

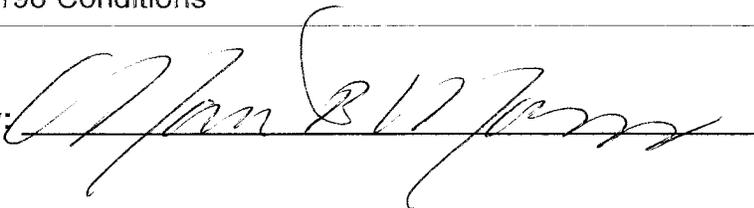
Hearing Officer Transmittal Checklist

Hearing Date
01-15-2013
Agenda Item No.

Project Number: R2012-02494-(4)
Case(s): Conditional Use Permit Case No. 201200147
Environmental Assessment Case No. 201200267
Planner: Kristina Kulczycki

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statements
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Photo simulations
- Coverage Maps
- CP02-198 Conditions

Reviewed By:





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

PROJECT NUMBER

R2012-02494-(4)

HEARING DATE

January 15, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200147
 Environmental Assessment No. 201200267

PROJECT SUMMARY

OWNER / APPLICANT

Co Sanitation Dist No 18/ T-Mobile West Corporation

MAP/EXHIBIT DATE

12/18/2012

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) which was originally established with the approval of Conditional Use Permit No. 02-198.

This project also includes the following equipment upgrades: remove existing antennas and replace with six new antennas, remove existing Tower Mounted Amplifiers (TMAs) and replace with three twin TMAs, and add new hybrid fiber cable. New antenna socks, two 6601 equipment racks, and one new 19-inch wall mounted rack will also be added to the site as part of this project. The antenna removal and installation will be completed with a one-man lift. This project does not include any increase in height to the existing facility nor does it include any expansion of the lease area.

LOCATION

27065 Workman Mill Road, La Puente

ACCESS

Crossroads Parkway South

ASSESSORS PARCEL NUMBER(S)

8125-021-942

SITE AREA

451.42 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Workman Mill

LAND USE DESIGNATION

P (Public and Semi-Public Facilities)

ZONE

A-1-5 (Light Agricultural Zone, 5 acre lot minimum) and A-2-5 (Heavy Agricultural Zone, 5 acre lot minimum)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.215 (Significant Ecological Area)

STAFF RECOMMENDATION

Approval.

CASE PLANNER:

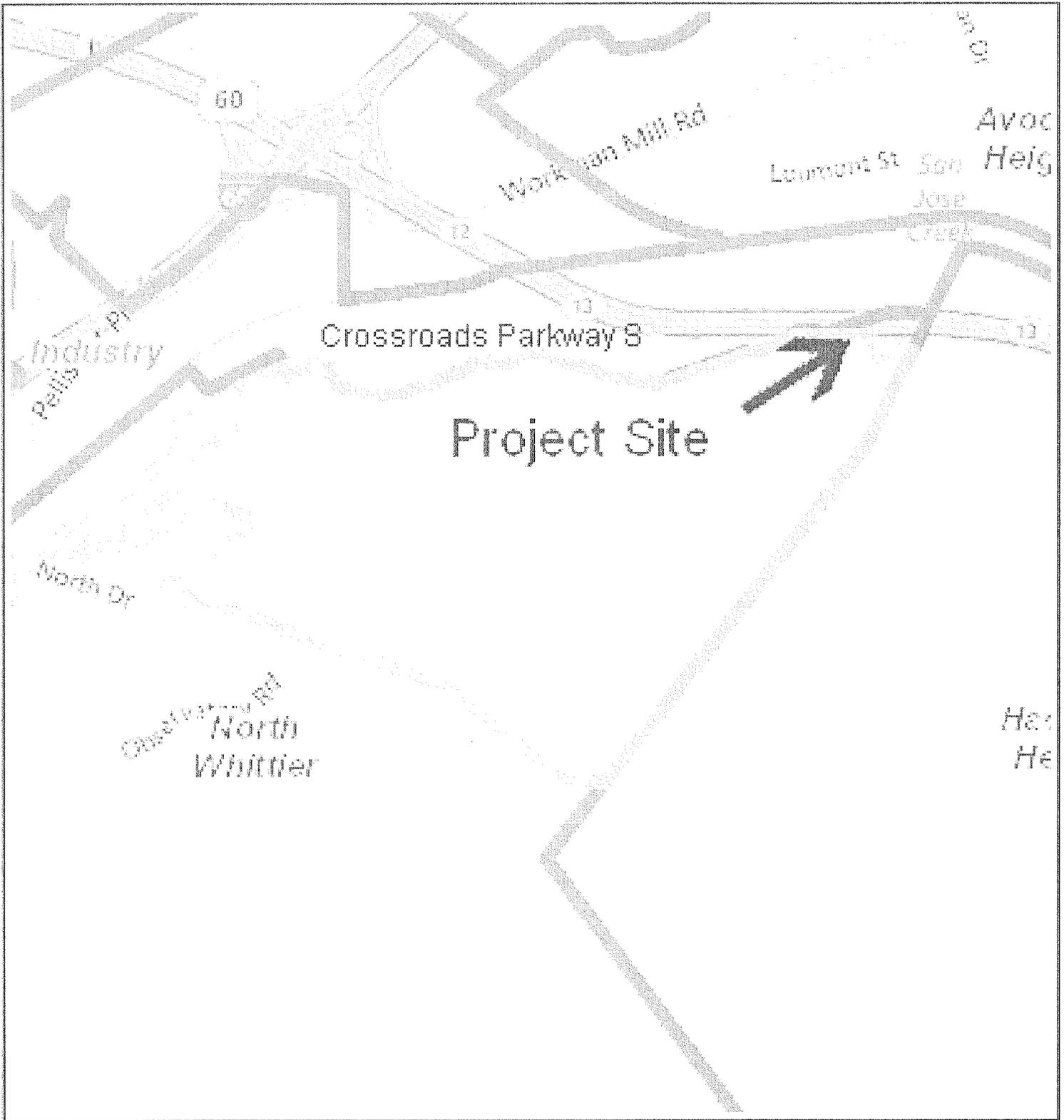
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Department of Regional Planning

