



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 21, 2012

TO: Patricia Hachiya, AICP, Hearing Officer

FROM: Anthony Curzi *AC*
Regional Planning Assistant II
Zoning Permits North Section

SUBJECT: **Project No. R2012-00688-(5)**
Conditional Use Permit No. 201200050
Hearing Officer Meeting: December 4, 2012
Agenda Item 3

Project Background

This project is for a conditional use permit (CUP) to authorize the continued operation and maintenance of, and collocation to, an unmanned, 105-foot-tall wireless telecommunication facility (WTF) located on a 97-acre parcel at 33700 West Lancaster Road in Gorman in the Castaic Canyon Zoned District.

Proceedings from November 6, 2012 Hearing Officer Meeting

On November 6, 2012, staff presented the case and recommended approval. Two individuals spoke in opposition to the request for the continued operation and collocation to the WTF. Staff also received an opposition letter from the Three Points-Liebre Mountain Town Council. The Hearing Officer requested additional information including: 1) the findings, conditions, and environmental document from the original approval; 2) coverage maps; and 3) suggested design enhancements for the WTF from the applicant. The Hearing Officer continued the matter to December 4, 2012.

Design Improvements to WTF

Since the November 6, 2012 public hearing, the applicant has provided aesthetic improvement suggestions to the WTF to reduce visual impacts. These include painting the tower a sandy brown to better blend in with the surroundings and installing a brown, six-foot-tall wood fence around the ground equipment to shield the equipment from view. Staff supports these design enhancements proposed by the applicant. In view of these measures, staff continues to recommend approval of the CUP to authorize the

continued use and collocation to the WTF with these additional enhancements as conditions

Staff recommends **APPROVAL** of Project Number R2012-00688-(5), Conditional Use Permit Number 201200050, with additional conditions.



November 20, 2012

Los Angeles County
Department of Regional Planning
Patricia Hachiya, AICP, Hearing Officer
320 W. Temple Street Los Angeles, CA 90012

Re: **Project No. R2012-00688-(5); Conditional Use Permit (Renewal) 201200050_A Conditional Use Permit (CUP) for the collocation, continued operation, and maintenance of an existing wireless telecommunications facility (WTF) in the R-R (Resort and Recreation) zone – Proposed Design Enhancements**

Dear Madam Hearing Officer Patricia Hachiya;

Pursuant to our recent Public Hearing on November 6, 2012 (Agenda Item 4.) conducted in consideration of our application for the continued operation and maintenance, with the addition of Metro PCS wireless facilities, of our existing wireless telecommunications facility designed as a monopole (105'), we are providing the following information as requested:

1. Coverage maps for existing and proposed wireless communications companies seeking to maintain or expand critical wireless communication services to this largely recreational, open space and transportation corridor.
 - a. SprintPCS, Crown's tenant located at the top of the monopole, has provided their coverage maps (attached) for this facility that clearly justify the height of the existing monopole at 105'.
 - b. Metro PCS which is the Crown's tenant located at the lowest position on the monopole, has also provided coverage maps that demonstrate their needs in providing service in this area.
2. A copy of the original entitlement, Conditional Use Permit Case No. 99-242-(5), and associated "Environmental Documentation" that concluded/determined no significant impacts to the environment would result from the subject "project" and therefore a "Negative Declaration" was issued by the Department of Regional Planning on March 28, 2001, and subsequently confirmed by the decision making authority.
 - a. **The original entitlement, Conditional Use Permit Case No. 99-242-(5), along with the associated "Negative Declaration" was unanimously approved 4-0-0-0 on January 9, 2002, by the Los Angeles County Regional Planning Commission.**
 - b. **Also attached is the most recent "Revised Exhibit A (REA 2009 00147)" issued by Los Angeles County for this site dated October 29, 2009.**
 - i. **This is important to add to the record as it demonstrates that even as recent as three (3) years ago, Los Angeles County determined that this facility was consistent with applicable policies.**

3. Proposed design alternatives/enhancements of the existing facilities.
 - a. Attached to this correspondence are photographic simulations that illustrate the preferred design enhancements that Crown Castle (tower owner) is presenting for your consideration, consisting of:
 - i. Installing automatic timer switches on all manually operated lighting switches to prevent lights being left on when not in use by maintenance personnel;
 - ii. Painting the existing monopole and all existing and proposed antenna a desert/sand (matte finish) to better match the predominant color of the surrounding landscape/environment; and
 - iii. Installation of a 6 foot high wood fence surrounding the equipment compound (brown in color) to screen all existing and proposed ground equipment.

We would also like to take this opportunity to again reference our letter dated, November 5, 2012 (attached), which serves as our response to the concerns raised by the "Three Points-Liebre Mountain Town Council" dated October 31, 2012, and provide a brief summary of our understanding of the policies raised by the Town Council. We would also like to take this opportunity to formally respond to the comments raised in objection to our application by Mr. Lloyd, a property owner in proximity to this existing site.

Concerning the Town Councils representation of the visual resource policies applicable to the subject property we provide the following:

- Lancaster Road (Hwy 138) and Ridge Route Road are not designated by either the State of California or Los Angeles County General Plan as "Adopted or Eligible Scenic Highways".
 - The Antelope Valley Areawide General Plan did designate Lancaster Road (Hwy 138) and Ridge Route Road as "Proposed Scenic Highway Corridors" in 1986.
 - It is important to note that Interstate 5 is afforded the same designation. The predominate design of wireless telecommunications along Interstate 5 and the roadways adjacent to our existing facility has always been monopole type designs.
 - This "proposed" roadway designation was also in place when the subject facility was originally approved by the Planning Commission on January 9, 2002. Alternative "stealth" designs were fairly common in 2002 and there is no mention of any alternatives being considered or appropriate for this location. As noted at the hearing and recognized by the Town Council replacement of this 105 foot structure with a fake tree is not a viable solution; whereas the stealth measure we propose will reduce visibility and improve aesthetics.
 - The Antelope Valley Areawide General Plan is also clear in its policies concerning the treatment of these "Proposed" Scenic Highway Corridors

in that it states that future studies are necessary to determine applicable design standards that should be developed for each roadway with this designation. No such specific studies or standards have been developed or adopted at this time.

- The Antelope Valley Areawide General Plan in Chapter V Policy Statements, Policy 93. entitled “Scenic Highways” reads as follows:
 - “93. Implement the Counties Scenic Highways Element (as amended) in stages as funds become available.”
 - The Scenic Highways Element (1974) has no specific policies on development standards applicable to the type of project that is the subject of this application and specifically identifies the adjacent roadways as “Second Priority Routes – Proposed for Further Study”.
 - “The Regional Recreation Areas Plan (1965)” designates Lancaster Road (Hwy 138) and Ridge Route Road as “Proposed Scenic Drives”. The designation as “proposed” is relevant in the application of the policies contained within this nearly 50 year old document.
- In addition, to the above policy analysis, we do recognize the policies from the General Plan Land Use Element, that were added into the record at the time of the hearing on November 6, 2012, by the project planner, Mr. Curzi, and concur with Mr. Curzi’s determination that the facilities as they exist are consistent with the applicable design criteria.

Concerning Mr. Lloyd’s objections, we provide the following:

- Screen all existing and proposed ground equipment from his view with the installation of a 6 foot wood fence surrounding the equipment compound (brown in color).
- Install timers on the work lights to address Mr. Lloyd’s complaint that work lights have been left on.
- Paint the tower and antennas a color, sandy brown (matte finish), that will blend in with the dominant color of the landscape that serves as the backdrop to the facility as seen from Mr. Lloyd’s property as well as from other surrounding properties.
- Neither Lancaster Road (Hwy 138) nor Ridge Route Road are designated/adopted by the state of California as a “Historical Parkway” as Mr. Lloyd contends. See attached “California Scenic Highway Mapping System” exhibit.
- We have also confirmed with the Planning Department and Crown Castle’s database of complaints that no complaints were made by Mr. Lloyd concerning this facility until this application was submitted and noticed.

There are three (3) additional factors that we wish to convey in support of the proposed enhancements:

1. The technical requirements of the subject colocation wireless communications facility, as confirmed by the carriers, necessitate its current height.



telecommunications services in support of the surrounding areas and respectfully request approval of our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Scully'.

Sean Scully
Principal, PPTi (Authorized agent for Crown Castle and Property Owner)
T: (818) 426-6028
E-mail: permittech@verizon.net

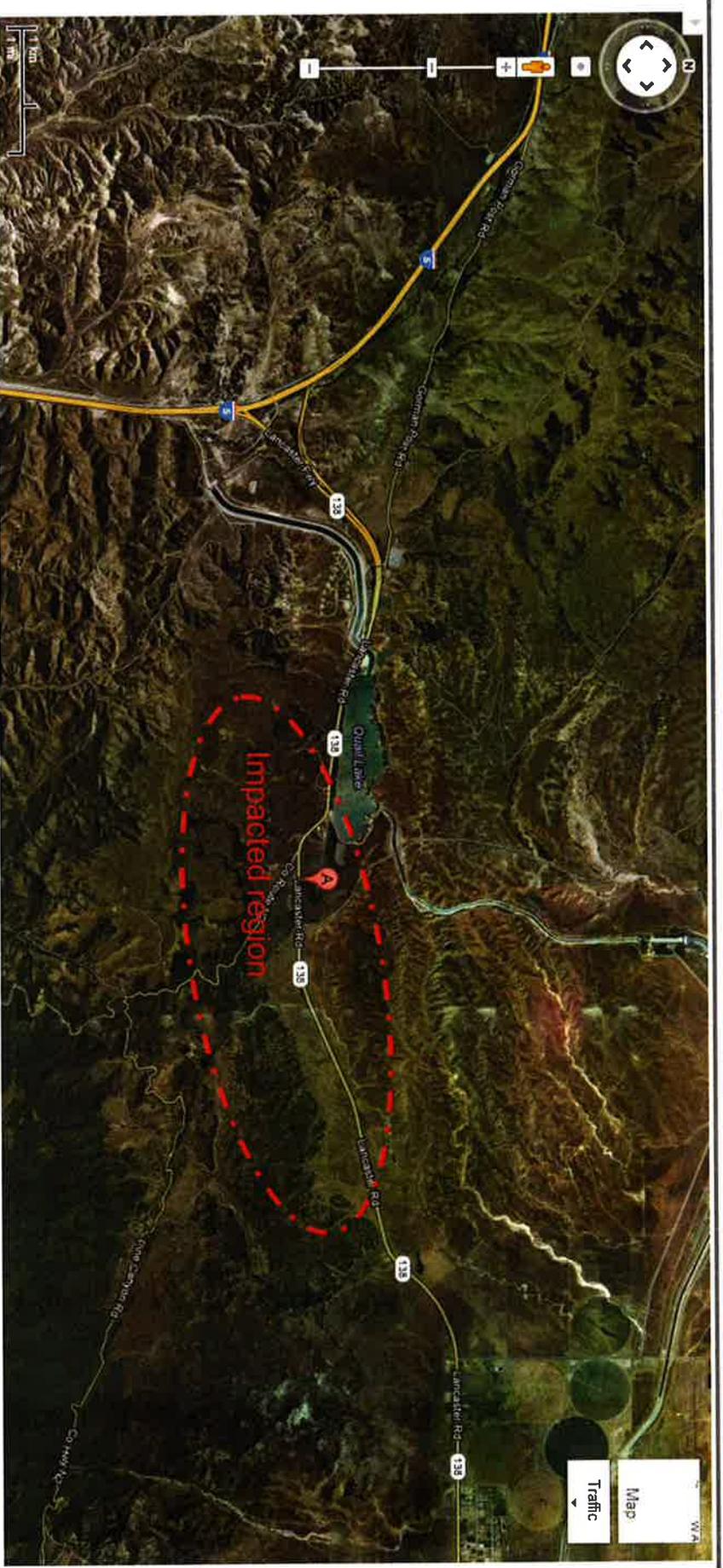
Cc: Jon Dohm, Crown Castle
Joseph Parker, Esq., Shustak Frost and Partners

Attachments:

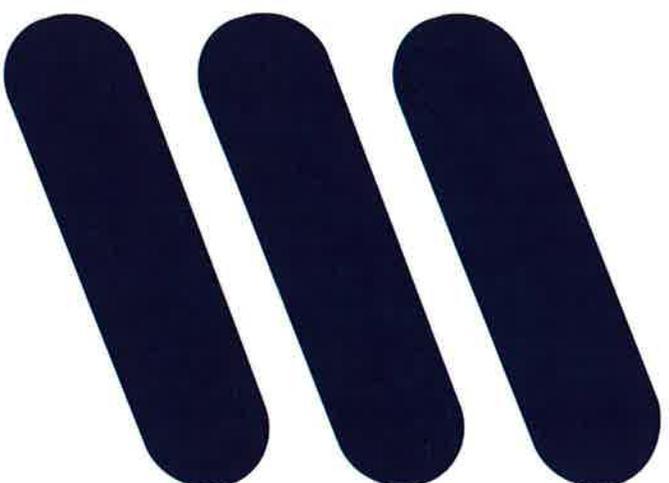
Coverage Maps: Sprint (top position); and Metro PCS (bottom position).
Conditional Use Permit Case No. 99-242-(5) with associated ISND.
Revised Exhibit A (REA 2009 00147).
Response to Town Council Comments, dated November 5, 2012.
California Scenic Highway Mapping System Exhibit.
Photographic Simulations with Proposed Design Enhancements (3 sets of 11" x 17").
Revised Plan Sets that includes Proposed Design Enhancements (3 sets of 11" x 17").

RF COVERAGE PLOTS

ANALYSIS



- › If site-LA33XC439 is to be turned off, then the area (highlighted above) currently served by this site would become a dead zone for in-vehicle coverage. Coverage will be highly impacted on Lancaster Road & Old Ridge Route & neighboring sites on each side(LA33XC437 & LA33XC440) would see a two fold increase in in dropped calls as mobile subscribers being served by these sites heading in the direction of LA33XC43 will no longer be able to handoff.



