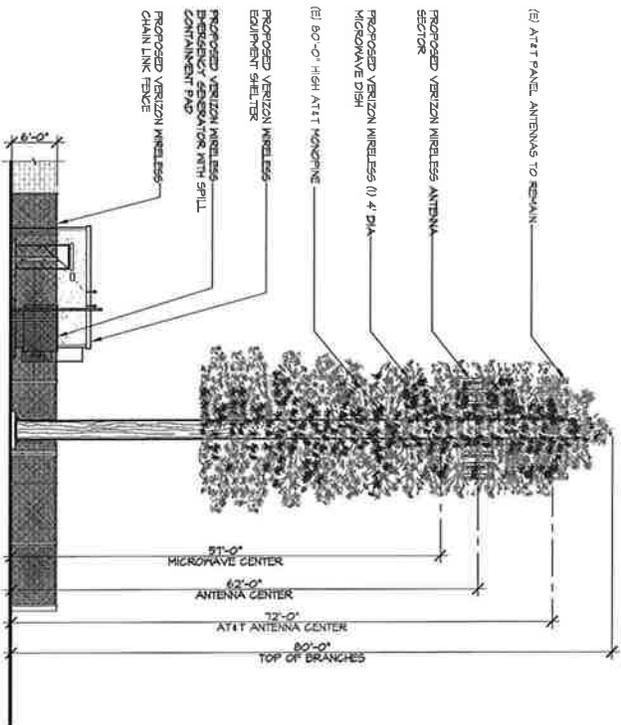
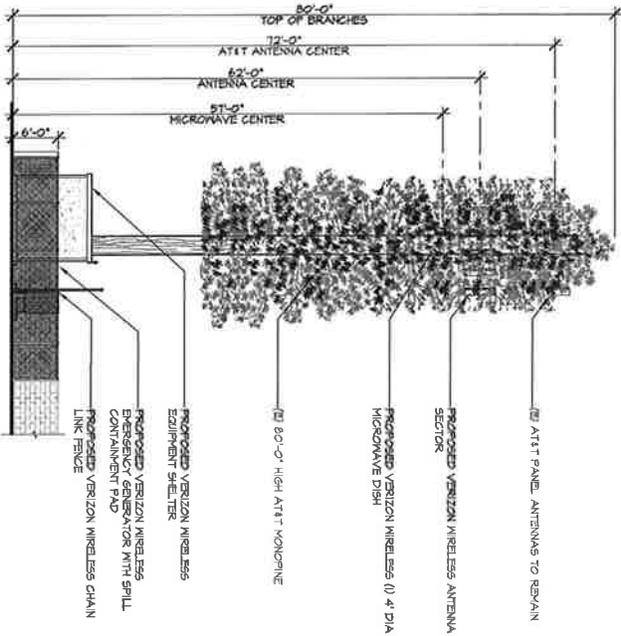
SPRINGFIELD
 8943 PALMDALE BLVD
 PALMDALE, CA 93552

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



WEST ELEVATION

SCALE 3/16"=1'-0" & 3/32"=1'-0"



2

SOUTH ELEVATION

SCALE 3/16"=1'-0" & 3/32"=1'-0"



1

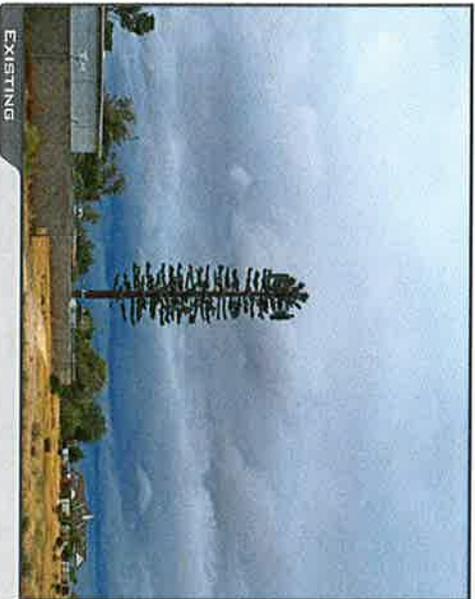


SPRINGFIELD

8843 PALMDALE BOULEVARD PALMDALE CA 93552



VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM 90TH STREET WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