Printed: Dec 20, 2012

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ENTITLEMENT REQUESTED

- Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

The applicant is requesting a CUP for the continued use of an existing 65-foot unmanned WTF disguised as a pine tree within a lease area of 625 square feet. This WTF was previously established by Conditional Use Permit No. 02-198-(4). The WTF is located behind an existing 6-foot tall chain-link fence, at grade, immediately adjacent to a storm drain ditch. Within the lease area, there is a 10'4"x16'4" equipment shelter next to the WTF. The overall height of the monopole is 65 feet, including the pine tree screening. Without the screening the monopole is 60 feet above grade.

The request also includes minor updates to the existing equipment including: removing the existing antennas and replacing them with 6 new antennas, removing the existing Tower Mounted Amplifiers (TMAs) and replacing them with three twin TMAs, and installing one hybrid fiber cable. Two new 6601 equipment racks and one new 19-inch wall mounted rack will be installed within the existing equipment area. The new antennas will be painted to match the existing pine tree and new pine needle antenna socks will be added in order to further disguise the facility.

SITE PLAN DESCRIPTION

The subject property is approximately 451.42 acres and is developed with the Puente Hills Landfill. On the western side of the property is Significant Ecological Area (SEA) #43 Rio Hondo Community College Wildlife Sanctuary. The subject WTF is located on the northeastern side of the property. The facility may be accessed from a dirt road off of Crossroads Parkway South.

EXISTING ZONING

The subject property is zoned A-1-5 (Light Agricultural Zone – Five Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural Zone – Five Acre Minimum Required Lot Area) in the Workman Mill Zoned District.

Surrounding properties are zoned as follows:

North: City of Industry (Industrial, Commercial, and Industrial-Commercial Overlay) and A-2-5

South: A-2-5 and O-S (Open Space)

East: O-S

West: A-2-5 and M 1 ½-BE (Restricted Heavy Manufacturing and Billboard Exclusion)

EXISTING LAND USES

The subject property is developed with the Puente Hills Landfill and an existing wireless telecommunications facility.

Surrounding properties are developed as follows:

North: Truck/equipment storage, freight terminal, industrial/warehouse, Puente Hills Material Recovery Facility, offices, medical center, private school, vacant lots, commercial, the 60 Freeway, and a mobile home park

South: Rose Hills Memorial Park and an electric transmission substation

East: Puente Hills Landfill and landscaped area

West: Commercial, church, Rio Hondo College, Rose Hills Memorial Park and power transmission lines

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 5122 was adopted by the Board of Supervisors on May 25, 1948 and established the A-1-5 zone.

Ordinance No. 5979 was adopted by the Board of Supervisors on June 10, 1952 and established the A-2-5 zone.

Conditional Use Permit No. 2235 authorized the expansion of the landfill.