ERICSSON

**MLAX04131A &
MLAX04132A**

Site Names:

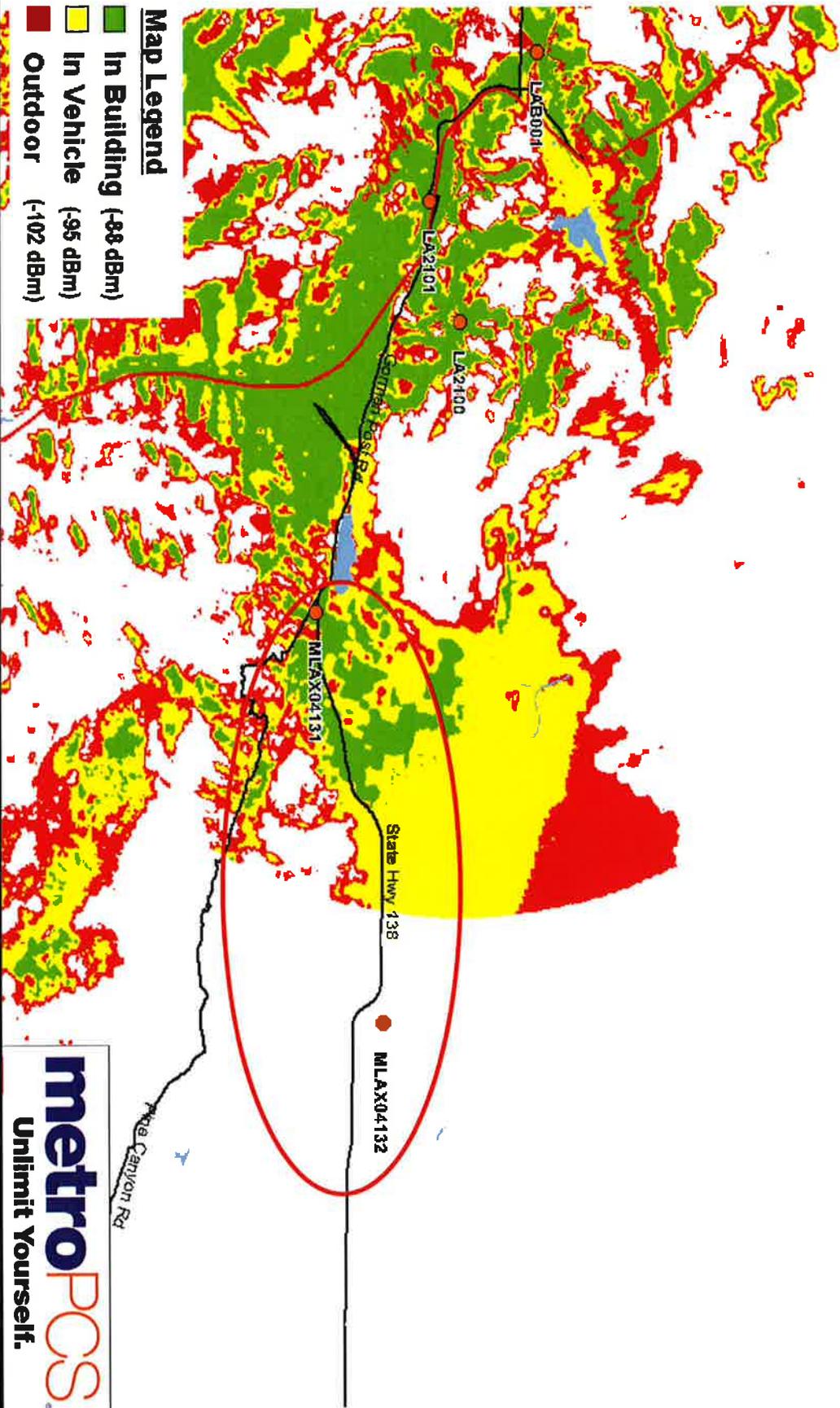
CCI 878021 Quail Lake

33700 W. Lancaster Rd, Gorman, CA, 93243

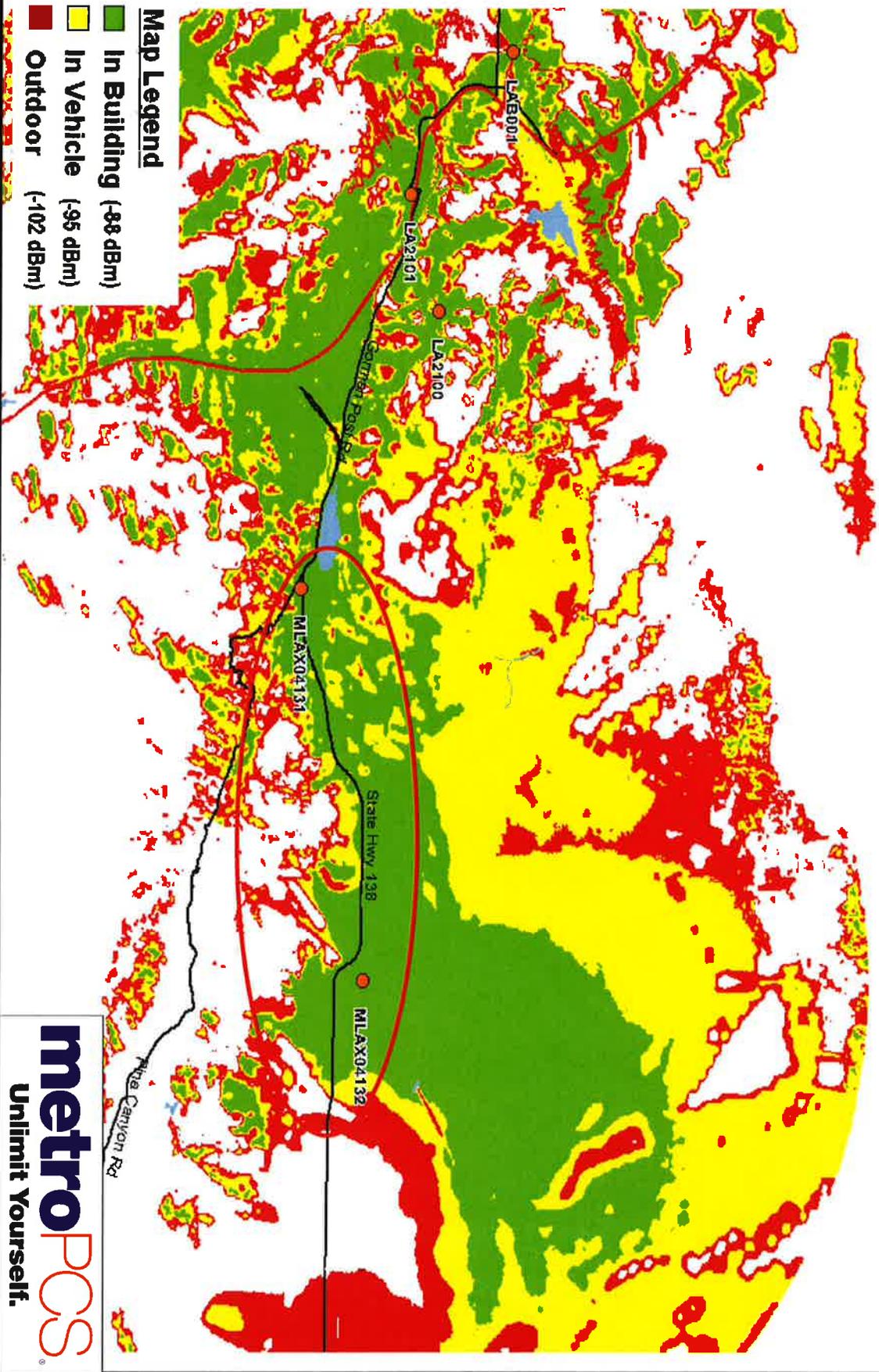
CCI 878022 Neenach

27011 W. Ave, C-6, Lancaster, CA, 93536

Predict Coverage w/o MLAX04131 & MLAX04132, Surrounding Sites



Predict Coverage of MLAX04131 & MLAX04132 w/ surrounding sites





*Los Angeles County
Department of Regional Planning
Director of Planning James E. Harll, AICP*



439B

January 9, 2002

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ryan Leaderman
Wireless Facilities Inc.
15901 Hawthorne Boulevard, Suite 306
Lawndale, CA 90260

RE: CONDITIONAL USE PERMIT CASE NO. 99-242-(5)
To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility.

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

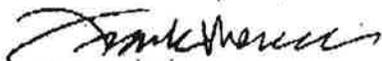
If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Conditional Use Permit Case No. 99-242-(5)

Page 2 of 2

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning



Frank Meneses
Supervising Regional Planner
Zoning Permits Section

FM:kms

Attachments: Findings and Conditions
Affidavit

- c: Walter & Wallis Grover, Board of Supervisors, Department of Public Works (Building and Safety), Department of Public Works (Subdivision Mapping), Zoning Enforcement

431B

CONDITIONAL USE PERMIT CASE NO. 99-242-(5)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATES: August 1, 2001
October 31, 2001**

SYNOPSIS:

The applicant is requesting authorization for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a 105-foot high monopole with three arrays with four antennas per array, seven equipment cabinets, and a GPS antenna. The facility will be sited on a 900 square foot leasehold within an approximate 97-acre parcel. The proposed facility is located within Significant Ecological Area (SEA) No. 58 – Portal Ridge/Liebre Mountain.

PROCEEDINGS BEFORE THE COMMISSION

August 1, 2001 Public Hearing

A duly noticed hearing was held before the Regional Planning Commission on August 1, 2001. Commissioners Pederson, Valadez, Bellamy, and Rew were present; Commissioner Helsley was absent. One person testified in favor of the request, the applicant's agent. One person testified in opposition to the request, the owner of a skypark located in the vicinity of the proposed telecommunications facility. The skypark owner felt the proposed 105-foot monopole would be a hazard to airplanes flying in and out of the skypark.

There being no further testimony and after deliberation, the Planning Commission voted (4-0) to continue the public hearing to October 31, 2001 to give the applicant time to get the required clearance from the Federal Aviation Administration (FAA).

October 31, 2001 Public Hearing

A continued public hearing was held before the Regional Planning Commission on October 31, 2001. Commissioners Valadez, Helsley, Bellamy, and Rew were present. Commissioner Pederson was absent. One person testified in favor of the request, the applicant's agent. The applicant's agent presented documentation from the FAA that the telecommunications facility would not be a hazard to the skypark or any other air fields in the vicinity.

There being no further testimony, the Planning Commission voted 3-0 (Commissioner Valadez abstained) to close the public hearing and instruct staff to prepare the final environmental documentation and findings and conditions for approval.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility

CONDITIONAL USE PERMIT NO. 99-242-(5)**Page 2 of 5**

on a 900-square foot leasehold area within Significant Ecological Area No. 58 – Portal Ridge/Liebre Mountain. A conditional use permit is required to construct any structure within a significant ecological area pursuant to Section 22.56.215 of the Los Angeles County Code.

2. The subject property is located at 33700 West Lancaster Road, Gorman, and in the Lancaster West Zoned District.
3. Zoning on the subject property is R-R-2 (Resort and Recreation, two acre minimum required area). Pursuant to Section 22.40.220 of the Los Angeles County Code, a conditional use permit is required to operate an unmanned wireless telecommunications facility in the R-R-2 zone.
4. Zoning on the surrounding parcels consists of A-2-5 (Heavy Agriculture, five acre minimum required area) to the north, south, and west, and A-2-10 to the east.
5. The approximately 97-acre, irregularly shaped parcel has a single-family residence developed on the eastern side of the parcel. The remaining portion of the parcel, including the lease area located in the northwest portion of the parcel, is undeveloped natural terrain.
6. Surrounding land uses consist of vacant land and a special-use airport to the north, vacant land and single-family residences to the east, vacant land and single-family residences to the south, and vacant land to the west.
7. There are no previous zoning cases noted on the subject property.
8. The project site is classified as "Non-Urban I" in the Antelope Valley Areawide Plan. Non-residential uses which are appropriate for remote locations may be allowed in non-urban areas subject to compliance with the guidelines and conditions for development set forth in the Antelope Valley Areawide Plan. The proposed unmanned wireless telecommunications facility is in compliance with the location conditions for development in that: 1) The proposed use is located and designed so as not to conflict with established community land use and circulation patterns; 2) The proposed use is located and designed so as to minimize the scenic, noise, and odor impacts on other adjacent land uses; and 3) The proposed use is located in an area deemed suitable from an ecologic, geologic, and topographic standpoint. The proposed project is in compliance with the access conditions for development and on-site parking is provided in a manner which maximizes adverse impacts on surrounding land use patterns. The proposed project is in compliance with the design and safety conditions of development in that the site shall be appropriately fenced.

The Antelope Valley Areawide Plan contains development standards and design criteria for developments proposed within an SEA to ensure the project's

CONDITIONAL USE PERMIT NO. 99-242-(5)**Page 3 of 5**

compatibility with the biotic resources. With the required conditions of approval, the proposed unmanned wireless telecommunications facility is compatible with the SEA land use classification of the Antelope Valley Areawide Plan.

9. The site plan, marked Exhibit "A", depicts only the northwest portion of the approximate 97-acre subject property. The 30' by 30' lease area is shown 60' south of the north property line of the subject property which fronts Lancaster Road. A barbed wire fence and gate are depicted along the north property line. An existing gravel road leads from Lancaster Road to the interior of the subject property where the single-family residence is located. The lease area is located 120' west of the gravel road. The 105' monopole and a 7.5' by 24' equipment pad are depicted within the 900 square foot lease area.
10. The applicant has provided elevations of the facility which include the monopole depicted at a height of 100 feet above grade with the cellular antennas extending to 105 feet above grade. The elevations depict the equipment cabinets enclosed with a six-foot high chain link fence, the electrical cabinet, GPS antenna, and service lighting. The elevations also show a detail of the antenna arrays and supports that will have metal "Bird-X" installed on them to prevent the landing and nesting of birds.
11. An initial study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. Recommendations of the Significant Environmental Ecological Area Technical Committee (SEATAC), that the project be designed such that raptors and ravens be discouraged to nest on the pole in order to avoid future conflict with the State Fish and Game Code on nesting birds of prey, were included in the project design. The initial study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the initial study, the Department of Regional Planning has prepared a Negative Declaration for this project. No further SEATAC consideration is required as long as the project design does not include any guide wires.
12. One letter was received in opposition to this request. The letter was from an adjacent property owner who owns and operates a Skypark (special-use airport) located directly north of the subject property. The Skypark owner also testified in opposition to the project, stating that the 105-foot monopole would be within the required airspace for the airport and would be a hazard to aircraft flying in and out of the airport. The applicant submitted documentation from the Federal Aviation Administration that the telecommunications facility would not be a hazard to the skypark or any other air fields in the vicinity.
13. Pursuant to Section 22.52.1220 (Parking-uses not specified) of the County Code, the director has determined that one parking space shall be provided for this land

CONDITIONAL USE PERMIT NO. 99-242-(5)

Page 4 of 5

use. This facility will be visited on a monthly basis for maintenance, and at any time in case of an emergency.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- B. That the development is designed to maintain water-bodies, watercourses, and their tributaries in a natural state;
- C. That the development is designed so that wildlife movement corridors are left in a natural and undisturbed state;
- D. That the development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use;
- E. That, where necessary, fences or walls are provided to buffer important habitat areas from development;
- F. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths;
- G. That clustering of structures to assure compatibility with the biotic resources present is not appropriate;
- H. That the requested use at the proposed location is consistent with the adopted general plan for the area;
- I. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- J. That the requested use at the proposed location will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site;
- K. That the requested use at the proposed location will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- L. That the proposed site is adequate in size and shape to accommodate the prescribed development features, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

CONDITIONAL USE PERMIT NO. 99-242-(5)

Page 5 of 5

- M. 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
- N. That the proposed site is adequately served by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 and 22.56.215(F), Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Commission 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 Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 99-242-(5) is **APPROVED** subject to the attached conditions.

