

# Hearing Officer Transmittal Checklist

Hearing Date  
11/06/2012  
Agenda Item No.  
*4*

**Project Number:** R2012-00688-(5)  
**Case(s):** Conditional Use Permit Case No. 201200050  
**Planner:** Anthony Curzi

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

**Reviewed By:** 



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

**PROJECT NUMBER**

R2012-00688-(5)

**HEARING DATE**

November 6, 2012

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201200050

# PROJECT SUMMARY

**OWNER / APPLICANT**

Willis and Walter Grover/Crown Castle

**MAP/EXHIBIT DATE**

06/25/2012

**PROJECT OVERVIEW**

The applicant, Crown Castle, proposes the continued operation and maintenance of an unmanned wireless telecommunication facility (WTF) along with the addition of six panel antennas, two microwave dishes, and a 96-foot-square expansion of the ground lease area to accommodate additional equipment cabinets and one GPS antenna for MetroPCS. The existing WTF was previously established through CUP No. 99-242-(5).

The existing facility consists of a 102-foot-tall tower with antennas that extend upwards 3 feet for a total facility height of 105 feet. The tower currently contains eight panel antennas—four belonging to Sprint and four belonging to Verizon. The existing ground lease area is 900 square feet (30 feet by 30 feet), and an additional 8-foot-by-12-foot easterly expansion is proposed.

The subject facility is in a parcel that is partially in a Significant Ecological Area (SEA); however, the WTF is not in the SEA. As such, the facility was subject to an SEA conditional use permit, which was authorized in 2001. The County's SEA Technical Advisory Committee (SEATAC) reviewed the facility, recommended compatibility of the project in the SEA, and determined that additional review was unnecessary provided that the WTF tower remain free from guy wires. The applicant does not propose the addition of guy wires and, therefore, additional SEATAC review is not needed.

**LOCATION**

33700 West Lancaster Road, Gorman, 93536

**ACCESS**

Via Lancaster Road (SR-138)

**ASSESSORS PARCEL NUMBER(S)**

3253-002-013

**SITE AREA**

97.02 Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Areawide General Plan

**ZONED DISTRICT**

Castaic Canyon

**LAND USE DESIGNATION**

N1 (Non-Urban 1)

**ZONE**

R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area)

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

NA

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (conditional use permit burden of proof requirements)
  - 22.40.230 (R-R Zone Development Standards)

**STAFF RECOMMENDATION**

Approval.

**CASE PLANNER:**

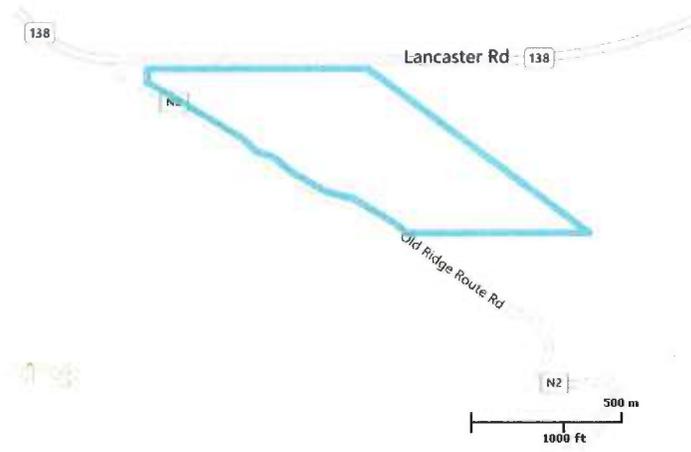
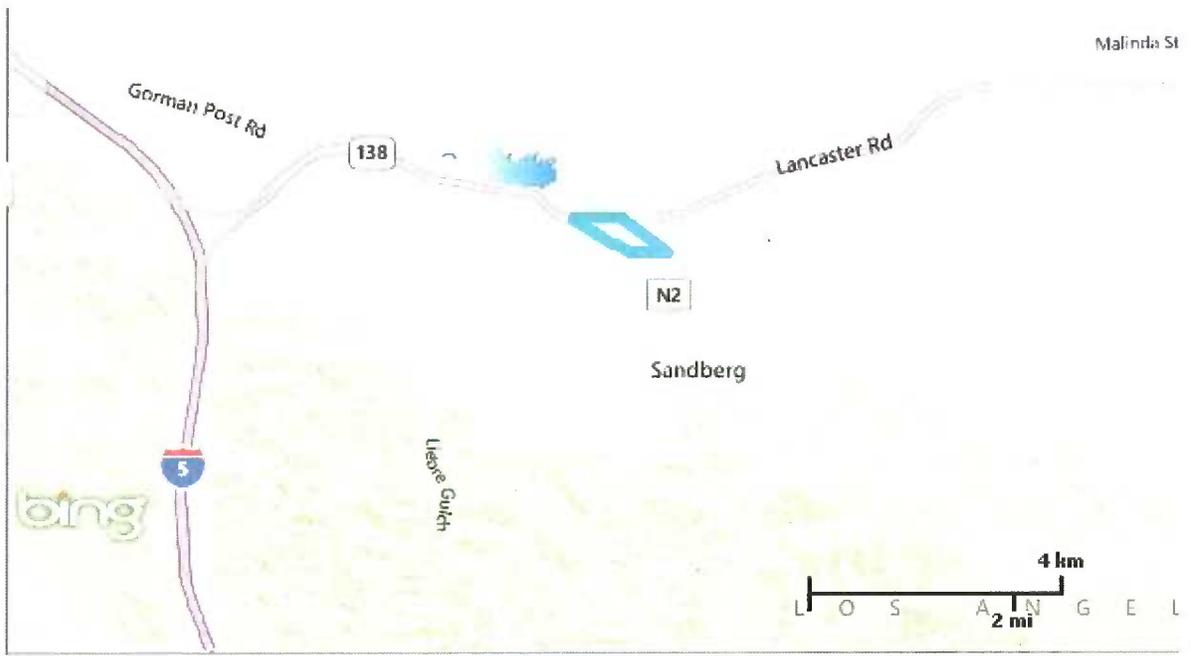
Anthony Curzi

**PHONE NUMBER:**

(213) 974-6443

**E-MAIL ADDRESS:**

acurzi@planning.lacounty.gov



## **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the collocation, operation, and maintenance of a wireless telecommunication facility (WTF) in the R-R (Resort and Recreation) zone pursuant to Los Angeles County (County) Code Section 22.40.220.

## **PROJECT DESCRIPTION**

The applicant, Crown Castle, proposes the continued operation and maintenance of an unmanned WTF along with the addition of six panel antennas, two microwave dishes, and a 96-square-foot expansion of the ground lease area to accommodate additional equipment cabinets and one GPS antenna. The existing WTF was previously established through CUP No. 99-242-(5).

The existing facility consists of a 102-foot-tall tower with antennas that extend upwards 3 feet for a total facility height of 105 feet. The tower currently contains eight panel antennas—four belonging to Sprint and four belonging to Verizon. The existing lease area is 900 square feet (30 feet by 30 feet), and an additional 8-foot-by-12-foot easterly expansion is proposed.

The six new MetroPCS panel antennas will be located at 68 feet, 6 inches on the tower, and the two new MetroPCS microwave dishes will be located at 61 feet, 7 inches on the tower.

The subject facility is in a parcel that is partially in a Significant Ecological Area (SEA); however, the WTF is not in the SEA. As such, the facility was subject to an SEA conditional use permit, which was authorized in 2001. The County's SEA Technical Advisory Committee (SEATAC) reviewed the facility, recommended compatibility of the project in the SEA, and determined that additional review was unnecessary provided that the WTF tower remain free from guy wires. The applicant does not propose the addition of guy wires and, therefore, additional SEATAC review is not needed.

## **SITE PLAN DESCRIPTION**

The overall site plan depicts the northwestern portion of the 97-acre parcel. The Crown Castle lease area is depicted to the northwest. The driveway leading from the gravel road to the Crown Castle lease area is also shown. A 100-foot-wide easement for the Pacific Telegraph and Telecom Co. also traverses the parcel from west of the lease area toward the southeast.

The existing/proposed equipment layout plan depicts both the existing 900-square-foot lease area (contained in a 30-foot-by-30-foot compound) and the 96-square-foot expansion (contained in an 8-foot-by-12-foot compound) located to the east of, and connected to, the existing lease area. In total the lease area will total 996 square feet and will be surrounded by an existing 8-foot-tall chain link fence around the original lease area and a new chain link fence around the expansion area. A 9-foot-wide access gate at the expansion area will provide access to the facility.

The lease area contains the following equipment:

1. The 102-foot-tall monopole tower;
2. Verizon equipment cabinets;
3. Sprint equipment cabinets;
4. Sprint GPS antenna;
5. Verizon generator;
6. Miscellaneous equipment such as lights, meters, etc.

The following are proposed to be added to the lease area:

1. MetroPCS GPS antenna;
2. MetroPCS equipment cabinets and utility boxes;
3. Miscellaneous MetroPCS equipment, not including a generator.

The existing/proposed antenna layout plan depicts the placement of antennas on the tower from a view looking down onto the tower. The following are existing on the tower:

1. Four Sprint antennas located on two sectors;
2. Four Verizon antennas located on two sectors;
3. A 4-foot-diameter Verizon microwave dish.

The following are proposed on the tower:

1. Six MetroPCS antennas located on three sectors;
2. Two MetroPCS 2-foot-diameter microwave dish;

Lastly, the elevations depict the tower and lease area. The top of the monopole is depicted with Sprint antennas that extend 3 feet above the monopole tower for a maximum height of 105 feet. Below the Sprint antennas are the Verizon antennas at a maximum height of 83 feet, 6 inches. At 66 feet on the tower, the proposed MetroPCS antennas are depicted. Below those, the two proposed MetroPCS microwave dishes are depicted at 61 feet, 7 inches. An existing MetroPCS microwave dish is depicted below those at 49 feet, 9 inches. The lease area with an 8-foot chain link fence is depicted at ground level.