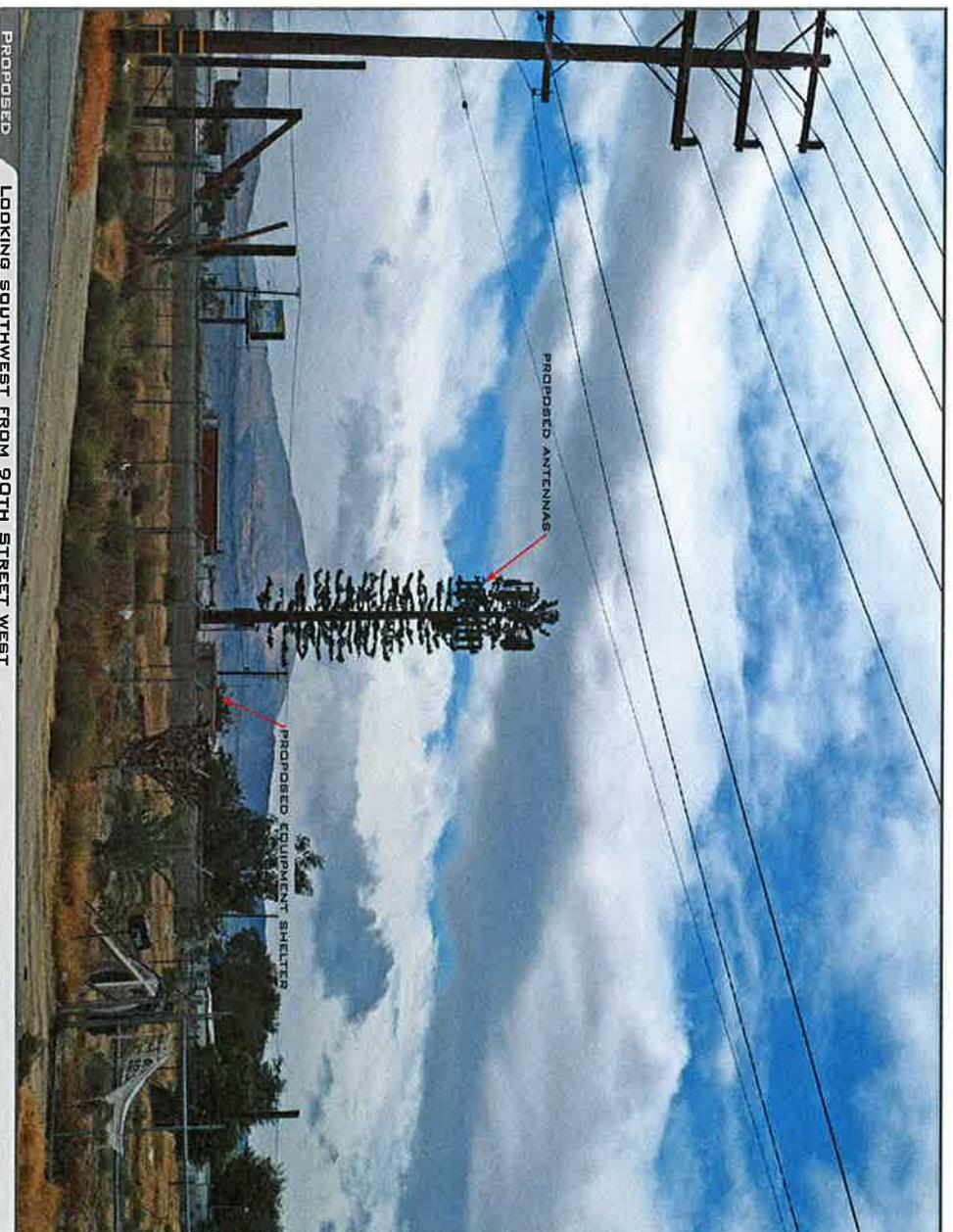
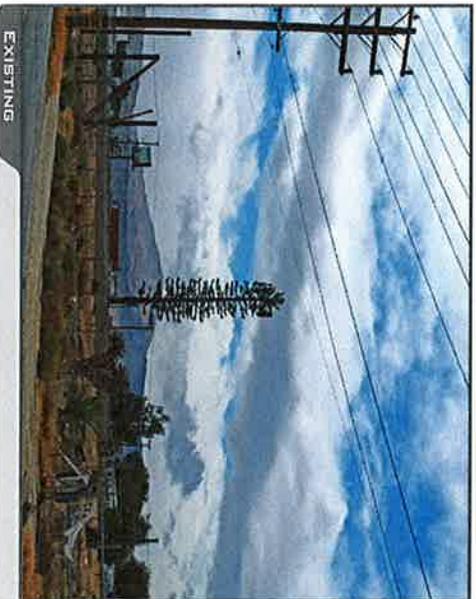