VOTE: 4-0-0-0

Concurring: Commissioners Valadez, Helsley, Bellamy, Rew

Dissenting: None

Abstaining: None

**Absent: None
(fifth district Commissioner not appointed at this time)**

Action Date: 01-09-02

**FM:kms
01-09-02**

CONDITIONAL USE PERMIT CASE NO. 99-242-(5)**Page 1 of 4
CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and the fees have been paid pursuant to Condition Nos. 8 and 16.
 3. 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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing and with the appropriate fee, before the expiration date.
 6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

CONDITIONAL USE PERMIT CASE NO. 99-242-(5)**Page 2 of 4
CONDITIONS****7. This grant will terminate January 9, 2012.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. 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. The permittee shall deposit with the County of Los Angeles the sum of \$500.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 5 biennial inspections.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

9. 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 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.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

CONDITIONAL USE PERMIT CASE NO. 99-242-(5)**Page 3 of 4
CONDITIONS**

12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. The permittee shall provide on-site sanitary facilities during the construction of the facility, as required by the Division of Building and Safety.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.
15. In the event of such extraneous markings occurring on the chain link fence, monopole, or equipment cabinets, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
17. Within sixty days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of a Revised Exhibit "A", similar to that presented at the public hearing, which clearly shows: 1) the location of the wireless telecommunications facility dimensioned within the 97-acre property, 2) the location of the existing single-family residence dimensioned within the 97-acre parcel, 3) one standard parking space depicted for the maintenance vehicle. The subject property shall be developed in substantial conformance with the approved Revised Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
18. The permittee shall comply with the conditions of the County of Los Angeles Fire Department.
19. This grant allows for the installation and maintenance of an unmanned wireless telecommunications facility consisting of a 105-foot monopole and equipment cabinets within a 30-foot by 30-foot lease area, subject to the following conditions:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission and in accordance with the emission standards of

CONDITIONAL USE PERMIT CASE NO. 99-242-(5)

**Page 4 of 4
CONDITIONS**

the Federal Communications Commission;

- b. Upon termination of this grant, or if the facility has ceased to be used for six continuous months prior to such termination, the permittee shall remove the facility and clear the site of all equipment. The permittee shall restore the site as nearly as practical to its original condition;
- c. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
- d. All buildings or structures, including antennas and equipment cabinets, shall be a neutral color excluding black to blend with their surroundings, shall not be glossy or reflective in nature, and shall be maintained in good condition at all times;
- e. One parking space shall be provided for this use on the subject parcel;
- f. During the construction of this facility, the construction staging area shall be kept to a minimum to ensure the surrounding environment is affected the least possible amount;
- g. 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;
- h. Security lighting shall be low intensity, and directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold;
- i. Monopole antenna T-arms and supports shall be covered with "Bird-X" spikes or similar to discourage raptors and ravens from nesting on the tower;
- j. The permittee shall not install any type of guide wires for support;
- k. The permittee shall submit to the Director of Planning a copy of the approved Federal Aviation Administration airspace clearance Form 7460 prior to the approval of the Revised Exhibit "A".

FM:kms
01-02-02



Los Angeles County
Department of Regional Planning
Director of Planning James E. Harll, AICP



January 9, 2002

Ryan Leaderman
Wireless Facilities Inc.
15901 Hawthorne Boulevard, Suite 306
Lawndale, CA 90260

**SUBJECT: FISH AND GAME AND DOCUMENT HANDLING FEES
PROJECT NO. 99-242-(5)**

Pursuant to Section 711.4 of the California Fish and Game Code, the Fish and Game and document handling fees for your project, approved on September 5, 2001 in the amounts checked below, are now due and payable.

- An Environmental Impact Report was required. Therefore, an \$850 Fish and Game fee and a \$25 document handling fee must be paid. Total fees due: \$875.
- A Negative Declaration was issued. Therefore, a \$1,250 Fish and Game fee and a \$25 document handling fee must be paid. Total fees due: \$1,275.
- A Notice of Exemption was issued since no potential for any adverse effect on wildlife resources was found. Therefore, no Fish and Game fee is required, but a \$25 document handling fee must be paid. Total fee due: \$25.

The Department of Regional Planning will collect these fees and submit them to the County Clerk at the time it files a Notice of Determination or Exemption for your project. Fees may be paid by bringing this letter and your check to:

Department of Regional Planning
Zoning Permits Section
320 West Temple Street, Room 1348
Los Angeles, California 90012
Monday through Thursday
1:00 p.m. to 6:00 p.m.
Our offices are closed on Fridays.

Please make your check payable to the **County of Los Angeles**. Write the project number (99-242) on the check.



Please complete this form and return to:
The Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

ACCEPTANCE FORM

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

Regarding: **CONDITIONAL USE PERMIT NO. 99-242-(5)**

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of \$ 500.00 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20____

I/We declare under the penalty of perjury that the foregoing is true and correct.

(Where the owner and permittee are not the same, both must sign.)

Type of Print

Applicant

Name _____

Applicant _____

City, State _____

Signature *[Handwritten Signature]*

*This signature must be
Acknowledged
By a notary public. Attach
Appropriate
Acknowledgements.*

Owner:

Name _____

Address _____

City, State _____

Signature _____

INSTRUCTIONS

The attached form is the "Affidavit of Acceptance" referred to in the conditions of grant. The appropriate persons should sign it in the presence of a notary and have the notary attach an acknowledgement.

Bring the form and a check in the amount indicated on the form to:

Room 1348
Hall of Records
320 West Temple Street
Los Angeles

Make the check payable to: **County of Los Angeles**

Do not mail the check and form.
Do not record the form.

If building permits are required for your project, and all other conditions of grant which must be fulfilled before building permits are granted are complete (see conditions), ask that the person receiving the form and check arrange to release plans to the Division of Building and Safety.

Questions? Call (213) 974-6443. Have your case number ready.

AUG 20 2001

LA33XC 439



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 99-242-(5)
CONDITIONAL USE PERMIT

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 11	
PUBLIC HEARING DATE August 1, 2001	

APPLICANT Cox, PCS Assets, LLC	OWNER Wallis and Walter Grover	REPRESENTATIVE Keyur Mistry Wireless Facilities Incorporated
-----------------------------------	-----------------------------------	--

REQUEST
Conditional Use Permit: To authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a 105' high monopole and equipment cabinets. The subject property is located in SEA 58.

LOCATION/ADDRESS 33700 West Lancaster Road	ZONED DISTRICT Lancaster West
ACCESS Via Lancaster Road to the north	COMMUNITY Gorman
	EXISTING ZONING R-R-2

SIZE 97.02 acres/900 square feet lease area	EXISTING LAND USE Single-family residence	SHAPE Irregular	TOPOGRAPHY Level
--	--	--------------------	---------------------

SURROUNDING LAND USES & ZONING North: Vacant, sky park/A-2-5	East: Vacant, single-family residences/A-2-10
South: Vacant, single-family residences/A-2-5	West: Vacant/A-2-5

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	SEA, Open Space	_____	See Staff Analysis
Antelope Valley Areawide General Plan	Non-Urban 1 (N1)	to .5 du/acre	See Staff Analysis

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan only depicts the northwest portion of the 97.02-acre subject property. The 30' by 30' lease area is shown 60' south of the north property line of the subject property which fronts Lancaster Road. A barbed wire fence and gate are depicted along the north property line. An existing gravel road leads from Lancaster Road to the interior of the subject property where the single-family residence is located. The lease area is located 120' west of the gravel road. The 105' monopole and a 7.5' by 24' equipment pad are depicted within the 900' lease area.

- KEY ISSUES**
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
 - Satisfaction of Section 22.56.215 F.2, Title 22 of the Los Angeles County Code significant ecological areas burden of proof requirements.
- (If more space is required, use opposite side)*

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

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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

STAFF ANALYSIS

PROJECT NUMBER

99-242-(5)

CASE NUMBER

Conditional Use Permit Case No. 99-242-(5)

OVERVIEW OF PROPOSED PROJECT

The applicant has requested authorization for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a 105-foot high monopole with three arrays with four antennas per array, seven equipment cabinets, and a GPS antenna. The facility will be sited on a 900 square foot leasehold within an approximate 97-acre parcel.

The proposed facility is located within Significant Ecological Area (SEA) No. 58 – Portal Ridge/Liebre Mountain. This area is in close proximity to the Mojave Desert, the San Gabriel Mountains and the Tehachapi Foothills, the intersection of these three geographical regions has produced the most diverse and unique flora found in the County. The area contains ten distinct plant communities, representing the transition between desert, foothill and mountain environments. The diversity of the area is further enhanced by the presence of many northern species, some of which are rare in the County, reaching their southern limit here.

DESCRIPTION OF SUBJECT PROPERTY

Location

The site is located at 33700 West Lancaster Road, Gorman, and in the Lancaster West Zoned District.

Physical Features

The approximate 97-acre irregular shaped parcel has a single-family residence developed on the eastern side of the parcel. The lease area, located in the northwest portion of the parcel, and the remaining portion of the parcel is undeveloped natural terrain.

ENTITLEMENT REQUESTED

The applicant has requested a Conditional Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility within a Significant Ecological Area.

EXISTING ZONING

Subject Property

Zoning on the subject property is R-R-2 (Resort and Recreation, two acre minimum required area).

Surrounding Properties

Zoning surrounding the 97-acre parcel consists of A-2-5 (Heavy Agriculture, five acre minimum required area) to the north, south, and west, and A-2-10 to the east.

EXISTING LAND USES

Subject Property

The subject 900 square foot lease area is currently vacant.

Surrounding Properties

Surrounding land use consists of vacant land and a special-use airport to the north, vacant land and single-family residences to the east, vacant land and single-family residences to the south, and vacant land to the west.

PREVIOUS CASES/ZONING HISTORY

There are no previous zoning cases noted on the subject parcel.

ANTELOPE VALLEY AREAWIDE GENERAL PLAN

The project site is classified as "Non-Urban I" in the Antelope Valley Areawide Plan. Non-residential uses which are appropriate for remote locations may be allowed in non-urban areas subject to compliance with the guidelines and conditions for development set forth in the Antelope Valley Areawide Plan. The proposed unmanned wireless telecommunications facility is in compliance with the location conditions for development in that: 1) The proposed use is located and designed so as not to conflict with established community land use and circulation patterns; 2) The proposed use is located and designed so as to minimize the scenic, noise, and odor impacts on other adjacent land uses; and 3) The proposed use is located in an area deemed suitable from an ecologic, geologic, and topographic standpoint. The proposed project is in compliance with the access conditions for development and on-site parking is provided in a manner which maximizes adverse impacts on surrounding land use patterns. The proposed project is in compliance with the design and safety conditions of development in that the site shall be appropriately fenced.

The Antelope Valley Areawide General Plan outlines development standards and design criteria for developments proposed within an SEA which include:

- a) The development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- b) The development is designed to maintain water-bodies, watercourses, and their tributaries in a natural state;
- c) The development is designed so that wildlife movement corridors are left in a natural and undisturbed state;
- d) The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use;
- e) Where necessary, fences or walls are provided to buffer important habitat areas from development;
- f) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths; and
- g) Clustering of structures is utilized where appropriate to assure compatibility with the biotic resources present.

Appropriately conditioned, the request for an unmanned wireless telecommunications facility can be found compatible with the Non-Urban 1 and SEA land use classifications.

SITE PLAN

General Description

The site plan, marked Exhibit "A", depicts only the northwest portion of the approximate 97-acre subject property. The 30' by 30' lease area is shown 60' south of the north property line of the subject property which fronts Lancaster Road. A barbed wire fence and gate are depicted along the north property line. An existing gravel road leads from Lancaster Road to the interior of the subject property where the single-family residence is located. The lease area is located 120' west of the gravel road. The 105' monopole and a 7.5' by 24' equipment pad are depicted within the 900 square foot lease area.

The applicant has provided elevations of the facility which includes the monopole depicted at a height of 100 feet above grade with the cellular antennas extending to 105 feet above grade. The elevations depict the equipment cabinets enclosed with a six-foot high chain link fence, the electrical cabinet, GPS antenna, and service lighting. The elevations also show a detail of the antenna arrays and supports that will have metal "Bird-X" installed on them to prevent the landing and nesting of birds.

BURDEN OF PROOF

Burden of Proof per Code

Pursuant to Section 22.56.040 of the County Code, the applicant must satisfy the burden of proof requirements for Conditional Use Permits and Section 22.56.215 for Significant Ecological Areas (SEA).

Section 22.56.040

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. 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.
3. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

Applicant's Burden of Proof Responses

See attached

Section 22.56.215

Significant Ecological Areas

1. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and
2. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and
3. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and
4. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and
5. That where necessary, fences or walls are provided to buffer important habitat areas from development, and
6. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

Applicant's Burden of Proof Responses

See attached

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act reporting requirements. The applicant met with the Significant Environmental Ecological Area Technical Committee (SEATAC) on December 4, 2000. SEATAC recommended the project be designed such that raptors and ravens be discouraged to nest on the pole in order to avoid future conflict with state Fish and Game code on nesting birds of prey. The applicant has agreed to this design feature and it will be included as a condition of approval of this grant. No further SEATAC consideration is required as long as the project design does not include any guide wires.

PUBLIC COMMENTS

Staff is in receipt of one letter in opposition to this request at the time of this report. The letter is from an adjacent property owner who owns and operates a Skypark (special-use airport) located directly north of the subject property. The Skypark owner is in opposition to the project as he feels the 105 foot monopole would be within the required airspace for the airport and would be a hazard to aircraft flying in and out of the airport.

STAFF EVALUATION

Issues

Pursuant to Section 22.40.220, Title 22 of the Los Angeles County Code (Zoning Ordinance), an unmanned wireless telecommunications facility is a permissible use in Zone R-R-2 provided that a Conditional Use Permit has first been obtained.

Pursuant to Zoning Ordinance Section 22.52.1220 (Parking-uses not specified) one parking space should be provided for this land use. This facility will be visited on a monthly basis for maintenance, and at any time in case of an emergency.