### **EXISTING ZONING**

The subject property is zoned R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area), and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) in the Castaic Canyon Zoned District. The WTF is wholly in the R-R-2 zone.

Surrounding properties are zoned as follows:

- North: A-2-5 and A-2-10 (Heavy Agricultural – Five and Ten Acre Minimum Required Lot Areas)
- South: A-2-5
- East: A-2-5, A-2-10
- West: A-2-5

### EXISTING LAND USES

The subject property is developed with an existing WTF and is otherwise vacant.

Surrounding properties are developed as follows:

North: Vacant land.

South: Vacant land.

East: Single-family residence.

West: Vacant land.

### PREVIOUS CASES/ZONING HISTORY

CUP No. 99-242-(5) established the existing WTF on the site on January 9, 2002 for a 10-year grant term.

Ordinance No. 7547 established the R-R-2 and A-2-5 zones on June 16, 1959.

### ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Class 1 Exemption allows for small additions to existing structures. The additional minor construction will take place outside an area mapped or adopted by the County as an ecologically sensitive area and is under a 50 percent, or 2,500 square feet, of area expansion. Therefore, staff recommends that the County Hearing Officer determine that the project is categorically exempt from CEQA. Furthermore, the original project initially approving the facility was analyzed under CEQA with a Negative Declaration.

### STAFF EVALUATION

#### General Plan/Community Plan Consistency

The project site is located within the N-1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan (“Community Plan”) and the R (Non-Urban) land use category of the County General Plan (“General Plan”). The N-1 and R land use designations are intended for low-intensity and low-density land uses. The existing WTF is compatible with such uses because of its passive character and is therefore consistent with the permitted uses of the underlying land use categories.

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

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

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

- *Adequacy of Public Services Policy 29: “Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population*

*growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point.”*

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

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.40.230 of the County Code, establishments in the R-R zone are subject to the following development standards:

- Parking shall be provided as required by Part 11 of Chapter 22.52.

The project complies with parking requirements by providing a parking space for maintenance vehicles on the subject site.

#### Neighborhood Impact/Land Use Compatibility

The existing WTF has existed at the site since 2002 without incident and provides telecommunication service to the area for residents and visitors. It is set back from Lancaster Road 100 feet. The total height of the facility is 105 feet; however, due to rolling topography, the monopole tower is not visible to motorists within 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers. Furthermore, dense vegetation at the base of the WTF screens the lease area from public view. Neighboring land uses consist mostly of vacant land and low-density single-family residences. The area is also characterized by power/utility poles and lines.

The existing WTF is located on a parcel that is 97 acres. All setbacks required are easily met by the facility. A dirt/gravel driveway provides access to maintenance vehicles and there is adequate space for the parking of such vehicles adjacent to the lease area.

While the tower is relatively tall at 105 feet, such height allows the facility to serve many cellular carriers, reducing the need for multiple towers and thereby reducing visual and construction impacts. The Federal Aviation Administration regulates the placement of beacon lights, and such lights are not required on structures under 200 feet tall. Staff has determined that disguising the monopole as a tree is not feasible due to the tall height, and a tree design would not be compatible with the surrounding landscape. Moreover, as the area is characterized by other utility poles and lines, the monopole design is more appropriate for the area.

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

#### Burden of Proof

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

consistent with the adopted general plan for the area, will not adversely affect the surrounding area, will not be detrimental to property or the enjoyment thereof, will not constitute a menace to health, is adequate in size to accommodate all requirements, and is well served by necessary infrastructures and services.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff has not received any comments at this time.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

Staff has not received any comments at this time.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has received an email requesting the installation of beacon lights on the tower, and a telephone call requesting the monopole be disguised as a tree.

**FEES/DEPOSITS**

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

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Project Number R2012-00688-(5), Conditional Use Permit Number 201200050, subject to the attached conditions.

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

Attachments:

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

SMT:amc

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00688-(5)  
CONDITIONAL USE PERMIT NO. 201200050**

1. **ENTITLEMENT REQUESTED.** The applicant, Crown Castle, is requesting a conditional use permit (“CUP”) to authorize the collocation, and continued operation and maintenance of a wireless telecommunication facility (“WTF”) in the R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area) zone pursuant to Los Angeles County (“County”) Code Section 22.40.220.
2. **HEARING DATE:** November 6, 2012.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly-noticed public hearing/meeting was held on November 6, 2012 before the Hearing Officer.
4. **PROJECT DESCRIPTION.** The applicant, Crown Castle, proposes the continued operation and maintenance of an unmanned WTF along with the addition of six panel antennas, two microwave dishes, and a 96-square-foot expansion of the ground lease area to accommodate additional equipment cabinets and one GPS antenna. The existing WTF was previously established through CUP No. 99-242-(5).

The existing facility consists of a 102-foot-tall tower with antennas that extend upwards 3 feet for a total facility height of 105 feet. The tower currently contains eight panel antennas—four belonging to Sprint and four belonging to Verizon. The existing lease area is 900 square feet (30 feet by 30 feet), and an additional 8-foot-by-12-foot easterly expansion is proposed.

The six new MetroPCS panel antennas will be located at 68 feet, 6 inches on the tower, and the two new MetroPCS microwave dishes will be located at 61 feet, 7 inches on the tower.

5. **LOCATION.** The project is located at 33700 West Lancaster Road (SR-138), Lancaster (Quail Lake) CA 93536 in the Fifth Supervisorial District and within the Castaic Canyon Zoned District. The Assessor’s Parcel Number is 3253-002-013.
6. **CONDITIONAL USE PERMIT NO. 201200050 SITE PLAN DESCRIPTION.** The overall site plan depicts the northwestern portion of the 97-acre parcel. The Crown lease area is depicted to the northwest. The driveway leading from the gravel road to the Crown lease area is also shown. A 100-foot-wide easement for the Pacific Telegraph and Telecom Co. also traverses the parcel from west of the lease area toward the southeast.

The existing/proposed equipment layout plan depicts both the existing 900-square-foot lease area (contained in a 30-foot-by-30-foot compound) and the 96-square-foot expansion (contained in an 8-foot-by-12-foot compound) located to the east of,

and connected to, the existing lease area. In total the lease area will total 996 square feet and will be surrounded by an existing 8-foot-tall chain link fence around the original lease area and a new chain link fence around the expansion area. A 9-foot-wide access gate at the expansion area will provide access to the facility.

The lease area contains the following equipment:

- a. The 102-foot-tall monopole tower;
- b. Verizon equipment cabinets;
- c. Sprint equipment cabinets;
- d. Sprint GPS antenna;
- e. Verizon generator;
- f. Miscellaneous equipment such as lights, meters, etc.

The following are proposed to be added to the lease area:

- a. MetroPCS GPS antenna;
- b. MetroPCS equipment cabinets and utility boxes;
- c. Miscellaneous MetroPCS equipment, not including a generator.

The existing/proposed antenna layout plan depicts the placement of antennas on the tower from a view looking down onto the tower. The following are existing on the tower:

- a. Four Sprint antennas located on two sectors;
- b. Four Verizon antennas located on two sectors;
- c. A 4-foot-diameter Verizon microwave dish.

The following are proposed on the tower:

- a. Six MetroPCS antennas located on three sectors;
- b. Two MetroPCS 2-foot-diameter microwave dish;

Lastly, the elevations depict the tower and lease area. The top of the monopole is depicted with Sprint antennas that extend 3 feet above the monopole tower for a maximum height of 105 feet. Below the Sprint antennas are the Verizon antennas at a maximum height of 83 feet, 6 inches. The proposed MetroPCS antennas are depicted at 66 feet on the tower. Below those, the two proposed MetroPCS microwave dishes are depicted at 61 feet, 7 inches. An existing MetroPCS microwave dish is depicted below those at 49 feet, 9 inches. The lease area with an 8-foot chain link fence is depicted at ground level.

7. **EXISTING ZONING.** The subject property is zoned R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area), and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) in the Castaic Canyon Zoned District. The WTF is wholly in the R-R-2 zone.

Surrounding properties are zoned as follows:

North: A-2-5 and A-2-10 (Heavy Agricultural –Ten Acre Minimum Required Lot Areas)

South: A-2-5

East: A-2-5, A-2-10

West: A-2-5

8. **EXISTING LAND USES.** The subject property is developed with the existing WTF and is otherwise vacant.

Surrounding properties are developed as follows:

North: Vacant land.

South: Vacant land.

East: Single-family residence.

West: Vacant land.

9. **PREVIOUS CASES/ZONING HISTORY.** CUP No. 99-242-(5) established the existing WTF on the site on January 9, 2002 for a 10-year grant term. A Negative Declaration was adopted with CUP No. 99-249-(5).

Ordinance No. 7547 established the R-R-2 and A-2-5 zones on June 16, 1959.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the N-1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan ("Community Plan") and the R (Non-Urban) land use category of the County General Plan ("General Plan"). The N-1 and R land use designations are intended for low-intensity and low-density land uses. The existing WTF is compatible with such uses because of its passive character and is therefore consistent with the permitted uses of the underlying land use categories.

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

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

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

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate*

*with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point.”*

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

**11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.40.230 of the County Code, establishments in the R-R zone are subject to the following development standards:

- Parking shall be provided as required by Part 11 of Chapter 22.52.

The project complies with parking requirements by providing a parking space for maintenance vehicles on the subject site.

**12. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**

The existing WTF has existed at the site since 2002 without incident and provides telecommunication service to the area for residents and visitors. It is set back from Lancaster Road 100 feet. The total height of the facility is 105 feet; however, due to rolling topography, the monopole tower is not visible to motorists within 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers. Furthermore, dense vegetation at the base of the WTF screens the lease area from public view. Neighboring land uses consist mostly of vacant land and low-density single-family residences. The area is also characterized by power/utility poles and lines.