SPRINGFIELD

8843 PALMDALE BOULEVARD PALMDALE CA 93552



VIEW 2



LOOKING SOUTHWEST FROM 90TH STREET WEST

ARCHITECT OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

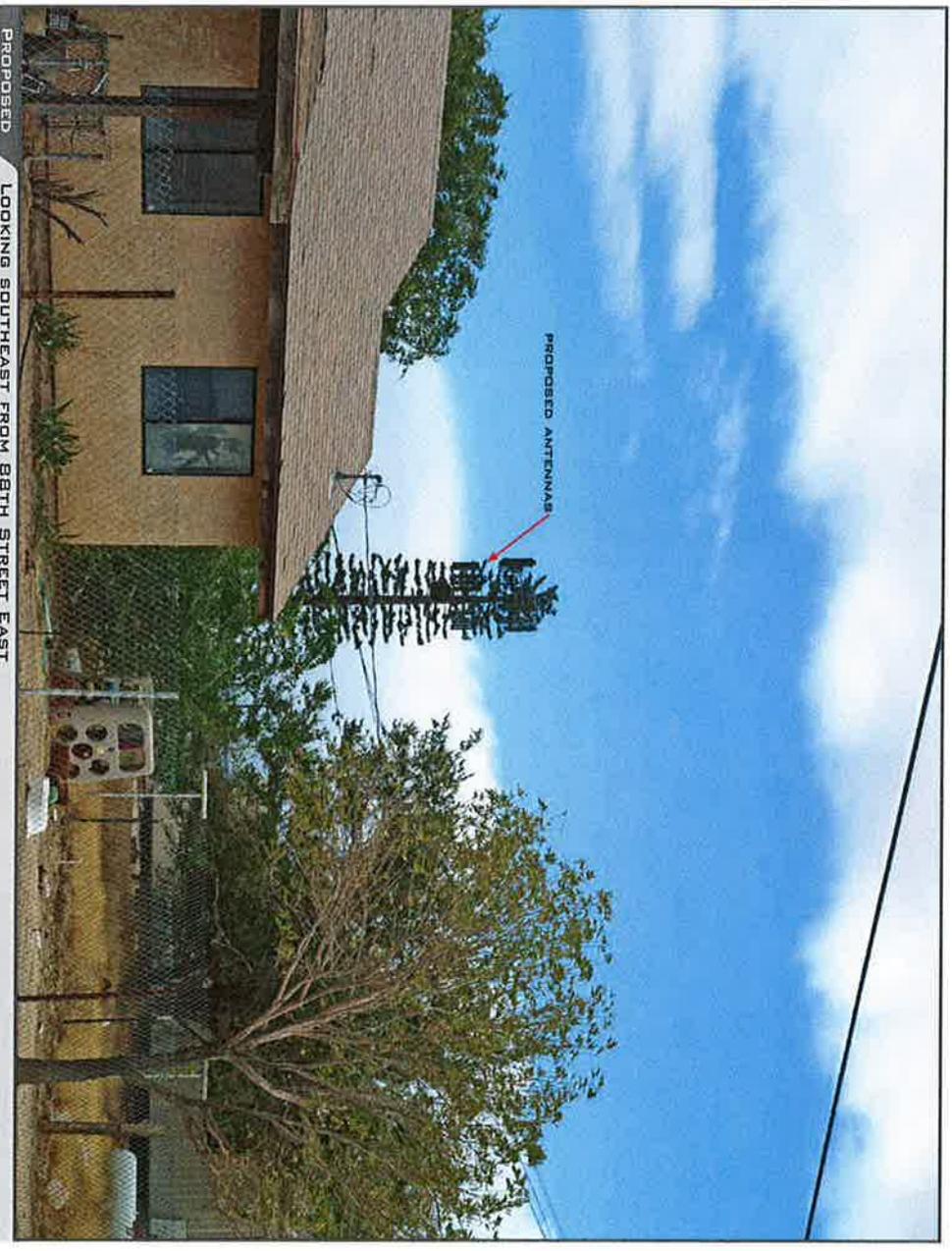


SPRINGFIELD

8843 PALMDALE BOULEVARD PALMDALE CA 93552



VIEW 3



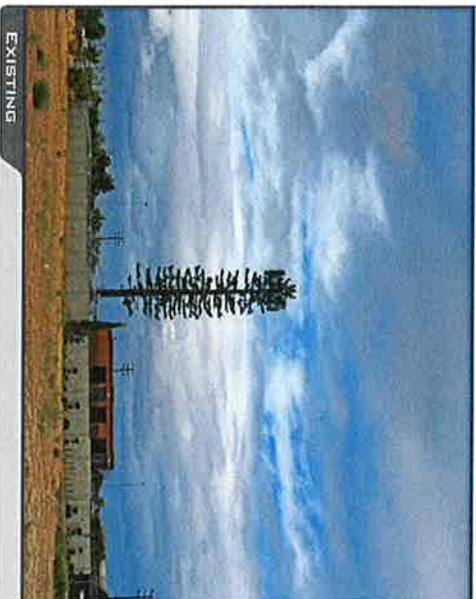
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY REQUEST APPLICANT.