The Department of Regional Planning does not have any records of the Skypark located north of the subject property, Quail Lake Skypark. However, in speaking with Kurt Haukohl, Aviation Safety Officer, with the Caltrans Division of Aeronautics, the owners of Quail Lake Skypark have applied for an airport permit from their Division and they do have an airport "call number" issued to them by the Federal Aviation Administration (FAA). In describing the wireless telecommunications proposal to Mr. Haukohl he informed me that the applicant will need to obtain airspace clearance prior to constructing the monopole, which is done via the FAA's Form 7460. Based on Mr. Haukohl's experience and knowledge of FAA requirements the proposed location of the monopole will not be allowed as it is proposed to be located approximately 900 feet from the existing airport runway. Staff has concerns recommending approval of this application with the knowledge that the telecommunications facility will most likely be re-located after consultation with the FAA.

STAFF RECOMMENDATION

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

SUGGESTED MOTIONS

If the Commission finds they should wait for the Federal Aviation Administration's airspace clearance prior to acting on this case, then Staff recommends **Continuation** of Conditional Use Permit 99-242-(5) in order to give the applicant time to obtain the required clearance and revise their site plans accordingly.

"I MOVE THE REGIONAL PLANNING COMMISSION CONTINUE THIS CASE TO A DATE CERTAIN IN ORDER TO GIVE THE APPLICANT SUFFICIENT TIME TO OBTAIN FAA AIRSPACE CLEARANCE AND REVISE THEIR SITE PLAN ACCORDINGLY."

Prepared by Karen Simmons, Regional Planning Assistant II
Reviewed by Frank Meneses, Supervising Regional Planner Zoning Permits Section

**CONDITIONAL USE PERMIT CASE NO. 99-242-(5)
STAFF ANALYSIS (CONTINUED)**

Page 6 of 6

Attachments:

Copy of Thomas Brothers Map
Draft Conditions
SEA Map
SEATAC Minutes
Burden of Proof
Environmental Documentation
Correspondence
Photographs
Land Use Radius Map
Site Plan and Elevation

FM:kms
07-25-01

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and the fees have been paid pursuant to Condition No. 8.
 3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.
 4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. **This grant will terminate August 1, 2011.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. 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. The permittee shall deposit with the County of Los Angeles the sum of \$500.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 5 biennial inspections.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. 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 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.

10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or

shown on the approved plans.

12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. The permittee shall provide on-site sanitary facilities during the construction of the facility, as required by the Division of Building and Safety.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.
15. In the event of such extraneous markings occurring on the chain link fence, monopole, or equipment cabinets, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
17. Within sixty days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of a Revised Exhibit "A", similar to that presented at the public hearing which clearly shows: 1) the location of the wireless telecommunications facility dimensioned within the 97-acre property, 2) the location of the existing single-family residence dimensioned within the 97-acre parcel, 3) depict one standard parking space for the maintenance vehicle. The subject property shall be developed in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
18. The permittee shall comply with the conditions of the County of Los Angeles Fire Department.
19. This grant allows for the installation and maintenance of an unmanned wireless telecommunications facility consisting of a 105 foot monopole and equipment cabinets within 30 foot by 30 foot lease area, subject to the following conditions:

- a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
- b. Said facility shall be removed if in disuse for more than six months;
- c. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
- d. All buildings or structures shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;
- e. One parking space shall be provided for this use on the subject parcel;
- f. During the construction of this facility, the construction staging area shall be kept to a minimum to ensure the surrounding environment is affected the least possible amount;
- g. 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.
- h. Security lighting shall be low intensity, and directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold;
- i. Monopole antenna T-arms and supports shall be covered with "Bird-X" spikes or similar to discourage raptors and ravens from nesting on the tower;
- j. The permittee shall not install any type of guide wires for support;
- k. The permittee shall submit to the Director of Planning a copy of the approved Federal Aviation Administration airspace clearance Form 7460 prior to the approval of the Revised Exhibit "A".

Burden of Proof

Sprint PCS
Site Name - LA439B, Quail Lake
Lancaster, CA

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Placement of the transmission facility at the proposed location will make productive use of the existing area of an vacant rural highway property. Placement will provide users of the Sprint wireless telephone and paging system better coverage within the west Lancaster community. The land owner will benefit from the economics of land rental.

The use of the property for wireless telecommunications will not adversely affect surrounding properties because the subject property is as scantily improved as are surrounding parcels.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

The placement of the facility will cause no loss of enjoyment or valuation to surrounding properties because the property improvements will bring no traffic, noise or emit any emissions or hazardous substances.

The property will be improved in a location that has been previously graded. The proposed location will encompass an area of 900 square feet. The actual improvement area will be less than 200 square feet.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

Same as above.

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

The proposed telecommunication facility will be located at the northeast corner of the subject property. The proposed facility will make productive use of a portion of the property that is underutilized.

The facility will be enclosed with Chain link with metal slats.

The area will have no lighting, noise, or traffic.

The antenna will consist of three (3) sets of four (4) panel's. Panels measure six (6) inches wide, six (6) feet long and six (6) inches thick. The sectors are positioned to form an equilateral triangle. This configuration provides 360 degrees of signal distribution.

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

The unmanned staffing component of the proposed transmission facility generates no traffic. However, the transmission coverage gained by the proposed wireless telecommunication facility will sustain and accommodate new wireless users traveling on local streets and nearby highways.

2. By other public or private service facilities as are required.

The proposed transmission facility functions on a low voltage system and connects with the existing local and regional telephone servers by land telephone lines.

The proposed wireless telecommunication facility will be serviced by available telephone and electrical service.

99-242

B. Significant Ecological Areas (Section 22.56.215 F.2):

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

The proposed use is a wireless telecommunication facility to be located at 33700 West Lancaster Road, Gorman, California, 93536. This facility will consist of a monopole that is 105 feet high and seven equipment cabinets. The lease area is approximately 30' X 30'. The relative size of the project is rather small. Thus, the proposed project will not disturb the existing condition of the land. There will be no long term or harmful impacts on the environment as a result of this project.

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

The proposed project will not affect any existing waterways. This project is set in an area where the issues regarding the natural state of any water bodies and watercourses will not be impacted because there are no existing water bodies located around the proposed project.

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

The proposed project has been redesigned to address issues regarding the nesting of birds in and on the proposed monopole. We have redesigned the monopole so that birds such as raptors and ravens are discouraged from nesting on the proposed tower in order to avoid conflict with the State Fish and Game code regarding nesting birds of prey. The revised plans incorporate the placement of "Bird-X" Spikes, Model one in order to prevent landing and nesting of birds. Thus, attempting to undisturbed the natural migration paths of birds along this corridor.

4. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources areas from said requested development;

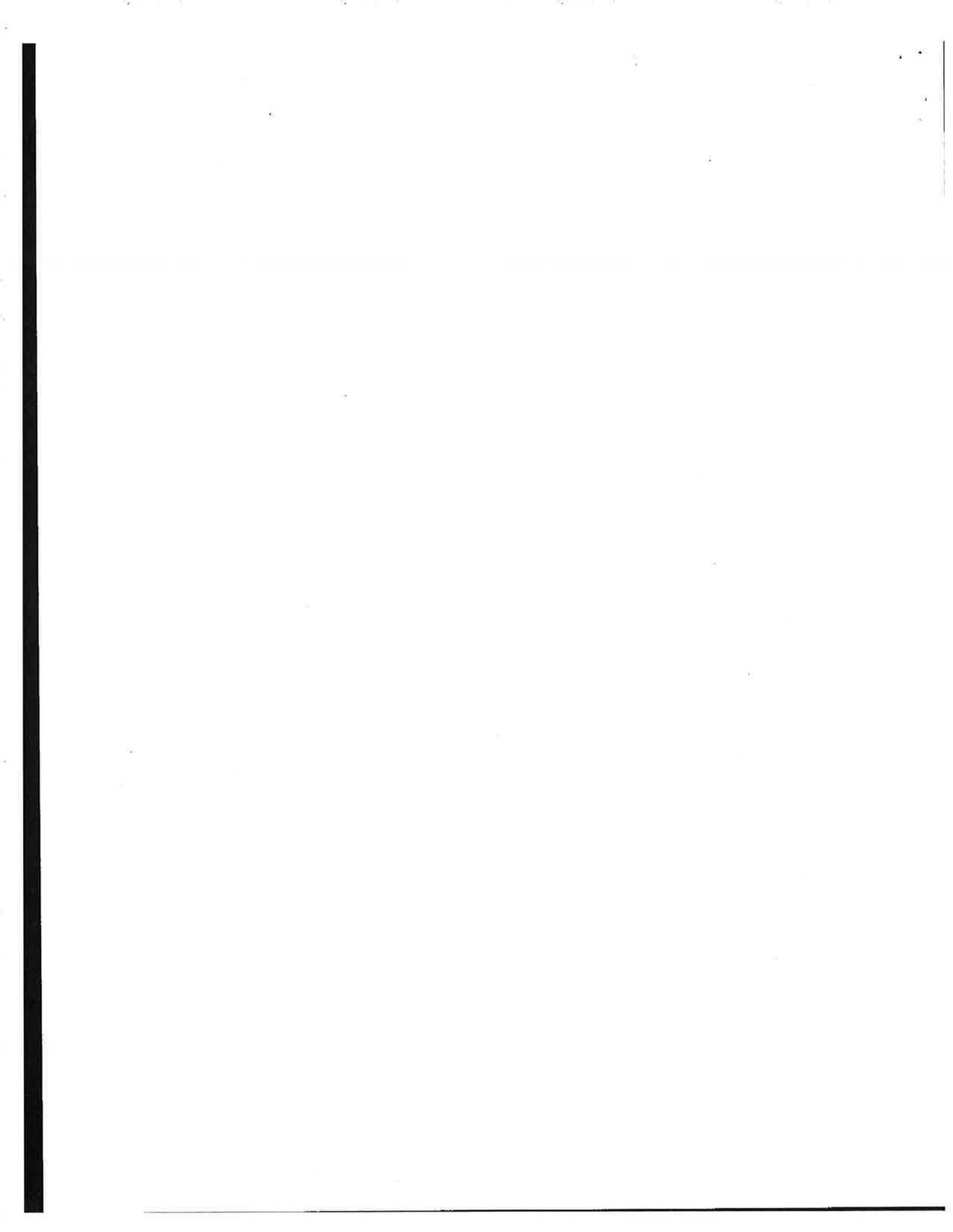
The proposed project is set back from the road in order to maintain the existing landscape and vegetation that surrounds the small portion of land that we are occupying. The set back works as a natural buffer zone used to disguise or screen the lease area.

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

We are proposing to construct a chain link fence surrounding the compound. This fence is being constructed in order to prevent both people and animals from entering the equipment cabinet lease area. This fence will also function as a buffer zone preventing any habitat areas from developing.

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

The roads that will be used in the development phases of this project are in existence. Thus, the roads and utilities that will serve this project are in no conflict with any critical resources, habitat areas and migratory paths.



COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: CUP 99242

1. DESCRIPTION:

The proposed project is a request for a conditional use permit to authorize the development of a telecommunications facility consisting of a 105' monopole and a base transceiver station.

2. LOCATION:

33700 W. Lancaster Rd., Gorman

3. PROPONENT:

*Keyur Mistry
15901 Hawthorne Blvd., Ste.306
Lawndale, CA 90260*

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Tabitha Lam* *TL*
DATE: *March 28, 2001*



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



March 28, 2001

Keyur Mistry
15901 Hawthorne Blvd., Ste.306
Lawndale, CA 90260

FILE COPY

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. CUP 99242

On March 28, 2001, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared Environmental Document
- Categorical Exemption
- Negative Declaration**
- Mitigated Negative Declaration
- Other: _____
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Tabitha Lam of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


Kerwin Chin, Section Head
Impact Analysis Section

KC:TL:lg

STAFF USE ONLY

PROJECT NUMBER: 99242

CASES: CUP



**** INITIAL STUDY ****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 11/18/99 Staff Member: Tabitha Lam
Thomas Guide: viii USGS Quad: La Liebre Ranch
Location: 33700 W. Lancaster Rd., Gorman

Description of Project: The proposed project is a request for a conditional use permit to authorize the development of a telecommunications facility consisting of a 105' monopole and a base transceiver station.

Gross Acres: 97.02 acres with a lease area of 900 square feet
Environmental Setting: The subject property is currently occupied by single family residential use. Of note is the project site's location within Significant Ecological Area (SEA) 58. Surrounding uses consist of vacant land.

Zoning: R-R-2 (Resort Recreation - two acre minimum required area)
General Plan: SEA, Open Space
Community/Area wide Plan: Antelope Valley: Non-Urban I

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

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

<input type="checkbox"/>

Trustee Agencies

- None
- State Fish and Game
- State Parks

<input type="checkbox"/>

Special Reviewing Agencies

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

<input type="checkbox"/>

County Reviewing Agencies

<input type="checkbox"/>

Regional Significance

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

<input type="checkbox"/>

County Reviewing Agencies

- Subdivision Committee
- DPW:

<input type="checkbox"/>

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: _____
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>San Andreas Fault</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>30' depth to groundwater</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>hillside area</i>

STANDARD MITIGATION MEASURES

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

OTHER CONSIDERATIONS/MITIGATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

unmanned facility

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>however area to be disturbed is removed from drainage course</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>100 year flood area</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD MITIGATION MEASURES

- Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)
- Approval of Drainage Concept by DPW

OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size Project Design
- unmanned facility*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a high fire hazard area (Fire Zone 4)? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD MITIGATION MEASURES

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Prevention Guide No.46

OTHER CONSIDERATIONS/MITIGATIONS

- Project Design Compatible Use

unmanned facility

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

OTHER CONSIDERATIONS/MITIGATIONS

Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

- Industrial Waste Permit
- Plumbing Code -- Ordinance No.2269
- Health Code -- Ordinance No.7583, Chapter 5
- NPDES Permit CAS614001 Compliance (DPW)

OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size
- Project Design
- Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, water quality problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
				<i>gross area is 97.02 acres however lease area is 900 s.f.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

Health and Safety Code – Section 40506

OTHER CONSIDERATIONS/MITIGATIONS

Project Design Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>SEA 58</i> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>however area to be disturbed is removed from drainage course</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size
 Project Design
 ERB/SEATAC Review
 Oak Tree Permit

redesign to discourage raptors and ravens to nest on the tower in order to avoid future conflict with DFG code on nesting birds of prey

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>drainage course onsite but area to be disturbed is removed from drainage course</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

- Lot Size Project Design Phase 1 Archaeology Report

minimal disturbance required

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size Project Design Visual Report Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

n/a

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code -- Ordinance No. 2269

OTHER CONSIDERATIONS/MITIGATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/ OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
				<hr/> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES/ OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

OTHER CONSIDERATIONS/MITIGATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