The existing WTF is located on a parcel that is 97 acres. All setbacks required are easily met by the facility. A dirt/gravel driveway provides access to maintenance vehicles and there is adequate space for the parking of such vehicles adjacent to the lease area.

While the tower is relatively tall at 105 feet, such height allows the facility to serve many cellular carriers, reducing the need for multiple towers and thereby reducing visual and construction impacts.

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

**13. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

No comments were received.

**14. OTHER AGENCY COMMENTS AND RECOMMENDATIONS.**

No comments were received.

**15. LEGAL NOTIFICATION AND PUBLIC OUTREACH.**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was

appropriately notified of the public hearing by mail, newspaper and property posting.

16. **PUBLIC COMMENTS.** An email requesting the installation of beacon lights on the tower was received, and a telephone call requesting the monopole be disguised as a tree.
17. The Federal Aviation Administration regulates the placement of beacon lights, and such lights are not required on structures under 200 feet tall. Staff has determined that disguising the monopole as a tree is not feasible due to the tall height, and a tree design would not be compatible with the surrounding landscape. Moreover, as the area is characterized by utility poles and lines, the monopole design is more appropriate for the area.
18. The subject facility is in a parcel that is partially in a Significant Ecological Area (SEA); however, the WTF is not in the SEA. As such, the facility was subject to an SEA conditional use permit, which was authorized in 2001. The County's SEA Technical Advisory Committee (SEATAC) reviewed the facility, recommended compatibility of the project in the SEA, and determined that additional review was unnecessary provided that the WTF tower remain free from guy wires. The applicant does not propose the addition of guy wires and, therefore, additional SEATAC review is not needed.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

19. The proposed use (collocation to an existing WTF) will provide a utility-type service to the area, will make available the possibility to make emergency calls to residents and visitors to the area, and will site a service in an area where it is needed.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

20. The use has existed at the site for approximately 10 years without incident or problem. It is set back from Lancaster Road 100 feet. The total height of the facility is 105 feet; however, due to rolling topography, the monopole tower is not visible to motorists within 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers. Furthermore, dense vegetation at the base of the WTF screens the lease area from public view. Neighboring land uses consist mostly of vacant land and low-density single-family residences. The area is also characterized by power/utility poles and lines.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

21. The existing WTF is located on a parcel that is 97 acres. All setbacks required are easily met by the facility. A dirt/gravel driveway provides access to maintenance vehicles and there is adequate space for the parking of such vehicles adjacent to the lease area. While the tower is relatively tall at 105 feet, such height allows the facility to serve many cellular carriers, reducing the need for multiple towers and thereby reducing visual and construction impacts.

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

22. The project site is located at the intersection of Lancaster Road (SR-138) and Old Ridge Route Road (N2). Both streets are two-lane roads and both are adequately sized and paved to meet the minimal traffic generated by the project. Other necessary infrastructures are readily available at the subject site, including telephone and electrical service.

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

## ENVIRONMENTAL DETERMINATION

23. The project is for the continued operation and maintenance of and small upgrade to an existing 105-foot-tall WTF. The upgrade will consist of a 96-square-foot expansion of the ground lease area and installation of additional antennas on the tower. As this expansion is negligible, a Class 1 Categorical Exemption – Existing Facilities is appropriate for this project.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

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

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

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200050 is Approved subject to the attached conditions.

Action Date: November 6, 2012

SMT:amc  
November 6, 2012

c: Hearing Officer, Zoning Enforcement, Building and Safety

**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 November 6, 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. 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.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. 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.
33. The facility shall be secured by fencing, gates and/or locks.

11/06/2012



**Project Number\_R2012-00688-(5);  
Permits\_RCUP T201200050; and  
RENV T201200085:  
“Revised Project Description/  
Addendum Application”**

June 26

**2012**

**Revised Project Description:**

This “Project” entails the “renewal” of the existing entitlement, Conditional Use Permit Case No. 99-242-(5) and all amendments to date, for the continued operation and maintenance of an unmanned Wireless Telecommunications Facility consisting of a 105-foot high monopole with multiple antennas, GPS antenna, and associated equipment cabinets, all located within a 900 square foot leasehold area within an approximate 97 acre parcel.

This “Project” also includes the modification of existing wireless facilities for MetroPCS California, LLC that will consist of the installation and operation of six (6) new Panel Antennas and two (2) new Microwave Antennas to be added to the existing monopole and one (1) GPS Antenna and five (5) Outdoor Equipment Cabinets at Grade Level. The proposed additional ground equipment will result in the addition of approximately 96 square feet of fenced area to be added to the existing 900 square foot leasehold area.

**Site Name:**

Quail Lake

**Site ID:**

878021

**Project**

**Location:**

33700 West  
Lancaster  
Road Gorman,  
CA 93536

**APN:**

3253-002-013;



Sean Scully, Principal  
800 S. Pacific Coast  
Hwy, # 448 Redondo  
Beach, CA 90277  
Phone: (818) 426-6028  
Fax: (310) 373-0011  
E-Mail:  
permittech@verizon.net



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

Re: **Conditional Use Permit (Renewal) of “Conditional Use Permit 99-242-5” with Proposed Collocation\_ Background and Revised “Burden of Proof” and “Project Narrative”**

**Background:**

Subsequent to the submittal of the original “project” (R2012-00688-(5)) on April 3, 2012, for the renewal of the existing entitlement, with no changes proposed, a request from an existing tenant (MetroPCS) to collocate additional wireless telecommunications facilities onto the subject WTF was presented to the owner of the WTF (Crown Castle). This “Revised Project Description/Addendum Application” is submitted to incorporate said collocation into this application.

Pursuant to communications with Los Angeles County Department of Regional Planning, this correspondence is submitted along with the following documents that will serve to revise the subject project:

1. Revised project description that includes collocation.
  - a. See “Revised Project Description” on cover of this correspondence.
    - i. The carrier proposing to add facilities is MetroPCS.
    - ii. MetroPCS is also a current tenant with existing facilities on the subject WTF that consist of one (1) 24” Microwave Antenna and some minor equipment/power facilities at grade level within the existing fenced equipment enclosure.
    - iii. MetroPCS proposes to add two (2) 24” Microwave Antenna and six (6) Panel Antenna onto the existing monopole at a height of 61’-7” and 66’ respectively.
    - iv. MetroPCS is also proposing to add one (1) GPS Antenna and five (5) Outdoor Equipment Cabinets at grade level and will expand the fenced equipment enclosure by 96 square feet.
2. Revised site plan (clearly identifies each carrier’s existing and proposed equipment).
  - a. Attached to this correspondence are revised plans that clearly identify all existing and proposed facilities/equipment for all carriers on the subject WTF.
3. Photo-simulations.
  - a. Attached to this correspondence are “Photo-simulations” that illustrate the existing and proposed facilities.
4. Name and contact info of co-located carrier.
  - a. MetroPCS California, LLC., 350 Commerce, Suite 200, Irvine, CA 92602  
Mario Musso, (714) 730-3137.



In addition to the above items/information, the following serves as the revised “Burden of Proof” and “Project Narrative” statements that incorporate the proposed collocation (revised statements are highlighted for clarity). Together with the revised application and attached support documents the following will provide all the information/background and analysis required for authorizing a Conditional Use Permit under the provisions of Policy No. 01-2010 (Wireless Telecommunications Guidelines) and pursuant to Zoning Code Section 22.56.040.

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***Burden of Proof***

The following recitals present each code section requirement followed by a narrative that substantiates compliance.

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

***Compliance Statement(s)***

The existing wireless telecommunications facility has been in operation for approximately ten (10) years. This wireless facility is a multi-carrier facility and provides critical wireless communications services for travelers along a portion of Lancaster Road (SR 138), which serves as the primary route between Interstate 5, approximately 3.8 miles west of this facility, and the high desert communities of Lancaster and Palmdale to the east. In addition, this single facility provides wireless coverage to some portion of Interstate 5 as well as the surrounding rural and recreation areas that constitute the greater Quail Lake recreational area. The proposed collocation will serve as an upgrade to the existing MetroPCS facilities already located on the subject WTF and will not result or require a change in the existing height of the subject WTF.

The predominant topography/geography of the subject property (97 acre parcel) and surrounding areas is best described as rolling hills with chaparral type vegetation consisting of small bush and ground cover with limited areas of small trees/taller bush-shrubs. As a result of the topography in proximity to this facility it is only visible for travelers along Lancaster Road for a distance of approximately 1,000 feet for west bound travelers and 1,800 feet for east bound travelers. Concerning the surrounding vegetation described above, it is important to note that the facility, although located in close proximity to Lancaster Road (approximately 100 feet south), there is a stand of dense and closely spaced taller bushes and small trees (approximately 10 feet in height) that serve to screen the lowest portion of the monopole and the equipment cabinets located at its base from Lancaster Road.



The subject property is predominately vacant with a residence and accessory structures approximately 1,000 feet to the east of the subject facility. The only other habitable structure within proximity to the subject facility is what appears to be an abandoned residential structure approximately 500 feet to the west.

The properties to the north, west and south of the subject facility are predominately undisturbed, undeveloped, open space areas with very limited small scale residential development. The predominate character of the surrounding built environment is dominated by the numerous utility infrastructure poles that provide telephone (land line)/cable/power to the area. These structures run along the north side of Lancaster Road and are similar in height and design to the singular monopole facility that is this facility. These adjacent utility poles/structures are approximately spaced every 230'.