Conditional Use Permit No. 92-250-(4) authorized the lateral and vertical expansion of the landfill, and Oak Tree Permit No. 92-250-(4) authorized the removal of up to 356 oak trees within the expansion area.

Conditional Use Permit No. 92-251-(4) authorized the construction of a Materials Recovery Facility on the northwesterly side of the property, and Oak Tree Permit No. 92-251-(4) authorized the removal of 4 oak trees to accommodate the construction of the facility.

Conditional Use Permit No. 02-198-(4) established the existing WTF and was approved by the Hearing Officer on December 17, 2002 for a 10-year grant term.

Revised Exhibit "A" No. 201000109 authorized a co-location on the existing WTF including three new panel antennas and three parabolic antennas. The approval also included a new cabinet with a chain link fence enclosure. This permit was originally approved on June 23, 2010, but was never used and will be superseded with the approval of Conditional Use Permit No. 201200147.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("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 minor alterations to existing structures which involve negligible or no expansion of use beyond that at the time of the lead agency's determination. The original project, which initially approved the facility, was analyzed under CEQA with a

Negative Declaration. The changes to the site only involve minor equipment upgrades within the existing lease area. No expansion of the lease space is proposed. Therefore, staff recommends that the Regional Planning Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the P (Public and Semi-Public Facilities) land use category of the General Plan. The P land use designation is intended for the continued operation, expansion and construction of new public and semi-public facilities, as necessary, to serve current and future County residents. Utilities are listed as one of the public and semi-public uses allowed in areas with this land use designation. The existing WTF is considered a utility and is therefore consistent with the permitted uses of the underlying land use category.

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

- *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Policy 54, Page I-25)*

The existing WTF has access to existing transportation, energy, and utility infrastructure to service the facility.

- *Maintain high quality emergency response services. (Policy No. 58, Page I-25).*

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.

Zoning Ordinance and Development Standards Compliance

Wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a wireless telecommunications facility in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-1 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The existing WTF is unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space adjacent to the WTF to accommodate the necessary routine maintenance vehicles.

The WTF is located behind an existing 6-foot tall chain-link fence. Pursuant to Subdivision & Zoning Ordinance Policy No. 01-2010, all fencing or walls used for

stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. The existing fencing was approved by the Regional Planning Commission as a part of the original Conditional Use Permit approval, prior to the requirement of Policy No. 01-2010.

Neighborhood Impact/Land Use Compatibility

The WTF was originally approved by Conditional Use Permit No. 02-198-(4) in 2002. No incidents have been reported at this site since then. The last inspection conducted by Zoning Enforcement in 2010 did not report any violations.

There are limited visual impacts caused by the existing WTF because the site blends in with the surrounding landscaping from the landfill on the east, west, and south sides and is buffered from commercial uses to the north by the 60 Freeway. There is a mobile home park 700 feet to the northeast of the WTF and the view of the WTF is obstructed by the 60 Freeway. There is a large slope from the landfill directly south of the facility which helps to blend the monopine into the surrounding landscape. Additionally, the WTF will continue to be disguised as a monopine with all new antennas painted and covered with pine needle socks in order to further conceal them. The area is also characterized by power/utility poles and lines.

The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service. A dirt road provides access to maintenance vehicles and there is adequate space for the parking of such vehicles on the property adjacent to the lease area.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 (CUP) and 22.56.215 (SEA CUP) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Four comment letters were received including an email from the Department of Public Works stating that they would only need to review the project if the Fire Department requires all-weather access to the WTF. The Department of Public Health and the Fire Department sent responses to Regional Planning indicating that they have no additional comments or requests for this project. The Department of Parks and Recreation (DPR) had concerns that the replacement of antennas would impact the existing County trail, known as the Schabarum-Skyline Trail. Staff contacted DPR and informed them that the WTF is not within the vicinity of the trail, after which DPR withdrew their comment.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

On December 3, 2012, the Significant Ecological Areas Technical Advisory Committee (SEATAC) met to determine: whether there will be an impact to the Rio Hondo College Wildlife Sanctuary SEA #43 by the proposed project, whether SEATAC should review the project, and what kinds of project aspects might require SEATAC review. SEATAC determined that they do not need to review this project and that the project should be

approved with no changes to the existing fence. If any changes to the existing fencing are proposed, additional review by the County biologist or SEATAC may be required.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends approval of Project Number R2012-02494-(4), Conditional Use Permit Number 201200147, subject to the attached conditions.