OTHER CONSIDERATIONS/MITIGATIONS

Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to land use factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES/OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

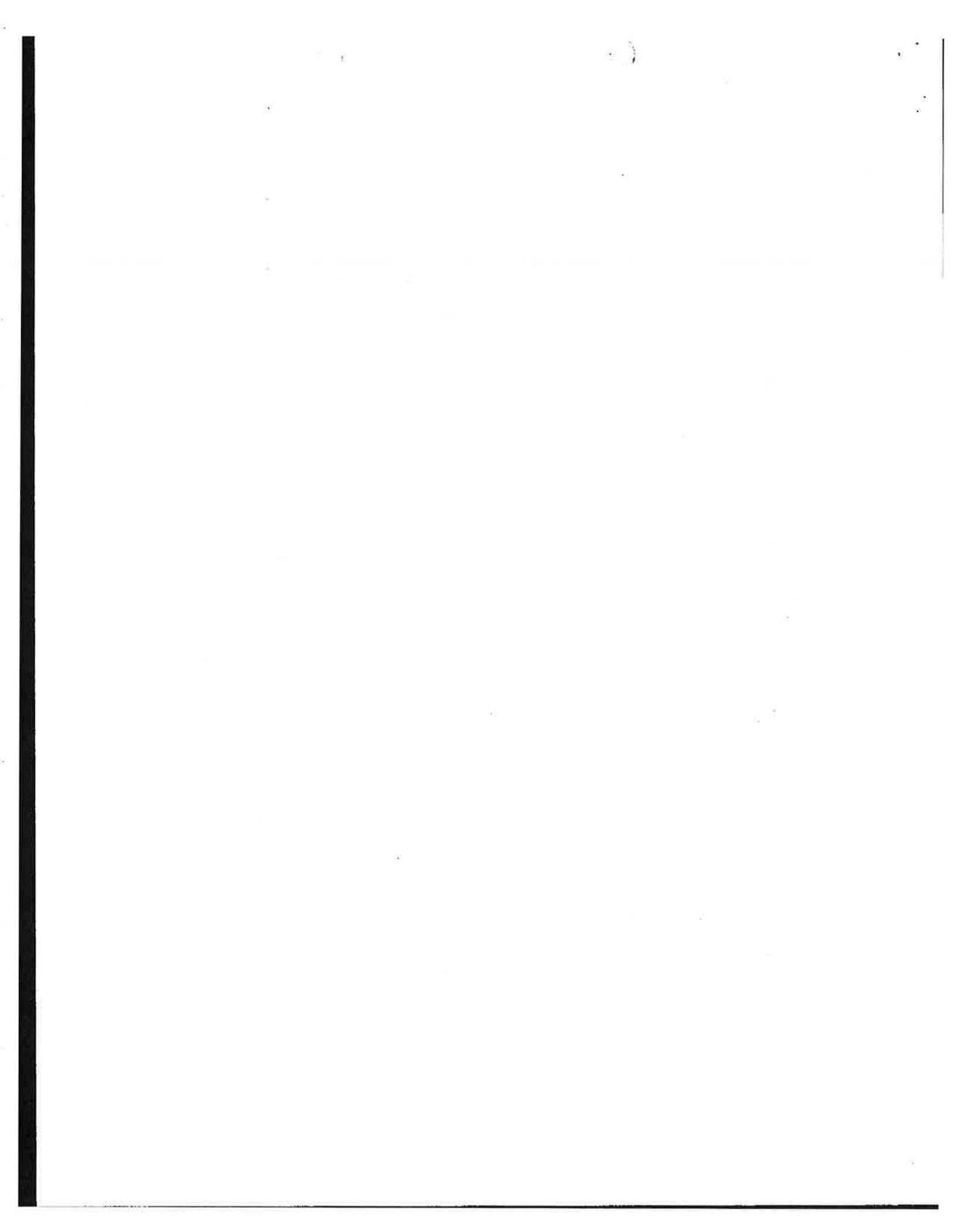
Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially 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, 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? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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. |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant Less than significant with project mitigation Less than significant/No impact



**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF DECEMBER 4, 2000**

PERSONS IN ATTENDANCE:

SEATAC MEMBERS

Jonathan Baskin, PhD
Janet Fahey, PhD
Richard Friesen, PhD
Carl Wishner

REGIONAL PLANNING STAFF

Michael Bleecher
Lee Stark
Peter Gutierrez, County Counsel
Daryl Koutnik

Project 94-087 Representatives

Paul Fromer
John Gray
Mark Subbotin
Tom Worthington
Steve Zimmer

(619) 308-9333
(805) 964-6010
(661) 255-4069
(818) 879-1100
(661) 255-4443

**MINUTES
DECEMBER 4, 2000**

AGENDA ITEMS

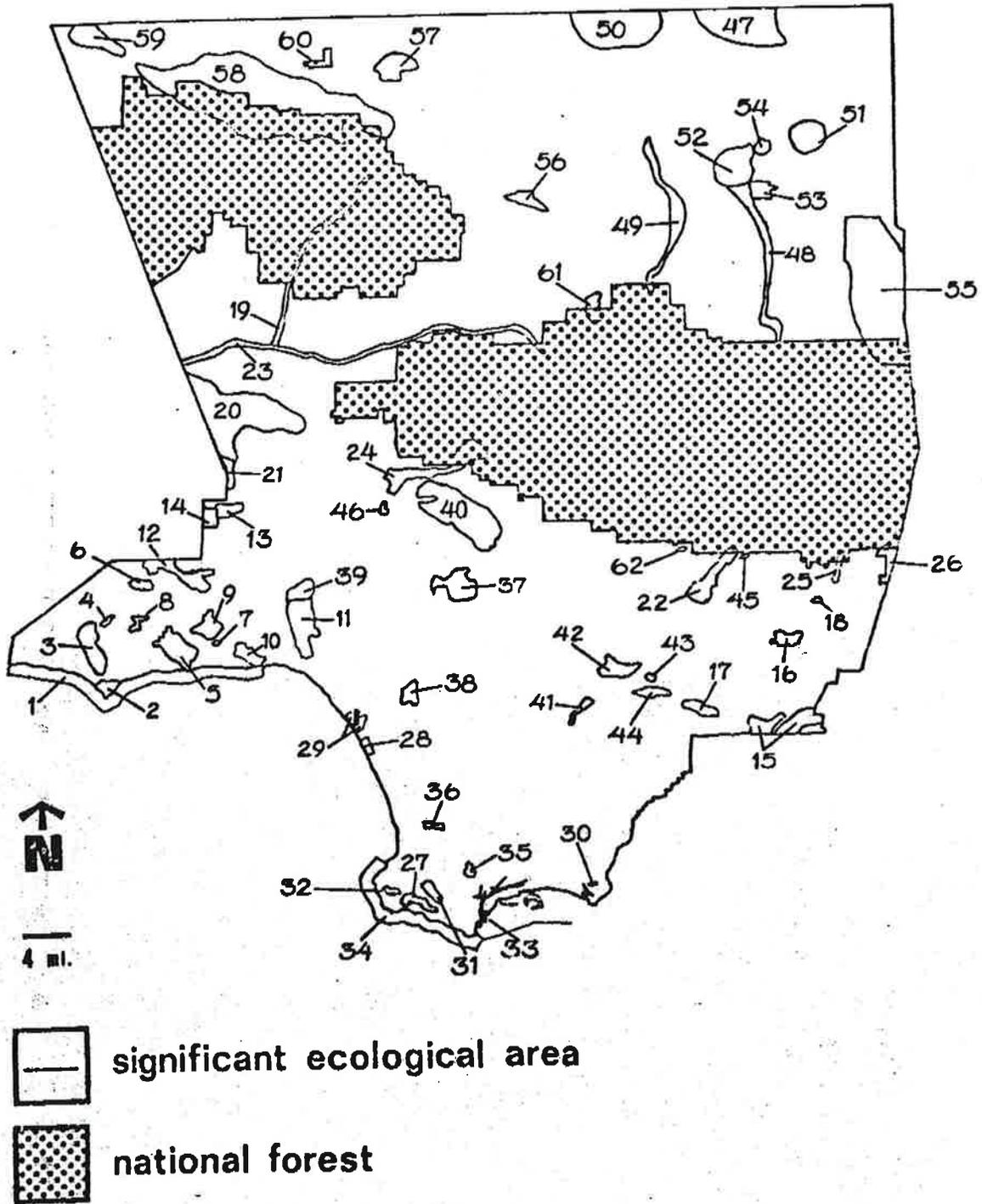
1. Fahey moved and Friesen seconded to approve the October 2, 2000 Minutes as written.

Project 99-242 (telecommunications monopole in SEA 58) and associated biological resources report was discussed. SEATAC recommends project design such that raptors and ravens be discouraged to nest on the tower in order to avoid future conflict with state Fish & Game code on nesting birds of prey. No further SEATAC consideration is required as long as project design includes no guide wires for support.

OLD BUSINESS

2. Project 94-087 - See Attachment Item 2

SIGNIFICANT ECOLOGICAL AREAS IN LOS ANGELES COUNTY



APPLICANT'S COPY

A, LLC

REVISED

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING
APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS
SUBMITTED AND THE REQUIREMENTS OF 99242
SEA 2009 00147 AND COUNTY ZONING
ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN
EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY
INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO
PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY
ORDINANCE OR STATE LAW.

D. A. Denis / P. Lopez
[Redacted] 10/29/09

APPLICANT'S COPY

Royal Street Communications CA, LLC

350 COMMERCE, STE. 200
IRVINE, CA 92602

PROJECT INFORMATION:

CC MW - TEJON PEAK LA2100B

33700 W. LANCASTER RD.
GORMAN, CA 93536

CURRENT ISSUE DATE:

09/14/09

ISSUED FOR:

PERMIT

REV.: DATE: DESCRIPTION: BY:

1	09/14/09	1000% CD'S	TT
0	08/19/09	90% CD'S	TT

PLANS PREPARED BY:

	REV.
	1
	1
	1
	1



November 5, 2012

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

Re: **Conditional Use Permit (Renewal) 201200050_Responses to Comments from “Three Points-Liebre Mountain Town Council” and “Least Intrusive Means Feasible Alternatives Analysis”**

This correspondence serves as Crown Castles formal “Response to Comment(s)” received by “Three Points-Liebre Mountain Town Council” in their letter dated 31 October 2012. This correspondence also presents a “Least Intrusive Means Feasible Alternatives Analysis”. Both serve to support the approval of the project as proposed.

It is important to state for the record that Crown Castle respects the work of the “Town Council”, however we strongly disagree with their characterizations of the impacts associated with this critical wireless infrastructure and we appreciate the opportunity to address their “concerns” with our current application and the communication herein.

In addition to the remarks and evidence presented in this correspondence we wish to reference two (2) prior communications that accompanied our application when it was submitted.

1. Zoning Permit – “Burden of Proof”/“Project Narrative” (March 26 2012);
2. “Project Number_R2012-00688-5); Permits_RCUP T2012000050; and RENV T2021200085: Revised Project Description/Addendum Application (June 26 2012).

The documents above articulate and provide ample evidence that the project meets all zoning requirements, is consistent with applicable policies and land use designations within the Antelope Valley Areawide General Plan and all the required findings can again be made in the affirmative.

Crown Castle has also reviewed planning staff’s “Report, Findings, and Conditions of Approval” for this project/entitlement and concurs with all the evidence and conclusions presented and accepts and agrees with staff’s proposed approval of this project and the associated “Conditions of Approval”.

The following are some general remarks in response to the comments made by “Three Points-Liebre Mountain Town Council” in their 31 October 2012 correspondence that bear mentioning/correcting, followed by a “Least Intrusive Means Alternatives Analysis” which clearly demonstrates that no “feasible alternatives” to the existing facility exist that are more consistent with applicable policies and development regulations.

Three Points-Liebre Mountain Town Council Comments

The comments throughout the Town Councils correspondence dated 31, October 2012, focus primarily upon their opinion that the existing wireless communications facility is inconsistent with applicable scenic resources policies. In particular there are numerous references to the Counties Regional Recreational Plan (1965) and the Scenic Highways Element (1974).

First of all, it is important to note that both of these policy documents were in place when the existing wireless communications facilities were originally approved and constructed and whenever additional wireless facilities have been added to the subject facility over the years. In all cases the County deemed that the wireless communications facility as designed and sited was in fact consistent with the Counties applicable general plan policies. In addition, it is important to recognize that neither the applicable policies nor the physical environment has appreciably changed since the original approval and construction of the subject facility.

In addition to the facts stipulated above there is considerable “over reaching” and a general misrepresentation and misapplication of the policies cited in the Town Council’s correspondence in that it appears to infer that “Lancaster Road” and “Ridge Route Road” are designated as “Adopted Scenic Highways”. Neither roadway is in fact designated as an “Adopted Scenic Highway” or even an “Eligible Scenic Highway” pursuant to the Los Angeles County Scenic Highways Element Figure 6.7.

Although the roadways adjacent to the subject property are not designated as either an “Adopted Scenic Highway” or even an “Eligible Scenic Highway”, the Town Council’s correspondence clearly infers (and cites) multiple Scenic Highway Element policies as being directly applicable when in fact they are not.

One additional comment with respect to the Town Council’s correspondence bears noting and is presented below.

Certainly visual impacts and aesthetics are a factor in the decision making process with respect to the siting and development of wireless communications infrastructure. However, they should not be the only consideration as wireless communications are considered critical infrastructure to furthering the public’s health, safety, and welfare. Below is a directly applicable general plan policy consistency statement that was included in our original application for this renewal application that bears repeating and should also be a factor considered by the Town Council in their future considerations of the wireless facilities in their area of responsibility.

This facility is located within the Antelope Valley Areawide General Plan. Pursuant to the Antelope Valley Land Use Policy Map the subject property has a residential land use designation of “N-1” (Non-Urban) with a density of 0.5 dwelling units per acre. Specifically the plan calls out “public and semi-public uses” as permitted in “non-urban (N-1)” areas to include “utility and communication installations”. In addition, included within the land use policies is a policy entitled, “Adequacy of Public Services” (Policy 29) that reads as follows:

“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.”

The subject land use significantly supports most of the specific services identified as required for ensuring this policy statement is met. It’s also important to note that as designed, this facility is expandable as future needs dictate. **The proposed collocation that is now part of this project is further evidence in support of this “Compliance Statement”.**

Finally with respect to General Plan compatibility it’s important to note that the subject facility is also not located within any identified resource areas and specifically the facility is outside any areas mapped as “Significant Ecological Area (SEA)” which are immediately south of the subject facility.

Least Intrusive Means Feasible Alternatives Analysis

The following analysis confirms the appropriateness of the siting and design of the facility as is.