Due to the factors stipulated above concerning the character of the land use environment on the subject property as well as surrounding area this existing facility has no sensitive residential neighborhoods in proximity, is consistent with the multitude of utility poles in proximity, it is only visible for a short stretch of Lancaster Road, and the associated equipment (including the minor proposed expansion of the fenced equipment enclosure by 96 square feet) is adequately screened from Lancaster Road, the following statements can be made in the affirmative:

- This existing facility has not nor will not result in any adverse effect on the health, peace, comfort or welfare of persons residing or working in the surrounding area;
  - In fact this facility serves to support critical communications for travelers and those utilizing the nearby Quail Lake Recreational Area in the event of any disaster, manmade or otherwise. It is important to note that this facility can receive and transmit potentially lifesaving communications in case of emergencies in that this facility maintains backup generator power.
- This existing facility has not nor will not in any way be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site;
  - In fact this facility supports the use and enjoyment of the surrounding rural and recreational areas as it provides critical communications that with little footprint and impacts as this site is strategically designed to blend in with the visual character of the multiple and numerous power poles, is located and screened so that it is only visible for a short stretch of the adjacent Lancaster Road, and since there are few if any residences in proximity, none closer than 1000 feet.
- The facility as it exists in no way jeopardizes, endangers or otherwise constitutes a menace to the public health, safety or general welfare;
  - In fact because this facility is compatible with surrounding development, is not located in proximity to residential development or other sensitive land uses, and serves to support better public health, safety and general welfare in that it provides critical communications support that will be available in the event of manmade or natural disasters this use enhances the public's health, safety and general welfare.



“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.”

***Compliance Statement(s)***

The existing wireless telecommunications facility is located on a parcel that is 97 acres in size. The subject facilities are set back 100 feet from the nearest adjacent road, Lancaster Road. The equipment area (equipment cabinets, backup generator, electric meters, telephone equipment) is all located at the base of the monopole within a secured 900 square foot (30' x 30') area surrounded by a 8 foot tall fence that is screened from the nearest adjacent roadway, Lancaster Road, by existing and established tall bushes approximately 8 feet in height (the dimensions of the existing equipment shelter will be expanded to the east by 96 square feet (8' x 12')). The proposed expanded area of the equipment enclosure will not reduce the 100' setback from Lancaster road and will occupy a small portion of what is now the access driveway. Attached to this correspondence is a photograph of the proposed expansion area). Access to the facility is provided via a short dirt/gravel driveway directly from Lancaster Road approximately 100 feet to the east. Immediately east and adjacent to the equipment area is a large dirt/gravel parking area with enough area to accommodate multiple vehicles.

The zoning of the subject parcel is R-R-2. The setbacks pursuant to the properties zoning are 20' for the front yard, 5' for the side yard, and 15' for the rear yard. All setback requirements are easily met by the subject facility.

As was previously discussed the design as a monopole is slight in mass and only visible for a short stretch of the adjacent public roadway, Lancaster Road, due to the rolling topography of the area. The proposed antenna collocation is designed to be close to the existing monopole and will not significantly change the mass of the existing WTF. Also due to the habitat in the area, consisting predominately of ground cover and small bush, any other design would create a much larger visual impact as it would be more massive and bulky and serve to draw more attention to the facility. Again the predominate vertical features in the immediate area are the numerous existing power poles of similar size and design, to which the monopole closely matches and is compatible with.

Concerning height, at 105', this facility is able to accommodate multiple carries from this single location. The proposed collocation will not require the height of the existing facility to be increased. Also due to the surrounding topography, which consists of rolling hills that are fairly severe in elevation changes, in order to provide maximum coverage particularly to the west to connect with facilities along Interstate 5 and adequately cover the Quail Lake Recreational Area, the height is required. It is also important to note that the design and height of this facility serves to reduce the need for any other future additional wireless facilities as this site can accommodate. The proposed collocation serves as evidence of this fact.

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. Again 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 not located within any identified resource areas and specifically the facility is outside any areas mapped as “Significant Ecological Area (SEA)”.

Due to the factors stipulated above concerning the compatibility of the existing/proposed facilities with the character of the land use environment on the subject property as well as its compliance with applicable zoning and general plan regulations/policies cited, the following statement can be made in the affirmative:

- 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.

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“C. That the proposed site is adequately served:

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

### ***Compliance Statement(s)***

The existing wireless telecommunications facility has been in operation for approximately ten (10) years. There is little or no regular traffic generated by this land use/facility as it is an “unmanned” wireless telecommunication facility. There are maintenance trips to the subject facility at a rate of approximately 1-2 per month total. There is an ample area to park immediately outside the fenced lease area on dirt/gravel at the end of the approximately 120 foot driveway. The proposed collocation will not change the facts stipulated above.

Concerning the use of public services, again since this facility is an “unmanned” facility there is rarely if ever a need for public safety related service. It is important to note and recognize as has been pointed out previously herein the critical support these facilities in providing emergency services support in the way of communications in the event of natural and/or

manmade disasters. This facility also has backup power equipment to ensure communications are available in the event of any future power outages.

Due to the factors stipulated above concerning traffic generation, or the lack thereof in this case, and the significant and critical role these facilities play in terms of communications support of public safety services the following statement can be made in the affirmative:

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

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### ***Project Narrative***

Within the “Zoning Permit Instructions & Checklist” document (Item 8.) is the component discussions recommended to be provided within a submitted “Project Narrative” (optional, but recommended). The following are each of the identified component discussions followed by the requested “narrative(s)”:

- “– Provide a description of how the property is currently used and how you proposed to us the property.”

### ***Narrative Statement***

The subject parcel is approximately 97 acres in size. The vast majority of the parcel is vacant and undeveloped and is best described as rolling hills with chaparral type vegetation. The existing development on the subject parcel includes a small cluster of rural residential structures on an area approximately 3.5 acres in size that is located approximately 850’ to the east and adjacent to Lancaster Road. There is also a vacant small single family residence located approximately 400’ to the west along Lancaster Road. Finally there is of course the existing subject “unmanned” wireless telecommunications facility which has been at this location for ten (10) years. There are only minor changes/modifications proposed to the existing subject wireless telecommunications facility as part of this “Conditional Use Permit”. This zoning permit is primarily for the purposes of continuing the existing operations with only a minor proposed amendment to one (1) of the existing carriers (MetroPCS) facilities that will serve to provide upgraded/expanded services to their customers. It is important to note that the proposed amendment of MetroPCS’s facilities will not require a change in height of the existing monopole structure and only results in a 96 square foot expansion in size of the existing fenced equipment enclosure.

- “– Describe daily or seasonal operations; number of employees, customers, visitors; number of shifts; activities; products and services, as applicable.”

### ***Narrative Statement***

The subject “unmanned” wireless telecommunications facility operates 24 hours per day, seven (7) days a week. As an “unmanned” facility there are no regular employees, customers, visitors, shifts, or regular activities occurring at the site. There are approximately 1-2 trips to the site for

routine maintenance purposes only. A large vacant gravel/dirt parking area is immediately adjacent to the fenced lease area (30' x 30') to accommodate the maintenance vehicles on-site. The proposed collocation will not result in any changes with respect to the number and frequency of maintenance trips to the site and will only result in a minor addition of 96 square feet to the existing equipment enclosure. Ample parking areas will still exist surrounding the facility.

There are no products produced at/by the facility, however wireless communications services are provided by these existing facilities that are critical in providing support to public safety and emergency preparedness professionals in the event of a natural and/or manmade disaster. In addition, these facilities provide critical wireless communications to the general public utilizing Lancaster Road and nearby Interstate 5 freeway as well as the surrounding recreational areas in the event of personal emergencies and other important communications. The proposed collocation by MetroPCS will serve as a significant upgrade in services to their customers.

- 
- “– Applicants should discuss how the proposed project is consistent with the General Plan and applicable Community Plan.”
  - “– Describe how the proposed project complies with zoning development standards, including Community Standards District regulations.”

#### ***Narrative Statement***

The analysis confirming the project’s consistency with applicable General Plan/Community Plan and zoning development standards is contained within the “Compliance Statement(s)” in the “Burden of Proof” section of this correspondence.

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Also within the “**Zoning Permit Instructions & Checklist**” document (Item 19.) are additional requirements specific to WTF’s. “Item 19. Supplemental Information for a Wireless Telecommunications Facility (WTF)” requires the following additional analyses:

- “Site analysis that includes:
- Co-location feasibility on existing facilities located within ¼ mile of the proposed project site.
  - Non-co-location sites considered and why they were not selected.
  - Description of why the proposed project site is the least visually intrusive site considered.”

Regarding the first two (2) items from above, this site is an existing co-location facility and there are no other existing facilities within ¼ mile of the existing subject facility. Regarding the least visually intrusive analysis there is ample evidence presented in the “Burden of Proof” section of this analysis that articulates clearly the manner in which this facility blends well into the existing natural and built character of the area and is therefore the least intrusive means for providing

wireless facilities (multiple carriers) for the area. The proposed collocation that is now part of this project will not change the conclusions presented herein, and in fact serves to avoid the development of and additional WTF and hence furthers the arguments herein.

In addition to the above, Item 19. also requires a "Design Analysis" be provided that includes the following:

"Design analysis that includes:

- Describe how the proposed facility is designed to minimize the visual impact to the surrounding area.
- Alternative designs that were considered and why they were deemed infeasible."

Again, regarding the component analysis stipulated above, there are detailed discussions included in the "Burden of Proof" section within this correspondence that provide explicit analysis of the surrounding natural and built environment and why this facility as designed and proposed serves to minimize the visual impact to the surrounding area and why other design options that could accommodate the number of facilities of this facility are infeasible and would serve to be more of a visual impact than the design of the existing facility.

Regarding the proposed collocation, it has been designed to be as close to the monopole as technically feasible, which serves to keep the mass of the overall structure minimal. Also no additional height is required and finally, by the collocation of the proposed facilities on this facility it relieves the requirement to build an entirely new separate and additional structure that would need to be approximately 70' in height.