SUGGESTED APPROVAL ACTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200147 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Kristina Kulczycki, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:

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

MM:KK
12/3/12

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02494-(4)
CONDITIONAL USE PERMIT NO. 201200147**

1. **ENTITLEMENT REQUESTED.** The applicant, T-Mobile West Corporation, is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) pursuant to County Code Section 22.24.100 in the A-1-5 (Light-Agricultural – Five Acres Minimum Required Lot Area) Zone.
2. **HEARING DATE** January 15, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER** *To be inserted after public hearing(s) to reflect hearing proceedings*
4. **PROJECT DESCRIPTION.** The applicant is requesting a CUP for the continued use of an existing 65-foot unmanned WTF disguised as a pine tree within a lease area of 625 square feet. This WTF was previously established by Conditional Use Permit No. 02-198-(4). The WTF is located behind an existing 6-foot tall chain-link fence, at grade, immediately adjacent to a storm drain ditch. Within the lease area, there is a 10'4"x16'4" equipment shelter next to the WTF. The overall height of the monopole is 65 feet, including the pine tree screening. Without the screening the monopole is 60 feet above grade.

The request also includes minor updates to the existing equipment including: removing the existing antennas and replacing them with 6 new antennas, removing the existing Tower Mounted Amplifiers (TMAs) and replacing them with three twin TMAs, and installing one hybrid fiber cable. Two new 6601 equipment racks and one new 19-inch wall mounted rack will be installed within the existing equipment area. The new antennas will be painted to match the existing pine tree and new pine needle antenna socks will be added in order to further disguise the facility.

5. **LOCATION.** The existing WTF is located in the northeastern corner of the property at: 27065 Workman Mill Road, La Puente (Assessor Parcel Number: 8125-021-942) in the Workman Mill Zoned District.
6. **SITE PLAN DESCRIPTION.** The subject property is approximately 451.42 acres and is developed with the Puente Hills Landfill. On the western side of the property is Significant Ecological Area (SEA) #43 Rio Hondo Community College Wildlife Sanctuary. The subject WTF is located on the northeastern side of the property. The facility may be accessed from a dirt road off of Crossroads Parkway South.
7. **EXISTING ZONING.** The subject property is zoned A-1-5 (Light Agricultural Zone – Five Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural Zone – Five Acre Minimum Required Lot Area) in the Workman Mill Zoned District.

Surrounding properties are zoned as follows:

North: City of Industry (Industrial, Commercial, and Industrial-Commercial Overlay) and A-2-5
South: A-2-5 and O-S (Open Space)
East: O-S
West: A-2-5 and M 1 ½-BE (Restricted Heavy Manufacturing and Billboard Exclusion)

8. **EXISTING LAND USES.** The subject property is developed with the Puente Hills Landfill and an existing wireless telecommunications facility.

Surrounding properties are developed as follows:

North: Truck/equipment storage, freight terminal, industrial/warehouse, Puente Hills Material Recovery Facility, offices, medical center, private school, vacant lots, commercial, the 60 Freeway, and a mobile home park
South: Rose Hills Memorial Park and an electric transmission substation
East: Puente Hills Landfill and landscaped area
West: Commercial, church, Rio Hondo College, Rose Hills Memorial Park and power transmission lines

9. **PREVIOUS CASES/ZONING HISTORY.** Ordinance No. 5122 was adopted by the Board of Supervisors on May 25, 1948 and established the A-1-5 zone.

Ordinance No. 5979 was adopted by the Board of Supervisors on June 10, 1952 and established the A-2-5 zone.

Conditional Use Permit No. 2235 authorized the expansion of the landfill.

Conditional Use Permit No. 92-250-(4) authorized the lateral and vertical expansion of the landfill, and Oak Tree Permit No. 92-250-(4) authorized the removal of up to 356 oak trees within the expansion area.

Conditional Use Permit No. 92-251-(4) authorized the construction of a Materials Recovery Facility on the northwesterly side of the property, and Oak Tree Permit No. 92-251-(4) authorized the removal of 4 oak trees to accommodate the construction of the facility.

Conditional Use Permit No. 02-198-(4) established the existing WTF and was approved by the Hearing Officer on December 17, 2002 for a 10-year grant term.