There are certainly physical circumstances where “disguising” a tower as a “tree” may be appropriate. Those conditions are very site specific and are an option when a tower is proposed at a location that is within an environment characterized by tall trees in close proximity. The conditions warranting the use of a “tree” described herein simply do not exist at the location as correctly noted by staff in their report and cited by the “Town Council” in their correspondence as well.

The geography/landscape surrounding the site is “chaparral” customary with a high desert/arid environment and the flora consists primarily of ground cover and bushes/shrubs/small trees that do not grow to heights much above 10-15’. The closest “tall structures” are the numerous power poles that run along the north side of Lancaster Road which have been a fixture of the landscape since the time of the areas original development.

Below is a summary of the alternatives available that would provide “functionally equivalent” wireless services and it is our opinion that the subject facility serves as the “least intrusive feasible alternative” as proposed.

1. Moving the facility further south into the adjacent SEA designated area;
 - a. This would have a greater environmental impact.
2. Moving the facility north out into the valley floor;
 - a. This would result in the tower being more visible from a greater stretch of road and the drop in elevation would probably require it to be even taller to provide comparable service.
3. Reducing the height of the structure;
 - a. This would trigger the need for multiple sites due to the smaller coverage areas for all carriers.
 - b. More sites would potentially result in greater impacts.
4. Disguising the facility;
 - a. This alternative would increase its mass and make it significantly more visible.



The facility as sited and designed is consistent with all applicable general plan policies and with the built and environment in proximity. It provides critical wireless communications to serve the surrounding rural and recreational areas. It is designed as a colocation facility that will support multiple wireless service providers therefore serving to significantly reduce the need for additional wireless communications infrastructure in the area.

The above responses to the comments raised by the "Three Points-Liebre Mountain Town Council" along with the totality of the information provided by the applicant for this project supports the determination by Regional Planning to approve this facility.

In closing a review of the original approval documents was again revisited to confirm how the issue of visual resources was addressed ten (10) years ago. A careful review of the documents and particularly the environmental analysis conducted at the time the facility was originally approved revealed that no impacts were determined with respect to "Visual Resources". Attached is a portion of the original environmental document entitled, "CUP 99-242-5 ISND Visual Resources Analysis" which documents the assessment of the projects original impacts with respect to Visual Qualities.

We look forward to our upcoming hearing and working with your office to ensure this existing wireless telecommunication facility can continue to provide critical wireless telecommunications services in support of the surrounding areas.

Sincerely,

Sean Scully
Principal, Planning & Permit Technologies, Inc. (Authorized agent for Crown Castle and Property Owner)
T: (818) 426-6028
F: (310) 373-0011
E-mail: permitted@verizon.net

Attachment:
CUP 99-242-5 ISND Visual Resources Analysis

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |

MITIGATION MEASURES/OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

- Less than significant with project mitigation Less than significant/No impact

Los Angeles

Go There

California Scenic Highway Mapping System



Choose a Route

Go There

Los Angeles County



Click on an Officially Designated Scenic Highway route shield to view photos of that route.

Legend

U.S.
 Interstate
 State
 County Road

- Officially Designated State Scenic Highways
- Officially Designated County Scenic Highways
- Officially Designated State Scenic Highway and National Scenic Byway
- Officially Designated State Scenic Highway and All American Road
- Eligible State Scenic Highways — Not Officially Designated
- Unconstructed State Highways Eligible for Scenic Designation
- Historic Parkways
- Connecting Federal Highways
- Connecting Federal Highway & National Scenic Byway
- State Highway System

AERIAL MAP

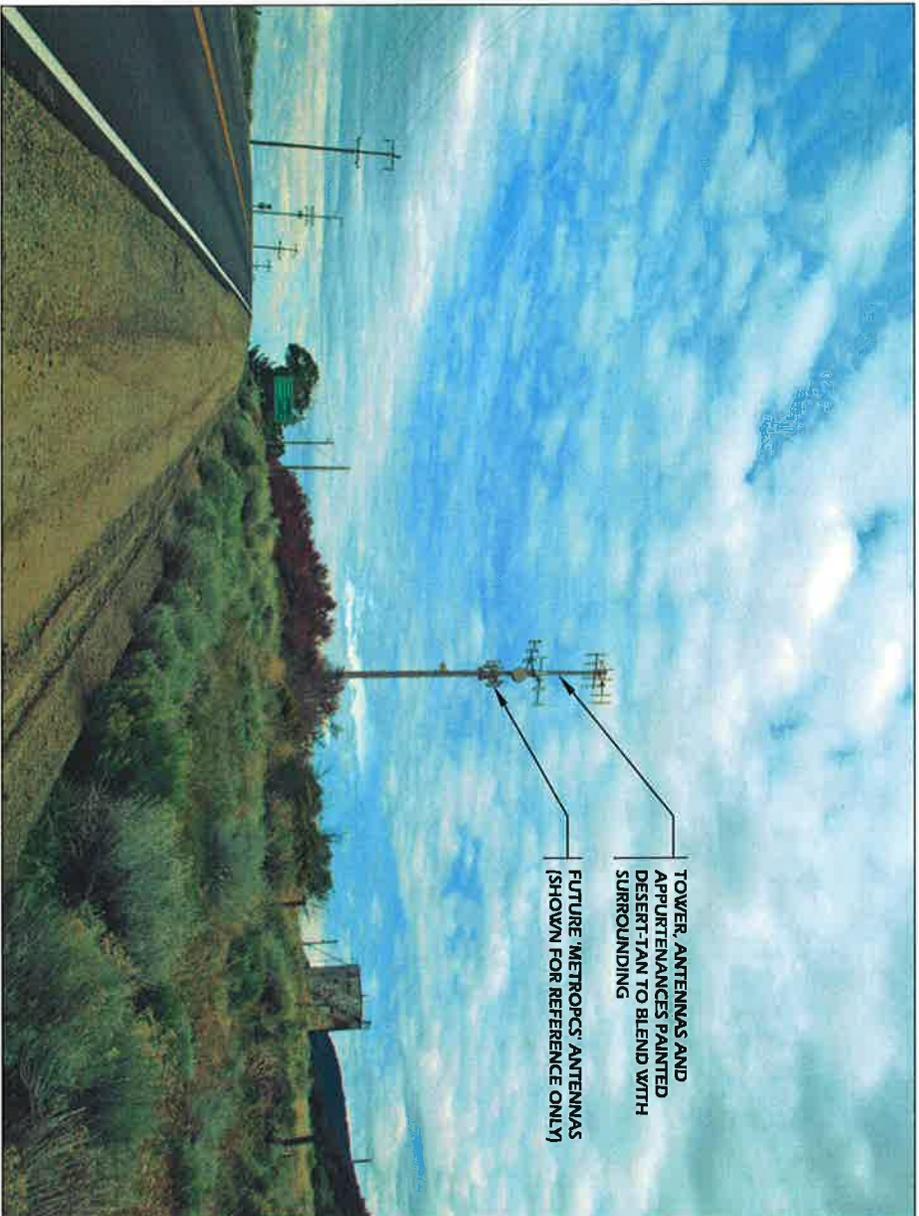


COPYRIGHT: GOOGLE MAPS, 2012

EXISTING



PROPOSED



DCI PACIFIC
A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 T 949 425 1001 | F 949 425 1001

CROWN®
CASTLE
 INTERNATIONAL

QUAIL LAKE
878021
 33700 W. LANCASTER ROAD
 GORMAN, CA 93536

VIEW	SHEET
A	1 / 4

AERIAL MAP

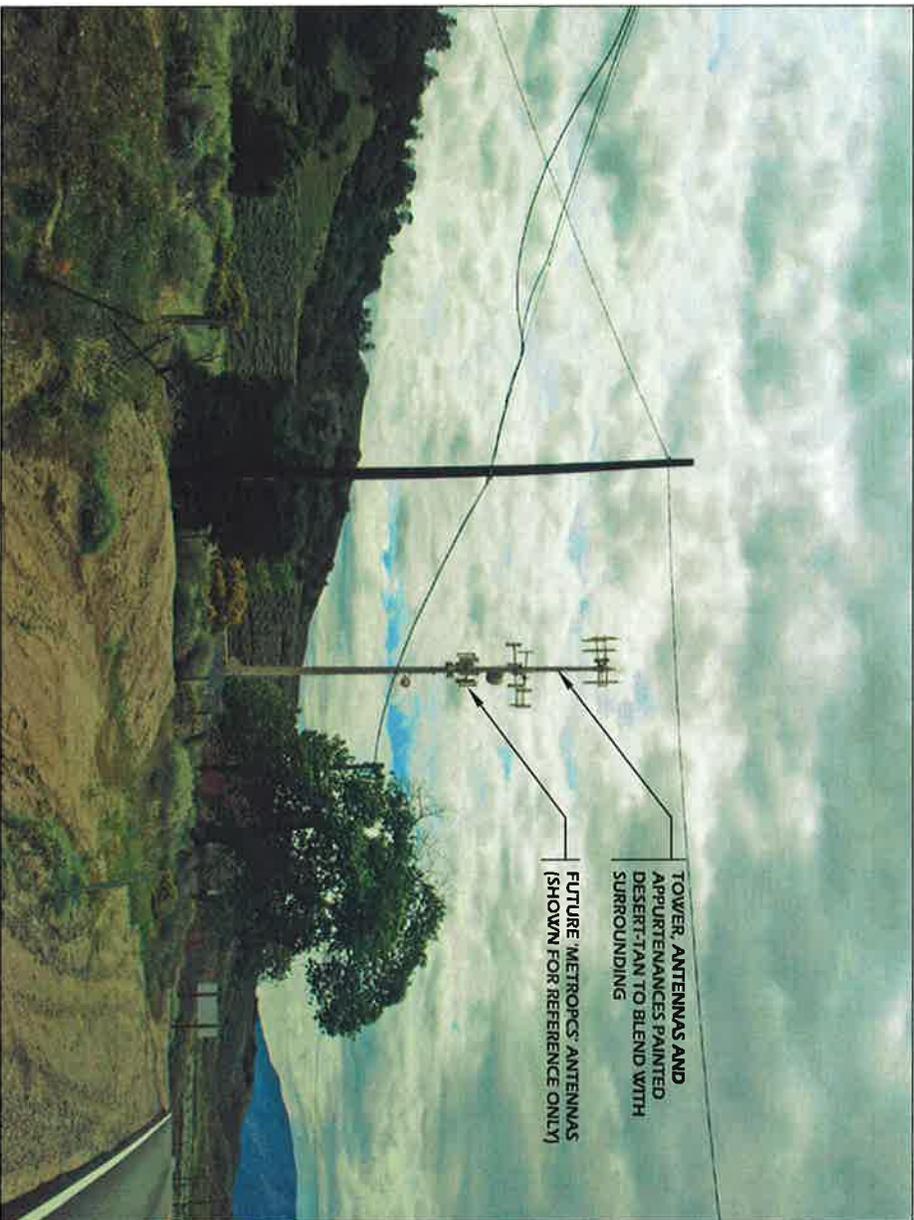


COPYRIGHT: GOOGLE MAPS, 2012

EXISTING



PROPOSED



TOWER, ANTENNAS AND
APPURTENANCES PAINTED
DESERT-TAN TO BLEND WITH
SURROUNDING

FUTURE (METROPCS) ANTENNAS
[SHOWN FOR REFERENCE ONLY]

DCI PACIFIC
A | E | C | W | O | R | K | S
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
714.925.1001 | 1947.425.1001 | F

CROWN®
CASTLE
INTERNATIONAL

QUAIL LAKE
878021
33700 W. LANCASTER ROAD
GORMAN, CA 93536

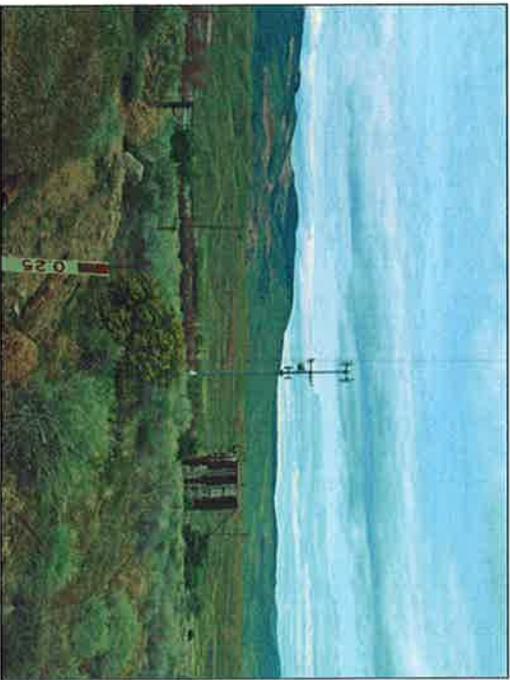
VIEW	SHEET
B	2 / 4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2012

EXISTING



PROPOSED



DCI PACIFIC
A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 22 BROADVIEW PARK | SUITE 1191 BRENNE | CA 92514
 714.942.1000 | 949.425.1001 | F