Please contact me if you have any questions or comments about this re-submittal, or the project in general.

We look forward to 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. Please process this application in the most expeditious manner thereby ensuring the areas public safety services can continue and be improved in this area.

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: [permittech@verizon.net](mailto:permittech@verizon.net)

Attachments:

Revised Zoning Permit Application;  
Revised "Burden of Proof/Project Narrative" (Herein);  
Revised Plan Sets\_PDF Only;  
Photosimulations\_PDF Only.

## Anthony Curzi

---

**From:** Anthony Curzi  
**Sent:** Wednesday, September 19, 2012 4:59 PM  
**To:** 'Sigmund Lichter'  
**Subject:** RE: CUP 201200050  
**Attachments:** R2012-0068\_Photosims.pdf

I see. Because this permit is for the continued use of an existing 105-foot-tall tower. The only change is the addition of more antennas and increase in the ground compound.

Attached are the Photosimulations of the existing tower with the new antennas. Let me know if this is helpful.

Thanks,

### Anthony Curzi

Los Angeles County Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
(213) 974-6443 ComLine 264



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**From:** Sigmund Lichter [<mailto:sigmundlichter@yahoo.com>]  
**Sent:** Wednesday, September 19, 2012 4:51 PM  
**To:** Anthony Curzi  
**Subject:** Re: CUP 201200050

**Mr. Curzi** - that's correct. We would also like to know the distant of these towers, as well as the height of these towers from the Lancaster Road surface, due to the fact that the project site is located on an up-hill terrain. Perhaps we can in due time get a proposed layout of these improvements for our file. Thanks!

Just for your information, we had installed a tower in the Culver City - Los Angeles County area and we trust that for aesthetics these proposed antennas would be in conformity to the antennas currently being installed in the Los Angeles County. (See attachments). Especially since we are eagerly awaiting the development of the pending **CENTENNIAL CITY** project in this area, which indicates to be a "model development" and ugly antennas would perhaps be an "eyesore" for this development and it's residents.

Thank you very much for your prompt reply and your cooperation, regards; Sigmund

**From:** Anthony Curzi <[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)>  
**To:** Sigmund Lichter <[sigmundlichter@yahoo.com](mailto:sigmundlichter@yahoo.com)>  
**Sent:** Wednesday, September 19, 2012 4:17 PM  
**Subject:** RE: CUP 201200050

Thank you Mr. Lichter.

Just so I'm clear, are you requesting the applicant install beacon lights on the existing tower?

---

**From:** Sigmund Lichter [<mailto:sigmundlichter@yahoo.com>]  
**Sent:** Wednesday, September 19, 2012 4:10 PM  
**To:** Anthony Curzi  
**Subject:** CUP 201200050

**Dear Mr. Curzi:**

We just received the **NOTICE OF PUBLIC HEARING** for the above identified subject mailed September 18th, 2012.

Our Quail Lake Sky Park property is neighboring the Project Site and in as much we do not have any objection to the same, we would however like to assure that the site or any improvements thereon will not present any hazard to our close by located airport No. LA-055. It should be considered that there are low flying aircraft in the take-off and the approach landing corridor of the airport and the proposed antennas and or microwave dishes may indeed obstruct the area and may be dangerous to the flying aircraft trying to take-off or land on the airstrip.

It is also worthy to mention that the near by Quail Lake is occasionally being used as a water refueling source for aircraft in case of wildfires in this and surrounding areas. Even if these improvements would not be too high to obstruct the use of the airport, they should at least be clearly illuminated with beacons on a 24 hour basis as clear warning signs.

I would appreciate if we could be kept completely informed of the progress of this application.

Thank you very much for your cooperation, sincerely yours; Sigmund Lichter

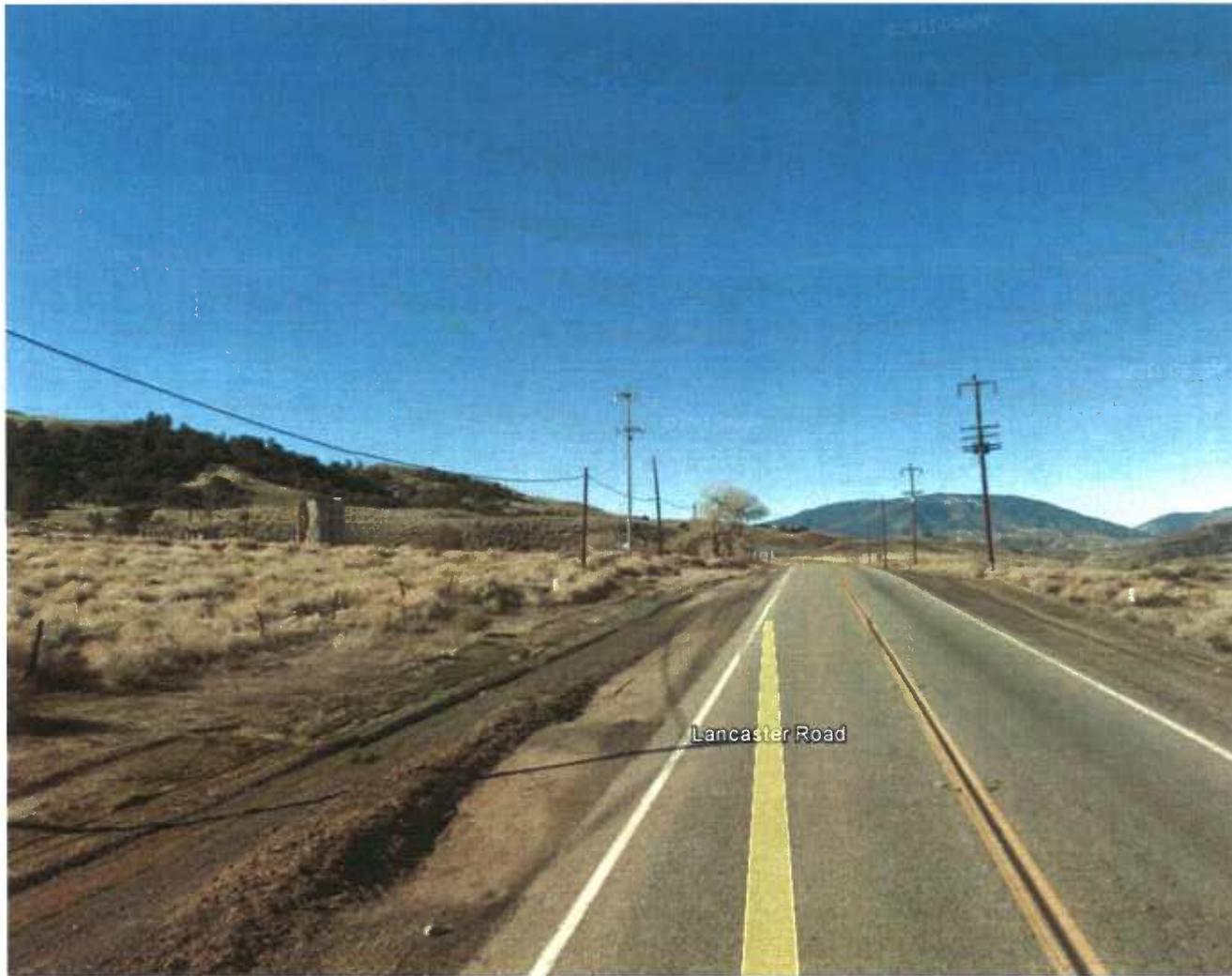
# Print Photographs with Photo-key

Project Location:	33700 West Lancaster Road Gorman, CA 93536 APN: 3253-002-013	Project Description:	This project entails the "renewal" of the existing entitlement, Conditional Use Permit Case No. 99-242-(5) and all amendments to date, for the continued operation and maintenance (with no changes proposed) of an unmanned Wireless Telecommunications Facility consisting of a 105-foot high monopole with multiple antennas, GPS antenna, and associated equipment cabinets, all located within a 900 square foot leasehold area within an approximate 97 acre parcel.
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**View 1**  
View of Subject Facility  
looking East to the site.



## View 2

View of Subject Facility  
looking West to the site.