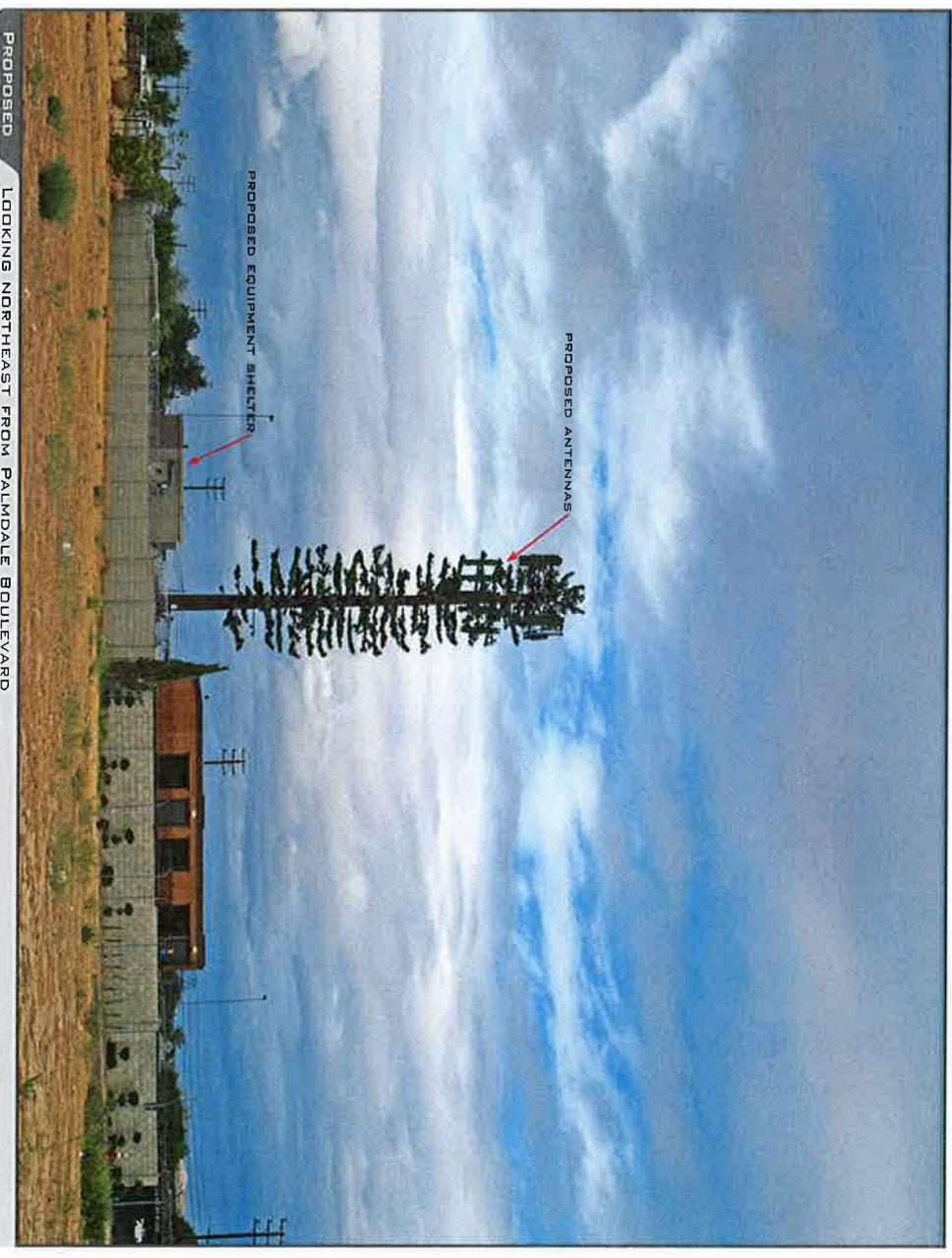
SPRINGFIELD
8843 PALMDALE BOULEVARD PALMDALE CA 93552



VIEW 4



EXISTING



PROPOSED

LOOKING NORTHEAST FROM PALMDALE BOULEVARD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Springfield - ALONE