CROWN CASTLE INTERNATIONAL

QUAIL LAKE
 878021
 33700 W. LANCASTER ROAD
 GORMAN, CA 93536

VIEW	SHEET
C	3 / 4

AERIAL MAP

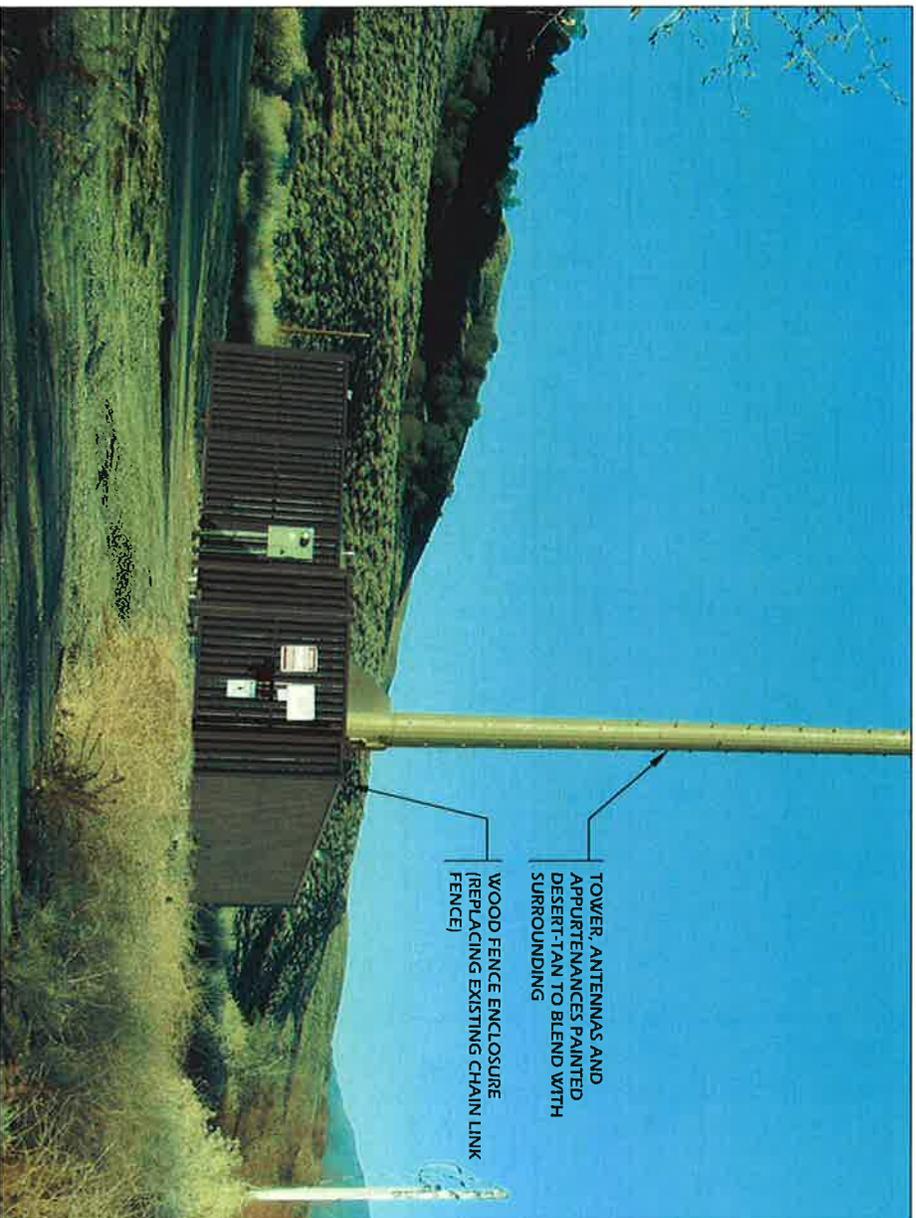


COPYRIGHT: GOOGLE MAPS, 2012

EXISTING



PROPOSED



TOWER, ANTENNAS AND APPURTENANCES PAINTED DESERT-TAN TO BLEND WITH SURROUNDING

WOOD FENCE ENCLOSURE (REPLACING EXISTING CHAIN LINK FENCE)

DCI PACIFIC
AIEICWORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 22 DEERCRIVE PARK, SUITE 110, IRVINE, CA 92614
 T 949.425.1800 | F 949.425.1801 | E

CROWN CASTLE INTERNATIONAL

QUAIL LAKE
 878021
 33700 W. LANCASTER ROAD
 GORMAN, CA 93536

VIEW	SHEET
D	4 / 4



QUAIL LAKE

878021

33700 W. LANCASTER ROAD,
GORMAN, CA 93536

DCI PACIFIC
A/E/C WORKS
PROJECTS | ENGINEERING | CONSULTING
2300 W. LANCASTER ROAD
GORMAN, CA 93536



PROJECT IDENTIFICATION
QUAIL LAKE
878021
33700 W. LANCASTER ROAD
GORMAN, CA 93536

DATE: 06/25/12
ISSUED FOR: RENEWAL

APPROVALS:

APPROVED BY:	TITLE:	DATE:

DATE:	BY:	FOR:

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
10/1/11	ISSUE 20	
07/29/11	ISSUE 20	
06/14/11	INTERIM FACILITY DESIGN	
04/22/11	ISSUE 19B INTERIM FACILITY DESIGN	

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1

SHEET:	DESCRIPTION:	SCALE:
T1	TITLE SHEET	---
A1	OVERALL SITE PLAN, EXISTING/REQUIRED EQUIPMENT & ANTENNA LAYOUT PLAN	---
A2	ELEVATIONS	---
A3	LAND USE MAP	---

POWER:	COMPANY:	TELEPHONE:	CONTACT:
SOUTHERN CALIFORNIA Edison			

UTILITY PROVIDERS	ADDRESS:	PHONE:

DO NOT SCALE DRAWINGS

GENERAL CONTRACTOR NOTES

PROJECT DESCRIPTION

THIS PROJECT ENTAILS RENEWAL OF THE EXISTING ENTIRETY CONDITION USE PERMIT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN L, UNLICENSED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 105-FOOT HIGH MONOPOLE WITH MULTIPLE ANTENNA, GPS ANTENNA, AND A SCALAR FOOT LATERAL AREA WITHIN AN APPROXIMATE 57 ACRE PARCEL.

THIS PROJECT ALSO INCLUDES THE MODIFICATION OF EXISTING WIRELESS FACILITIES FOR METRICS CALIFORNIA LLC THAT WILL CONSIST OF THE INSTALLATION AND OPERATION OF SIX (6) NEW PANEL ANTENNAS AND ONE (1) NEW SCALAR ANTENNA. THE EXISTING MONOPOLE AND ONE (1) NEW SCALAR ANTENNA ARE TO BE REMOVED. EQUIPMENT CABINETS AT GRADE LEVEL, THE PROPOSED ADDITIONAL GROUND EQUIPMENT WILL RESULT IN THE ADDITION OF APPROXIMATELY EXISTING SIX SQUARE FOOT LATERAL AREA.

PROJECT TEAM

ARCHITECT:
DCI PACIFIC
33 EXECUTIVE PARK, SUITE 110
SANTA ANA, CA 92705
CONTACT: 949-475-1000
PHONE: (949) 475-1000
FAX: (949) 475-1001
E-MAIL: PROJECT@DCIPACIFIC.COM

APPLICANT:
CROWN CASTLE
38 EXECUTIVE PARK, SUITE 310
IRVINE, CA 92614
CONTACT: JON OOHAI
PHONE: (669) 557-1629
E-MAIL: JONOOHAI@CROWNCASTLE.COM
FAX: (669) 557-1629

APPLICANT REPRESENTATIVE:
CONTACT: SEAN SOULI
PHONE: (669) 557-1629
E-MAIL: SEAN@CROWNCASTLE.COM
FAX: (669) 557-1629
FAX: (310) 379-8766

REPRESENTATIVE FOR PROFESSIONAL CALCULATION:
METRICS CALIFORNIA LLC
5500 CALIFORNIA, SUITE 200
GORMAN, CA 93536
CONTACT: MARIO MUSSO
PHONE: (714) 729-3137

APPLICANT/LESSEE:
GORMAN CASTLE CASTLE LLC
510 OAKFIELD STREET, SUITE 302
SANTA ANA, CA 92701
CONTACT: JON OOHAI, AEP
PHONE: (669) 557-1629
CELL: (669) 729-1715
FAX: (669) 557-1629

PROPERTY INFORMATION:
OWNER: WILKS & WALTER GROUP
ADDRESS: 15512 REMONT AVENUE,
PARAMOUNT, CA 90723
CONTACT:
PHONE:
A.P.N.: 3235-002-013

PROJECT INFORMATION:
OCCUPANCY: 52 (TELECOM FACILITY--UNLICENSED)
CONSTRUCTION TYPE: V-B
CURRENT ZONING: 42-5 (HEAVY AGRICULTURE)
ZONING APPLICABILITY: TBD
ACCESSIBILITY REQ'D: FACILITY IS UNLICENSED AND NOT FOR HUMAN OCCUPANCY. HANDICAPPED ACCESS NOT REQUIRED.

VICINITY MAP

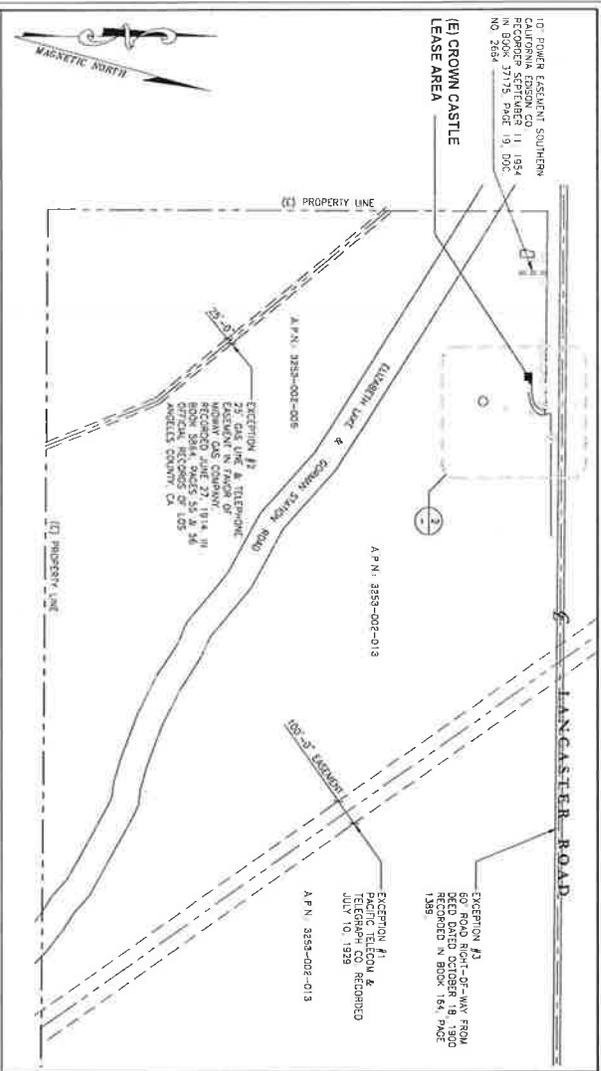
FROM THE OFFICE OF CROWN CASTLE AT IRVINE
TAKE CA-5 S TOWARD BURENDAVE
TURN RIGHT ON BURENDAVE
WEST ON CA-138 E TOWARD LANCASTER/PYRAULE
33700 LANCASTER RD IS ON THE RIGHT



SITE DIRECTIONS

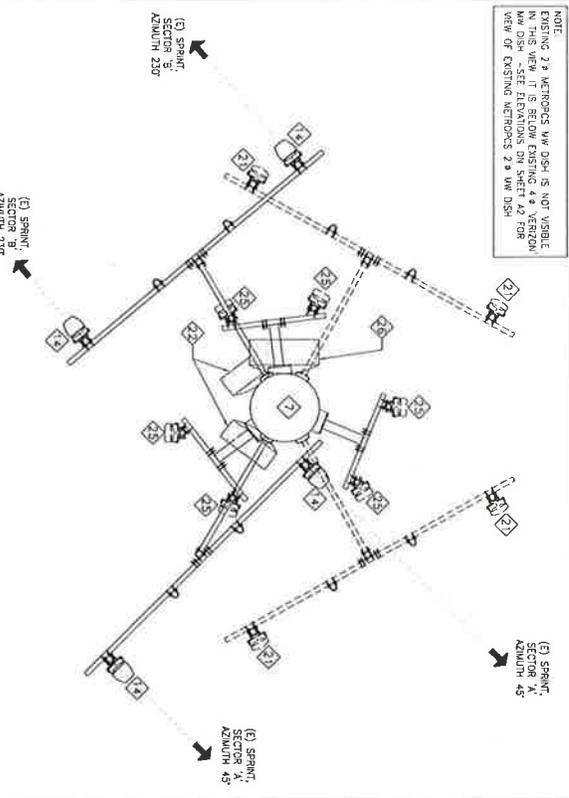
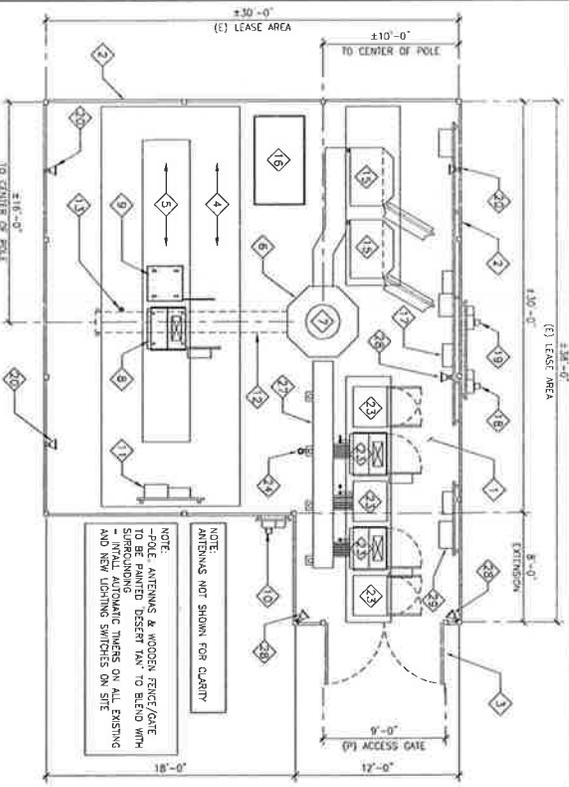
CODE COMPLIANCE

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
3. 2010 CALIFORNIA ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS
4. 2010 CALIFORNIA MECHANICAL CODE (CMC)
5. 2010 CALIFORNIA MECHANICAL CODE (CMC)
6. 2010 CALIFORNIA MECHANICAL CODE (CMC)
7. 2010 CALIFORNIA MECHANICAL CODE (CMC)
8. 2010 CALIFORNIA MECHANICAL CODE (CMC)
9. 2010 CALIFORNIA MECHANICAL CODE (CMC)
10. 2010 CALIFORNIA MECHANICAL CODE (CMC)



- KEYNOTES**
- 1 (E) GROUND BED
 - 2 (E) 48'-0" HIGH CHAINLINK FENCE TO BE REPLACED WITH WOODEN FENCE
 - 3 PROPOSED METROPCS 9'-0" WIDE WOODEN ACCESS GATE
 - 4 (E) CONCRETE SLAB
 - 5 (E) EQUIPMENT PAD
 - 6 (E) POLE FOUNDATION
 - 7 (E) CROWN CASTLE ±102'-0" HIGH MONOPOLE
 - 8 (E) SPRINT EQUIPMENT CABINET
 - 9 (E) SPRINT BATTERY
 - 10 (E) SPRINT METER/MAN
 - 11 (E) SPRINT GEN/PPC TELCO PANEL
 - 12 (E) SPRINT CABLE BRIDGE
 - 13 (E) SPRINT OPS ANTENNA
 - 14 (E) SPRINT ANTENNAS 2 PER SECTOR (4 ANTENNAS TOTAL)
 - 15 (E) VERICON EQUIPMENT CABINET
 - 16 (E) VERICON GENERATOR
 - 17 PROPOSED METROPCS UTILITY BOX ON (E) SPRINT ANTENNA
 - 18 PROPOSED METROPCS METER/MAN
 - 19 (E) VERICON METER/MAN
 - 20 (E) SERVICE LIGHT
 - 21 (E) VERICON ANTENNA (4) TOTAL (SHOWN DISHD FOR CLARITY)
 - 22 PROPOSED 2* METROPCS W. DISH, 2 TOTAL
 - 23 PROPOSED METROPCS EQUIPMENT
 - 24 PROPOSED METROPCS ANTENNA ON ELEVATED COAX TRAY/DC BRIDGE
 - 25 PROPOSED METROPCS (2) ANTENNA PER SECTOR (6 ANTENNAS TOTAL)
 - 26 (E) 4* VERICON MONOPOLE DISH
 - 27 PROPOSED METROPCS ELEVATED COAX CABLE TRAY/DC BRIDGE
 - 28 PROPOSED METROPCS SERVICE LIGHT
 - 29 PROPOSED METROPCS TELCO & PPC BOXES