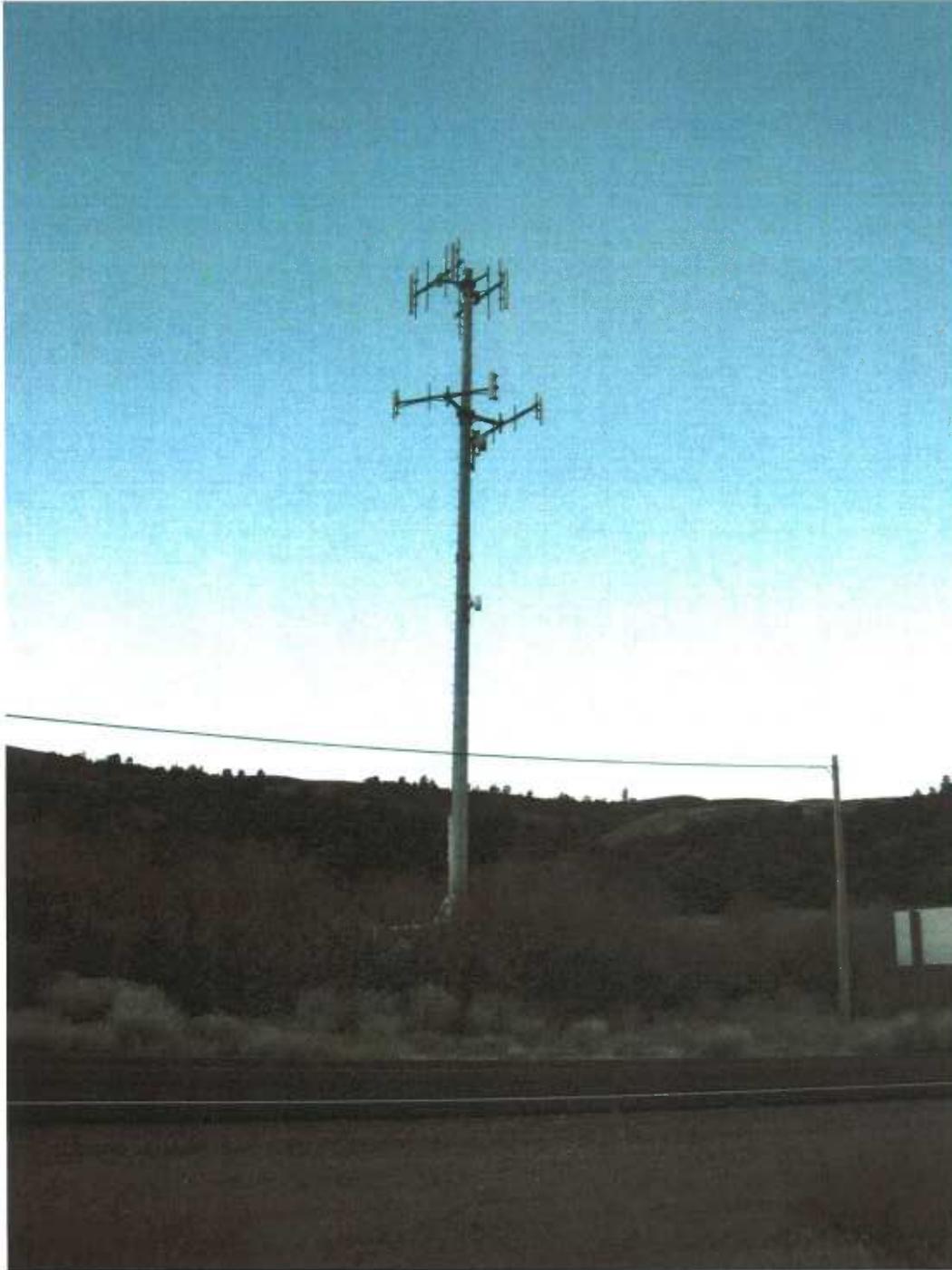
### View 3

View of equipment enclosure and base of monopole from the parking area immediately east of the facility.



#### View 4

View of the entrance to the access gravel driveway from Lancaster Road just east of the site.



### **View 5**

View of the subject facility  
from Lancaster Road  
immediately northeast of the  
site.



### **View 6**

View of the subject facility  
from Lancaster Road  
immediately northwest of the  
site.

# AERIAL IMAGE



**MetroPCS  
California, LLC**

**MLAX04131A  
CCI 878021 QUAIL LAKE**

33700 WEST LANCASTER ROAD GORMAN CA 93243



LOCATION

©2012 Google Maps



EXISTING



PROPOSED

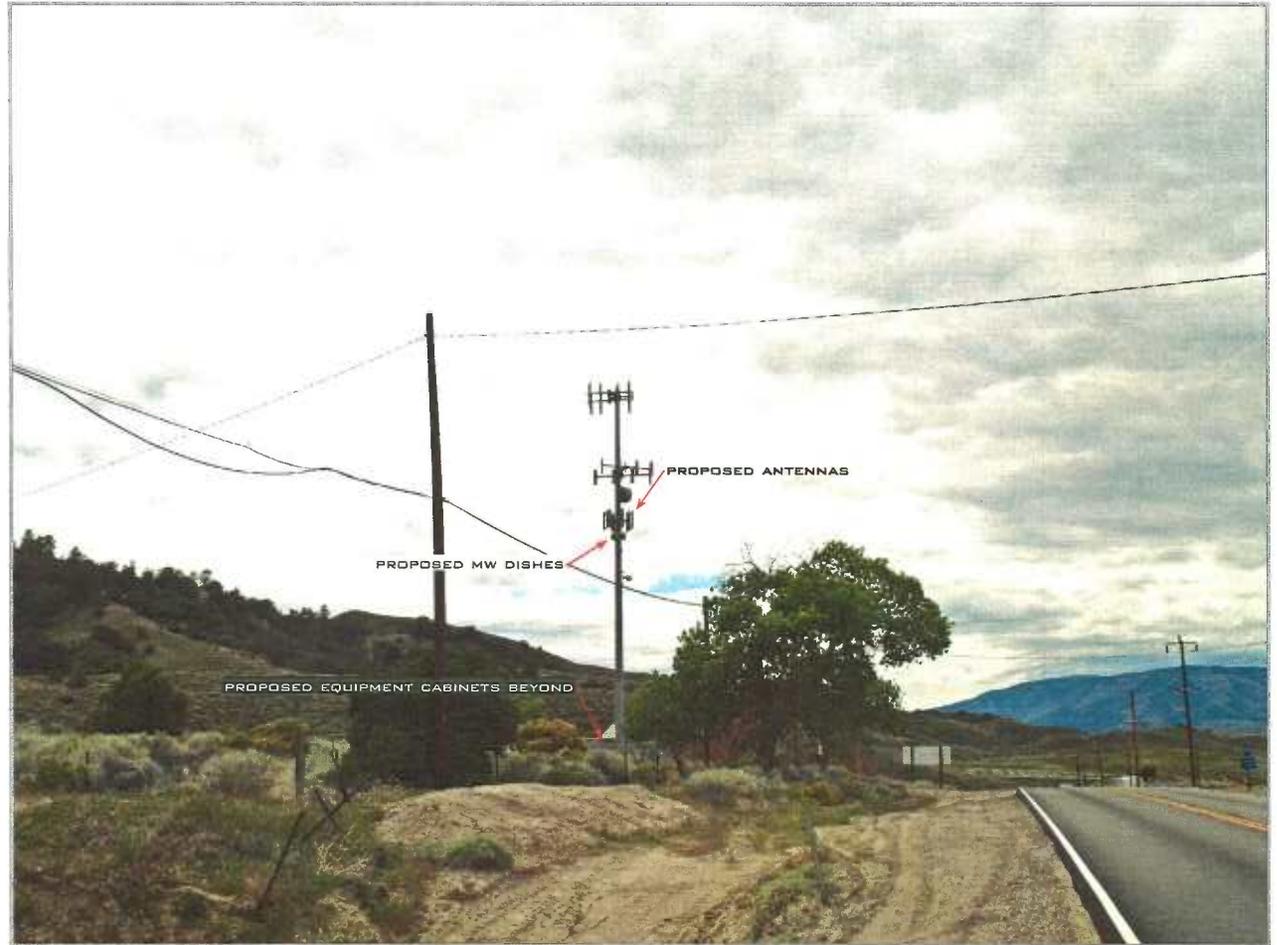
LOOKING EAST FROM LANCASTER ROAD

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

# MetroPCS California, LLC

MLAX04131A  
CCI 878021 QUAIL LAKE

33700 WEST LANCASTER ROAD GORMAN CA 93243



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

# MetroPCS California, LLC

MLAX04131A  
CCI 878021 QUAIL LAKE

33700 WEST LANCASTER ROAD GORMAN CA 93243



LOCATION

©2012 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM OLD RIDGE ROUTE ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

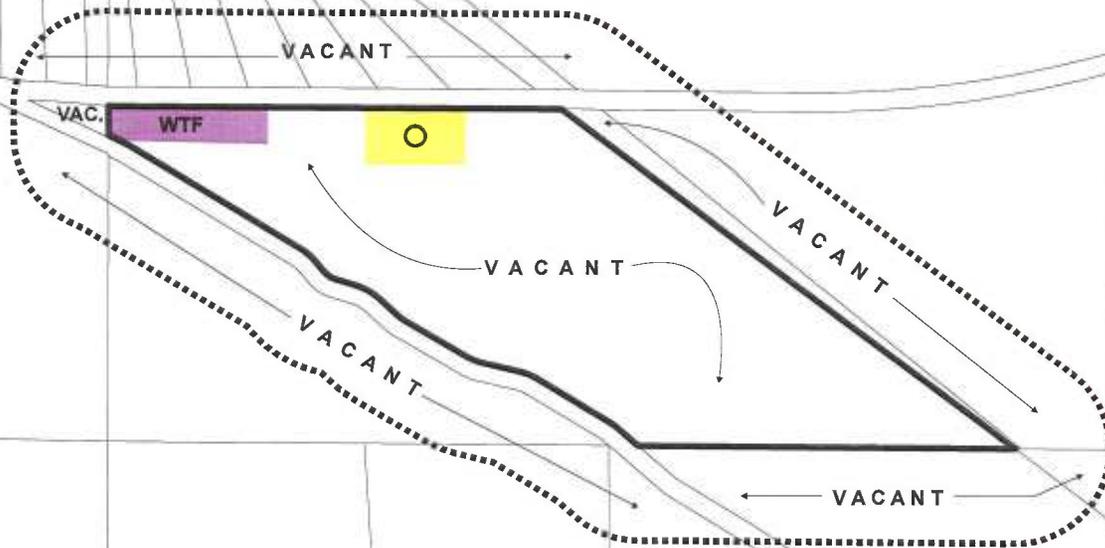
# LAND USE

## LAND USE 500 FOOT RADIUS MAP

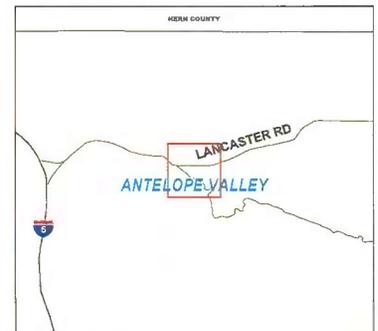
Proj. R2012-00688 (5)  
RCUP 2012-00050

### Legend

- SINGLE-FAMILY RESIDENCE
- PUBLIC UTILITY
- VACANT



### VICINITY MAP



0 150 300 600 900 1,200 Feet



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

# ZONING

## ZONING 500 FOOT RADIUS MAP

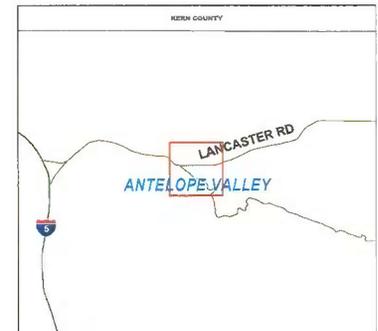
Proj. R2012-00688 (5)  
RCUP 2012-00050

### Legend

- A-2 - HEAVY AGRICULTURE
- R-R - RESORT AND RECREATION



### VICINITY MAP



0 150 300 600 900 1,200 Feet



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



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



VICINITY MAP

FROM THE OFFICE OF CROWN CASTLE AT IRVINE  
TAKE CA-15 N TOWARD RIVERSIDE  
MERGE ONTO I-5 N TOWARD SANTA ANA  
MERGE ONTO CA-138 E TOWARD LANCASTER/PALMDALE  
33700 LANCASTER RD IS ON THE RIGHT