Revised Exhibit "A" No. 201000109 authorized a co-location on the existing WTF including three new panel antennas and three parabolic antennas. The approval also included a new cabinet with a chain link fence enclosure. This permit was originally approved on June 23, 2010, but was never used and will be superseded with the approval of Conditional Use Permit No. 201200147.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the P (Public and Semi-Public Facilities) land use category of the General Plan. The P land use designation is intended for the continued operation, expansion and construction of new public and semi-public facilities, as necessary, to serve current and future County residents. Utilities are listed as one of the public and semi-public uses allowed in areas with this land use designation. The existing WTF is considered a utility and is therefore consistent with the permitted uses of the underlying land use category.

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

Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Policy 54, Page 1-25)

The existing WTF has access to existing transportation, energy, and utility infrastructure to service the facility.

Maintain high quality emergency response services. (Policy No. 58, Page 1-25).

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.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a wireless telecommunications facility in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-1 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The existing WTF is unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space adjacent to the WTF to accommodate the necessary routine maintenance vehicles.

The WTF is located behind an existing 6-foot tall chain-link fence. Pursuant to Subdivision & Zoning Ordinance Policy No. 01-2010, all fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. The existing fencing was approved by the Regional Planning Commission as a part of the original Conditional Use Permit approval, prior to the requirement of Policy No. 01-2010.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The WTF was originally approved by Conditional Use Permit No. 02-198-(4) in 2002. No incidents have been reported at this site since then. The last inspection conducted by Zoning Enforcement in 2010 did not report any violations.

There are limited visual impacts caused by the existing WTF because the site blends in with the surrounding landscaping from the landfill on the east, west, and south sides and is buffered from commercial uses to the north by the 60 Freeway. There is a mobile home park 700 feet to the northeast of the WTF and the view of the WTF is obstructed by the 60 Freeway. There is a large slope from the landfill directly south of the facility which helps to blend the monopine into the surrounding landscape. Additionally, the WTF will continue to be disguised as a monopine with all new antennas painted and covered with pine needle socks in order to further conceal them. The area is also characterized by power/utility poles and lines.

The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service. A dirt road provides access to maintenance vehicles and there is adequate space for the parking of such vehicles on the property adjacent to the lease area.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Four comment letters were received including an email from the Department of Public Works stating that they would only need to review the project if the Fire Department requires all-weather access to the WTF. The Department of Public Health and the Fire Department sent responses to Regional Planning indicating that they have no additional comments or requests for this project. The Department of Parks and Recreation (DPR) had concerns that the replacement of antennas would impact the existing County trail, known as the Schabarum-Skyline Trail. DPR was contacted and informed that the WTF is not within the vicinity of the trail, after which DPR withdrew their comment.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** On December 3, 2012, the Significant Ecological Areas Technical Advisory Committee (SEATAC) met to determine: whether there will be an impact to the Rio Hondo College Wildlife Sanctuary SEA #43 by the proposed project, whether SEATAC should review the project, and what kinds of project aspects might require SEATAC review. SEATAC determined that they do not need to review this project and that the project should be approved with no changes to the existing fence. If any changes to the existing fencing are proposed, additional review by the County biologist or SEATAC may be required.

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. No comments have been received at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the Public and Semi-Public Facilities (P) land use designation of the General Plan. The land use designation is intended for the continued operation, expansion and construction of new public and semi-public facilities, as necessary, to serve current and future County residents. Utilities are listed as one of the public and semi-public uses allowed in areas with this land use designation. The existing WTF is considered a utility and is therefore consistent with the permitted uses of the underlying land use category.

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

18. The existing wireless telecommunications facility will continue to provide improved cellular telephone service to the area which will result in fewer dropped calls in times of emergency. Thus, more cell phone reliability and an enhanced level of safety.

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.

19. The project site is approximately 451.42 acres which will easily accommodate the existing telecommunications facility. No expansion of the existing lease area is proposed as part of this project. The facility is disguised as a tree which allows it to blend into the surrounding natural landscaping.

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.

20. The proposed project has access to existing transportation, energy, and utility infrastructure to service the facility.

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.

SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT SPECIFIC FINDINGS

21. The proposed changes to the existing telecommunications facility will all occur within the existing lease area. No undisturbed areas will be altered with the approval of this permit. The monopole will be disguised as a tree in order to be more compatible with the natural landscaping surrounding the facility.

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

22. No water bodies, watercourses, or tributaries will be affected by the approval of this permit. The only changes to the site are proposed within the existing lease area.

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

23. No changes to the site are proposed other than minor equipment changes to the existing facility. No changes to the existing fence are proposed.

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

24. No changes to the site are proposed other than within the existing footprint. At the December 3, 2012 meeting, the SEATAC quorum determined that this project does not need to be reviewed.