OVERALL SITE PLAN



EXISTING / PROPOSED EQUIPMENT LAYOUT PLAN

EXISTING / PROPOSED ANTENNA LAYOUT PLAN

DCI PACIFIC
A/E/C W/O/B/S

2200 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1110

PROJECT IDENTIFICATION
QUAIL LAKE
878021

3100 W. LANCASTER ROAD
DENVER, CO 80231

ISSUE DATE: 11/15/12

ISSUE FOR: RENEWAL

CROWN CASTLE INTERNATIONAL

APPROVALS:

DATE	BY	FOR

ISSUE STATUS:

DATE	DESCRIPTION	BY
07/10/12	ISSUE 2D	
07/10/12	ISSUE 2D	
07/26/12	ISSUE 2D	
08/14/12	METROPCS AZIMUTH ADDED	
08/29/12	REV PER METROPCS CONSULT	
11/15/12	ISSUE ADDED ON SHEET A1	

SHEET TITLE:
OVERALL SITE PLAN,
EXISTING/PROPOSED
EQUIPMENT & ANTENNA
LAYOUT PLAN

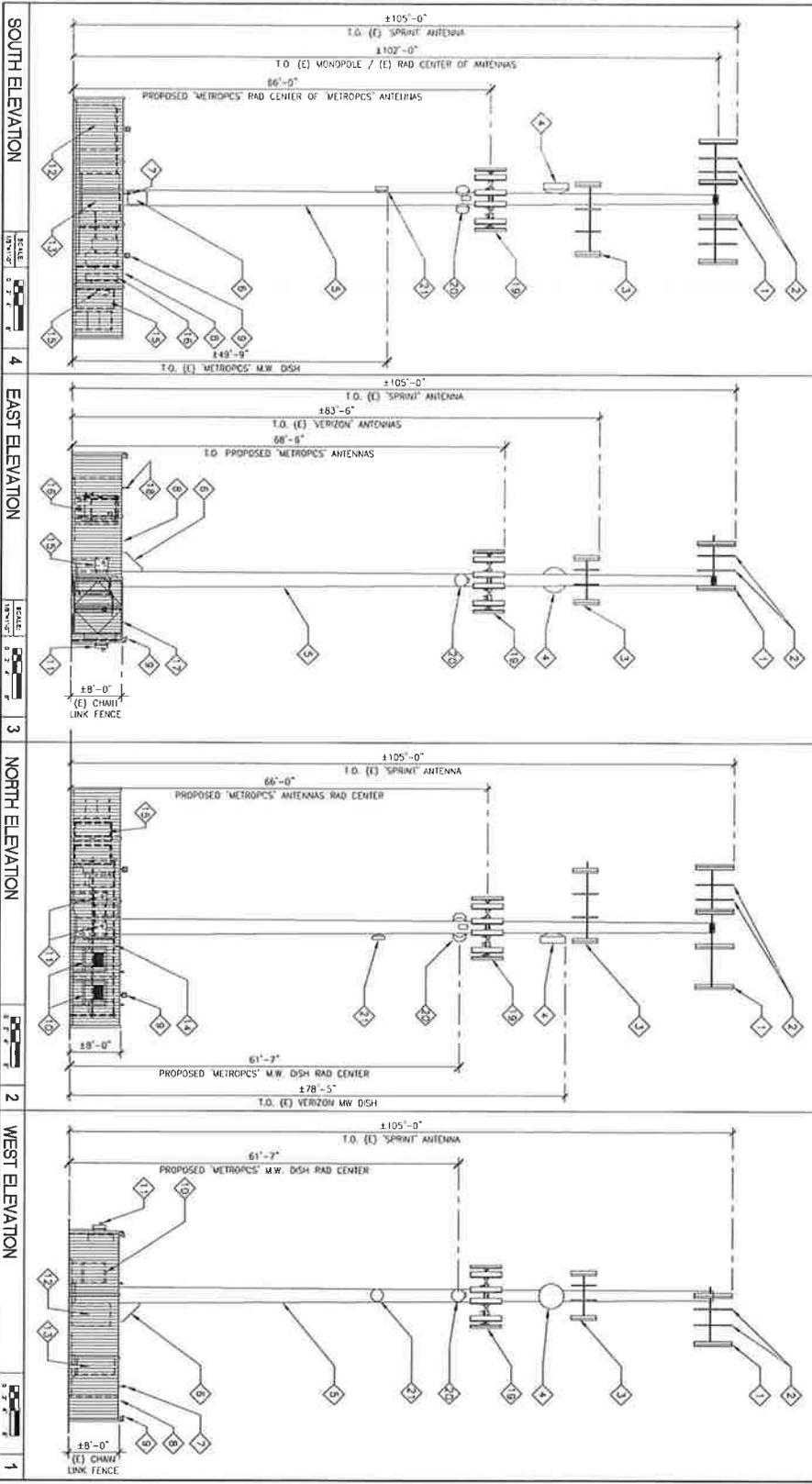
SHEET NUMBER: A1

SCALE: QUAIL LAKE 1/8"=1'-0"

- 1) SPRINT ANTENNAS, 2 PER SECTOR
- 2) SPRINT WACANT PIRE MOUNT
- 3) VERIZON ANTENNAS
- 4) 4.9 VERIZON MICROWAVE TISH
- 5) 1.02'-0" HIGH MONOPOLE
- 6) MONOPOLE CABLE SINGUD
- 7) SPRINT GPS ANTENNA
- 8) 18'-0" HIGH CHAINLINK FENCE TO BE REPLACED WITH WOODEN FENCE
- 9) SERVICE LIGHT (4 TOTAL)
- 10) VERIZON EQUIPMENT CABINET
- 11) PROPOSED METROPCS/VERIZON METEOR/MAIN
- 12) VERIZON GENERATOR
- 13) SPRINT EQUIPMENT
- 14) PROPOSED METROPCS/VERIZON UTILITY RACK
- 15) PROPOSED METROPCS EQUIPMENT CABINETS
- 16) SPRINT E9R/PPC & TELCO BACK
- 17) PROPOSED 9'-0" WIDE WOODEN GATE
- 18) VERIZON GPS ANTENNA
- 19) PROPOSED METROPCS ANTENNAS, 2 PER SECTOR, 6 TOTAL
- 20) PROPOSED METROPCS 2.8 MICROWAVE DSH, 2 TOL
- 21) 2.8 METROPCS MICROWAVE DSH

NOTE
 - POLE ANTENNAS & WOODEN FENCE/GATE TO BE PAINTED "DEERFLY TAN" TO BLEND WITH SURROUNDING ENVIRONMENT
 - ALL EXISTING SERVICE LIGHTS TO BE REPLACED WITH NEW LIGHTING SWITCHES ON SITE

KEYNOTES



SOUTH ELEVATION SCALE: 1"=20'-0" 4 **EAST ELEVATION** SCALE: 1"=20'-0" 3 **NORTH ELEVATION** SCALE: 1"=20'-0" 2 **WEST ELEVATION** SCALE: 1"=20'-0" 1

DCI PACIFIC
 A/E/C WORKS
 INTERNATIONAL PROJECTS CORPORATION
 12000 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202

CROWN CASTLE INTERNATIONAL

PROJECT DEVELOPER
QUAIL LAKE
 878021
 ATTN: N. LINDSEY ROAD
 COMBUD, CO. 80421

CLIENT ISSUE DATE
 11/5/12

ISSUED FOR
 RENEWAL

APPROVALS:

APPROVER	DATE	ROLE

ISSUE STATUS:

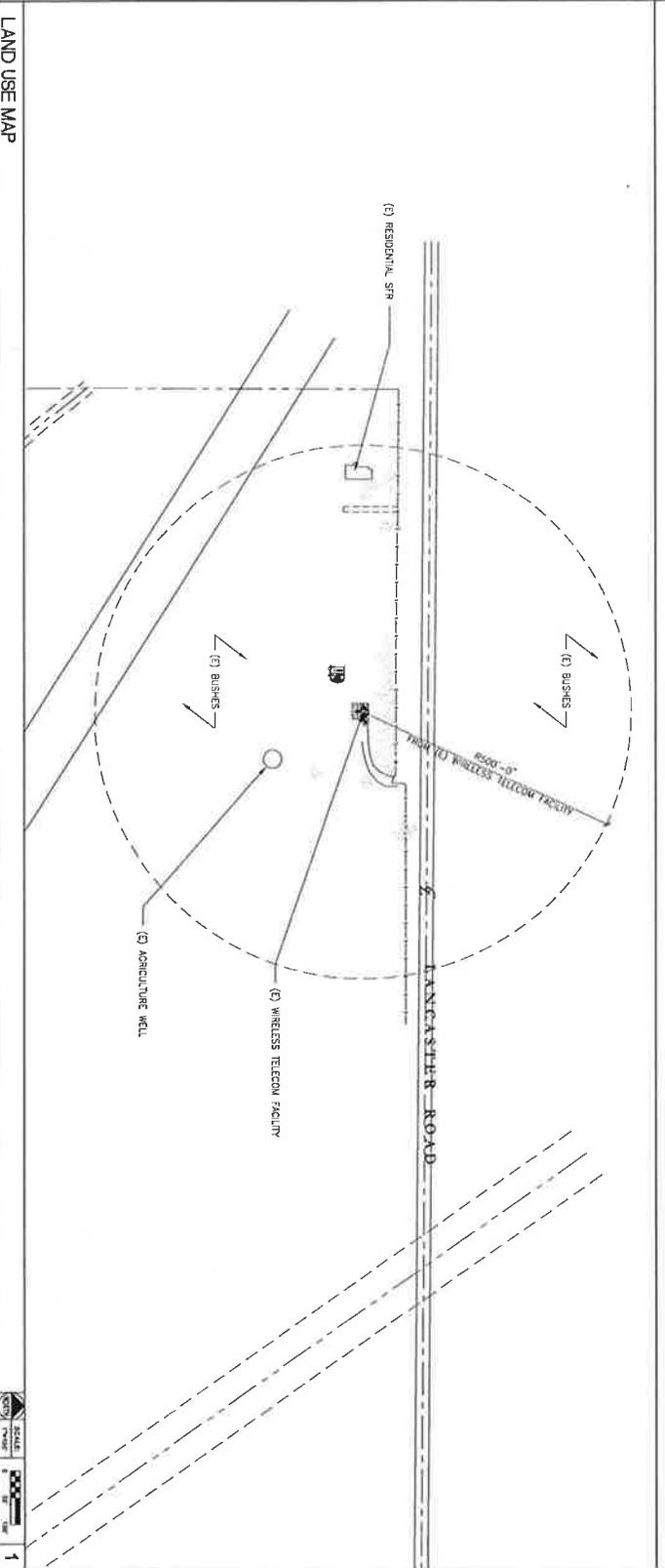
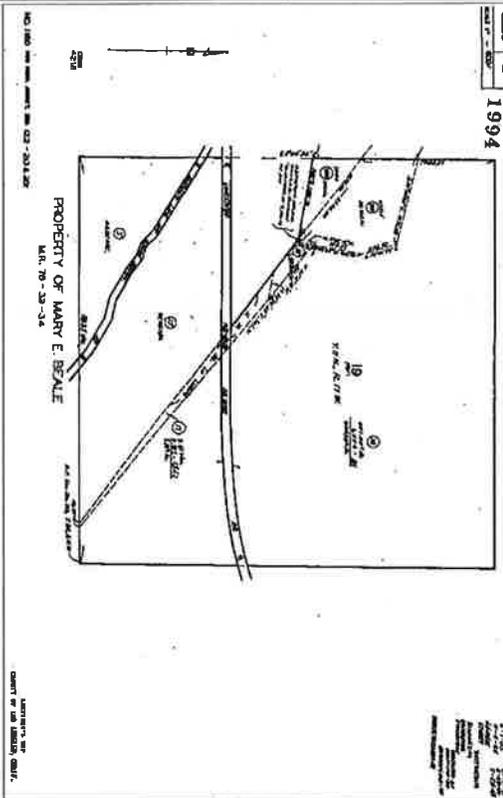
DATE	DESCRIPTION	BY
01/14/12	ISSUE 20	
02/29/12	ISSUE 21	
08/14/12	METROPCS MAJOR ADDS	
09/29/12	REV PER METROPCS COMMENT	
11/03/12	ISSUE ADDS ON SHEET A1	

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2

SHEET TOTAL
 QUAIL LAKE
 878021

2 1994



LAND USE MAP

DCI PACIFIC
AIEIC WORKS
3000 INTERNATIONAL INDUSTRIAL CENTER DRIVE
FREMONT, CA 94539
TEL: (925) 462-1000 FAX: (925) 462-1001



PROJECT IDENTIFICATION
QUAL LAKE
878021
32100 W LANCASTER ROAD
COMAL, CA 93238

ISSUE DATE
06/25/12

ISSUE TYPE
RENEWAL

APPROVALS:

APPROVED BY	TITLE	DATE

OWNER	DATE	TYPE

ISSUE STATUS:

DATE	DESCRIPTION	BY
01/04/11	005 20	JP
07/27/11	006 10	JP
08/24/11	006 10	JP
08/24/11	006 10	JP
08/24/11	006 10	JP

LAND USE MAP

A3
QUAL LAKE

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00688-(5)
CONDITIONAL USE PERMIT NO. 201200050**

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 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 December 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("Public Works").
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

18. This grant authorizes the collocation to, and continued operation and maintenance of, a WTF. The collocation shall consist of the installation of additional antennas and ancillary equipment in the ground lease area.
19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. 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.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. 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.

25. 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.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 105 feet above finished grade.
28. The WTF tower shall be painted sandy brown, as depicted in the photo simulations.
29. A six-foot-tall, secured wooden brown fence shall be erected around the ground lease area to shield equipment from public view.
30. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider.
31. The finished surface of the facility shall not be glossy or reflective in nature. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
32. 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. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
33. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
34. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
35. The facility shall be secured by fencing, gates and/or locks.

12/04/2012