SITE DIRECTIONS

**THIS PROJECT INCLUDES:**  
CONSTRUCTION OF THE EXISTING BUILDING, EXISTING USE DEPICT SIZE AND 50'-240'-(1) AND ALL IMPROVEMENTS TO DATE, FOR THE ENHANCED OPERATION AND MAINTENANCE OF AN UNASSIGNED WIRELESS TELECOMMUNICATIONS FACILITY, CONSISTING OF A 100-FLOOR HIGH MONOPOLE WITH MULTIPLE ANTENNA, GPS ANTENNA, AND ASSOCIATED EQUIPMENT SERVICES, ALL LOCATED WITHIN 900 SQUARE FOOT LEASEHOLD AREA WITHIN AN APPROXIMATE 27 ACRES PARCEL.

THIS PROJECT ALSO INCLUDES THE MODIFICATION OF EXISTING WIRELESS FACILITIES FOR METROPCS CALIFORNIA, LLC THAT WILL CONSIST OF THE RELOCATION AND OPERATION OF TEN (10) NEW PANEL ANTENNAE AND TWO (2) NEW WIRELESS ANTENNAE TO BE ADDED TO THE EXISTING MONOPOLE AND ONE (1) GPS ANTENNA AND FIVE (5) OUTDOOR EQUIPMENT CRANES AT GRADE LEVEL. THE PROPOSED ADDITIONAL GROUND EQUIPMENT WILL BE LOCATED IN THE COURSE OF APPROXIMATELY 200 SQUARE FEET OF PAVED AREA TO BE ADDED TO THE EXISTING 900 SQUARE FOOT LEASEHOLD AREA.

**PROJECT DESCRIPTION**

**APPLICANT/LESSEE:**  
CROWN CASTLE 37 COWBOY LANE PHONE: (909) 238-1530  
310 SERRANO STREET, SUITE 301 FAX: (714) 416-4931  
SANTA BARBARA, CA 93101

**PROPERTY INFORMATION:**  
OWNER: JON DOHN, ACP PHONE: (909) 982-1679 FAX:  
16015 17017 WILSON AVENUE (909) 739-1743  
PALMDALE, CA 93556

**PROJECT INFORMATION:**  
OCCUPANCY: IS (TELECOM FACILITY-UNASSIGNED)  
CONSTRUCTION TYPE: K-B  
CURRENT ZONING: AS-5 (REAR WOODLANDS)  
ZONING ACQUISITION #: ISU  
NECESSARY ROAD: FACILITY IS BARRICADED AND NOT FOR PUBLIC  
INSTITUTIONAL UNIMPROVED ACCESS NOT  
REQUIRED

**PROJECT SUMMARY**

**ARCHITECT:**  
DCI PACIFIC  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614  
CONTACT: D.W. LEE E-MAIL: DW@DCIPACIFIC.COM  
PHONE: (949) 475-1000 FAX: (949) 475-1001

**APPLICANT REPRESENTATIVE:**  
CONTACT: BOB SCHEIT  
PHONE: (916) 432-6035  
E-MAIL: BOB@METROPCS.COM FAX: (916) 576-6505

**REPRESENTATIVE FOR PROPOSED EDUCATION:**  
METROPCS CALIFORNIA, LLC  
250 COMMERCIAL, SUITE 200  
IRVINE, CA 92602  
CONTACT: ANDY MARZO  
PHONE: (714) 732-5187

**PROJECT TEAM**

**POWER:** RIR  
COMPANY: SOUTHERN CALIFORNIA Edison FAX:  
CONTACT: E-MAIL:  
**TELCO:** DAV  
COMPANY: BRC FAX:  
CONTACT: E-MAIL:

**UTILITY PROVIDERS**

1. 2010 CALIFORNIA COMMERCIAL CODE (CCC)  
2. 2010 CALIFORNIA BUSINESS CODE (BEC) VOLUMES 1 AND 2  
3. 2006 CALIFORNIA ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS  
4. 2010 CALIFORNIA MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS  
5. 2010 CALIFORNIA PLUMBING CODE WITH 2010 CALIFORNIA AMENDMENTS  
6. 2010 CALIFORNIA FIRE CODE (FC) WITH 2010 CALIFORNIA AMENDMENTS  
7. 2010 CALIFORNIA BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS  
8. 2010 CALIFORNIA FIRE CODE (FC) WITH 2010 CALIFORNIA AMENDMENTS  
9. 2010 CALIFORNIA FIRE CODE (FC) WITH 2010 CALIFORNIA AMENDMENTS  
10. 2010 CALIFORNIA FIRE CODE (FC) WITH 2010 CALIFORNIA AMENDMENTS

**CODE COMPLIANCE**

SHEET	DESCRIPTION	ISSUE LEVEL
T1	TITLE SHEET	---
A1	OVERALL SITE PLAN, EXISTING/PROPOSED EQUIPMENT & ANTENNA LAYOUT PLAN	---
A2	ELEVATIONS	---
A3	LAND USE MAP	---
4 SHEETS TOTAL		ISSUED FOR: ZONING
<b>SHEET INDEX</b>		AURISDICTION: COUNTY OF LOS ANGELES

DO NOT SCALE DRAWINGS

**GENERAL CONTRACTOR NOTES**

**DCI PACIFIC**  
A/E/C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
P: 949.475.1000 FAX: 949.475.1001



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

CURRENT ISSUE DATE:  
**06/25/12**

ISSUED FOR:  
**RENEWAL**

**APPROVALS:**

APPROVED BY:	INITIALS	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHKD:	APP:
IP	SKK	DND

**ISSUE STATUS:**

DATE:	DESCRIPTION:	BY:
01/16/12	90% ZD	IP
02/09/12	100% ZD	IP
06/14/12	METROPCS FACILITY ADDED	JDD
06/25/12	REV PER METROPCS COMMENT	JDD

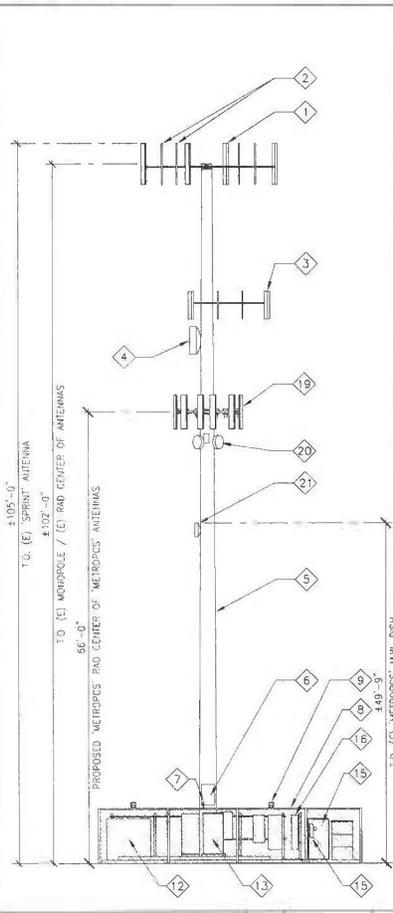
SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:	ISSUE LEVEL:
<b>T1</b>	QUAIL LAKE 878021

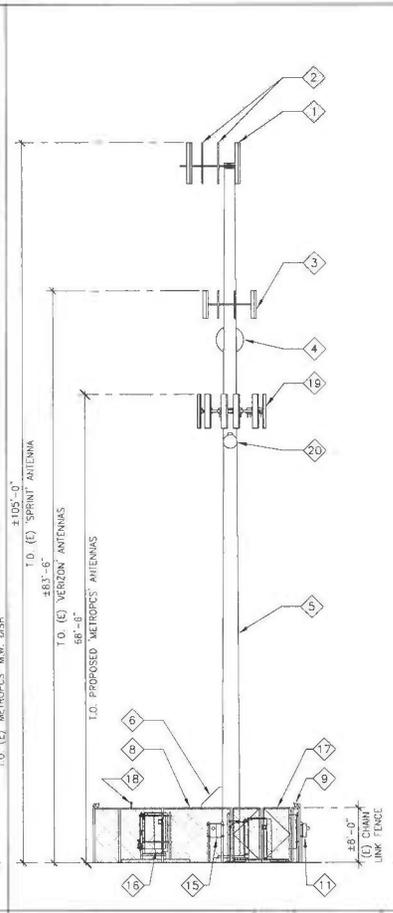


- 1 (E) SPRINT ANTENNAS, 2 PER SECTOR
- 2 (E) SPRINT VACANT PIPE MOUNT
- 3 (E) VERIZON ANTENNAS
- 4 (E) 4'x VERIZON MICROWAVE DISH
- 5 (E) ±102'-0" HIGH MONOPOLE
- 6 (E) MONOPOLE CABLE SHROUD
- 7 (E) SPRINT GPS ANTENNA
- 8 (E) ±8'-0" CHAINLINK FENCE
- 9 (E) SERVICE LIGHT (4 TOTAL)
- 10 (E) VERIZON EQUIPMENT CABINET
- 11 PROPOSED METROPCS/VERIZON METER/MAN
- 12 (E) VERIZON GENERATOR
- 13 (E) SPRINT EQUIPMENT
- 14 PROPOSED METROPCS/VERIZON UTILITY RACK
- 15 PROPOSED METROPCS EQUIPMENT CABINETS
- 16 (E) SPRINT EGR/FPC & TELCO RACK
- 17 PROPOSED 9'-0" WIDE GATE
- 18 (E) VERIZON GPS ANTENNA
- 19 PROPOSED METROPCS ANTENNAS, 2 PER SECTOR, 6 TOTAL
- 20 PROPOSED METROPCS 2'x MICROWAVE DISH, 2 TOTAL
- 21 (E) 2'x METROPCS MICROWAVE DISH

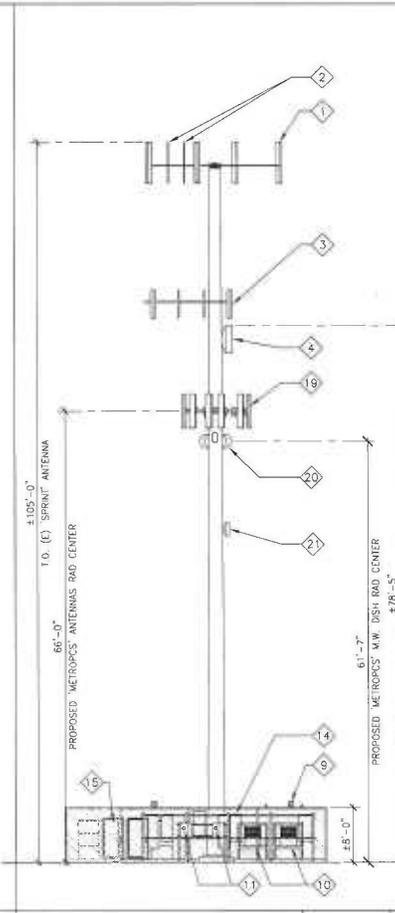
**KEYNOTES**



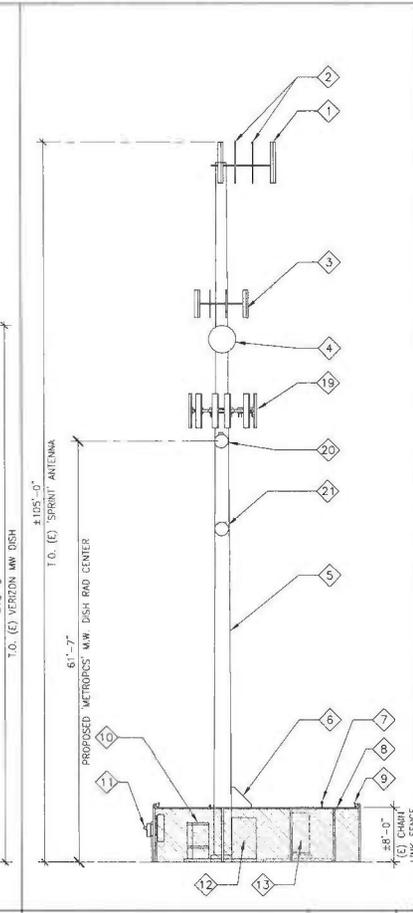
**SOUTH ELEVATION** SCALE 1/8"=1'-0" 4



**EAST ELEVATION** SCALE 1/8"=1'-0" 3



**NORTH ELEVATION** SCALE 1/8"=1'-0" 2



**WEST ELEVATION** SCALE 1/8"=1'-0" 1

**DCI PACIFIC**  
 A/E/C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 37 EXECUTOR PARK | SUITE 110 | EVANES | CA 92614  
 T 949.478.1000 | F 949.478.1001

**CROWN CASTLE INTERNATIONAL**

PROJECT IDENTIFICATION:  
**QUAIL LAKE 878021**  
 33700 W LANCASTER ROAD,  
 GOMMAY, CA 93536

CURRENT ISSUE DATE:  
**06/25/12**

ISSUED FOR:  
**RENEWAL**

**APPROVALS:**

APPROVED BY:	INITIALS	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
IP	BSK	DND

**ISSUE STATUS:**

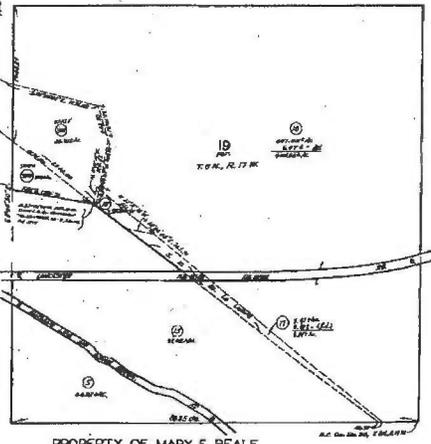
Δ DATE:	DESCRIPTION:	BY:
01/16/12	90% 2D	IP
02/20/12	100% 2D	IP
08/14/12	METROPCS FACILITY ADDED	JDD
06/25/12	REV PER METROPCS COMMENT	JDD

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:	ISSUE LEVEL:
<b>A2</b>	QUAIL LAKE 878021

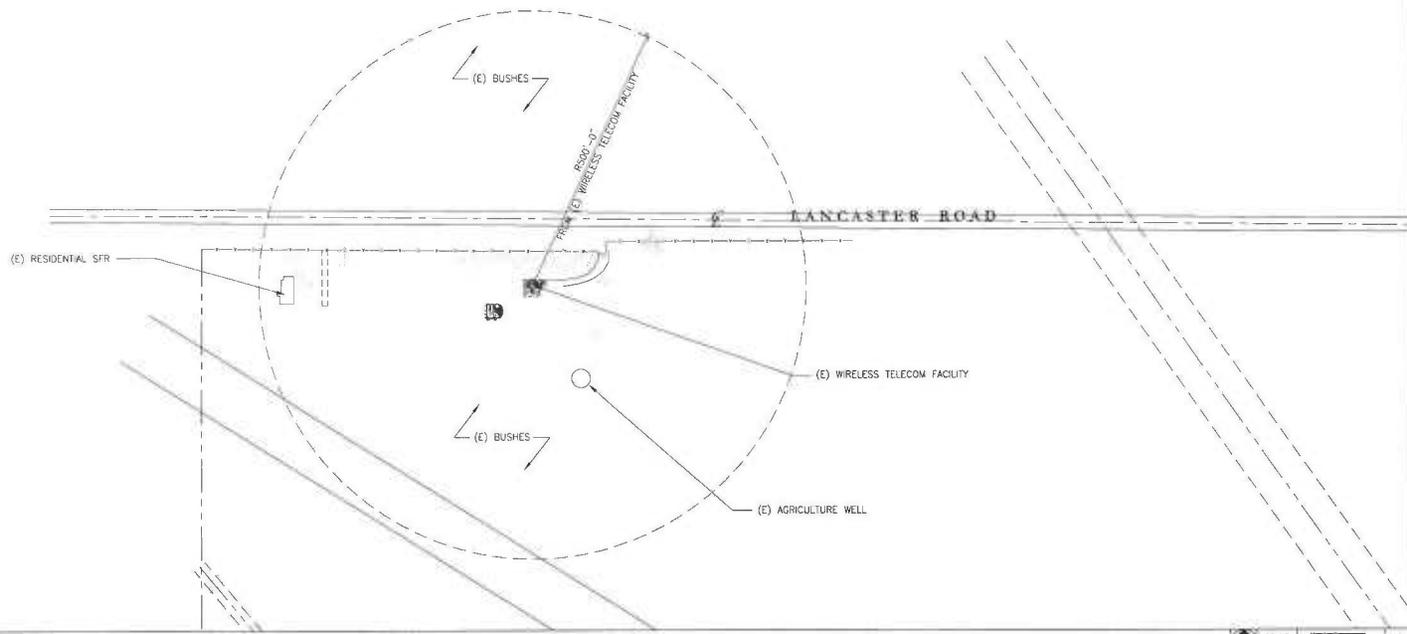
3253 2  
 PLAN # - 807

1994



DATE: 01-16-12  
 DRAWN BY: JGD  
 CHECKED BY: BOK  
 APPROVED BY: JGD  
 PROJECT: QUAIL LAKE  
 SHEET: 1 OF 1  
 SCALE: 1"=100'

NO. 1860 PER PUBLIC AGENTS REG. 22-23 & 207  
 ARCHITECT'S SEAL  
 COUNTY OF SAN DIEGO, CALIF.



LAND USE MAP

SCALE: 1"=100'  
 0 50 100  
 1

**DCI PACIFIC**  
 A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK, SUITE 110 (IRVINE) | CA 92614  
 T 949 475 1000 | F 949 475 1001



PROJECT IDENTIFICATION:  
**QUAIL LAKE**  
**878021**  
 33700 W. LANCASTER ROAD,  
 GARDEN, CA 92549

CURRENT ISSUE DATE:  
**06/25/12**

ISSUED FOR:  
**RENEWAL**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
JP	BOK	DGD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
---	01/16/12	500K ZD	JP
---	02/29/12	100K ZD	JP
---	06/14/12	METROPICS FACILITY ADDED	JGD
---	06/25/12	REV PER METROPICS COMMENT	JGD

SHEET TITLE:  
**LAND USE MAP**

SHEET NUMBER:  
**A3**  
 QUAIL LAKE  
 878021