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

25. No changes to the existing fencing are proposed. SEATAC members determined that no review is required unless major changes are proposed which will affect wildlife passage.

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

26. All roads leading to the site were previously developed and no changes are proposed.

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

ENVIRONMENTAL DETERMINATION

27. The changes to the WTF only involve minor equipment upgrades within the existing lease area. No expansion of the lease space is proposed.

Therefore, the project qualifies as a Categorical Exemption (Class 1 Exemption, Existing Facilities) 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.

28. **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.
29. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

- 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.

WITH RESPECT TO THE SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT:

- A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; and
- B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state; and
- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; and
- D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development; and
- E. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- 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.

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 Sections 22.56.090 and 22.56.215 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Categorical Exemption (Class 1 Exemption, Existing Facilities) 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. 201200147 is Approved subject to the attached conditions.

MM:KK
12/3/12

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02494-(4)
CONDITIONAL USE PERMIT NO. 201200147**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing unmanned wireless telecommunications facility disguised as a pine tree and for minor upgrades to the existing 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 January 15, 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 (CUP) application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1600.00**. 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 pursuant to this grant 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 of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
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." Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said 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 – WIRELESS TELECOMMUNICATIONS FACILITY

18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. Upon completion of the site updates authorized by this permit, the permittee shall make available upon request 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.
20. Said facility shall be removed if in disuse for more than six months.
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 the Department of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. The maximum height of the facility shall not exceed 65 feet above finished grade.
25. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner.
26. 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.
27. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours.
28. 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.
29. The Regional Planning project number, CUP number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level. The name, address and telephone number of the service provider shall be displayed on the subject property.
30. The facility shall be secured by fencing, gates and/or locks. Any future changes to the fencing are subject to review to the satisfaction of the County biologist.
31. Antennas shall be painted or covered to match their background (branches or trunk). There shall be ample branch coverage to hide the antennas from view as effectively as possible.

PROJECT SITE SPECIFIC CONDITIONS

32. This grant shall authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility and for minor upgrades to the existing equipment
33. Future lease area expansions shall comply with all pertinent requirements of CALTRANS, including submitting engineering and drainage plans to determine whether an encroachment exists. If it is determined that any encroachment within a

State right-of-way existing, the applicant shall obtain an Encroachment Permit from the Department of Transportation.

34. The following amendments to this project will require additional Significant Ecological Area (SEATAC) review and a new CUP application:
 - A. Expanding the footprint of the installation or expanding the disturbed area in the parcel;
 - B. Activity on the tower for which the Federal Aviation Administration (FAA) requires safety lighting;
 - C. Installation of a new tower or pole unless the project is for a replacement tower in the same location, with the same height, and the same type of structure;
 - D. Addition of lighting to what currently exists



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

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

See attached

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

See attached

C. That the proposed site is adequately served:

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

see attached

T-Mobile Wireless Project Name: IE04132A
County of Los Angeles - Conditional Use Permit
For the Renewal and Modification of an Existing Wireless Telecommunications Facility
Burden of Proof

Project Location

Address: 27065 Workman Hill Road, La Puente CA 91746

APN: 8125-0210942

Zoning: LA LCA25

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

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

The existing wireless telecommunications facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is complete unmanned, generates no traffic, noise, odor, waste, hazardous materials or additional light. The existing property site will remain the same with only minor upgrades to the existing facility are proposed.

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

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

The existing site is located in a LA LCA25 zone and is located on Workman Hill Road, just east of the 60 Freeway Crossroad. The site is more than adequate in size to accommodate the existing telecommunications facility. The existing monotree installation consists of wireless antennas, along with the associated equipment cabinets and connections for power and telco on within an enclosed space at grade. The existing facility does not encroach into any required setbacks. Additionally, the existing monotree would be able to accommodate future collocation for additional carriers. The existing design

is integrated as a tree and is in scale with the nature of the immediate property and the surrounding area as the area has live mature trees as well.

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

C. That the existing 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 services facilities as are required.

The existing site is adequately served by fully sufficient/improved public roads (Workman Hill Road, just east of the 60 Freeway Crossroad). The existing facility is unmanned and does not generate any traffic other than a maintenance visit every four to six weeks, therefore will not have any traffic impacts. The existing use will not require or impact any public or private services facilities.



SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

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

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

A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
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 to not conflict with critical resources, habitat areas or migratory paths.

November 19, 2012

County of Los Angeles
Department of Regional Planning
Attention: Richard J. Bruckner, Director
320 West Temple Street
Los Angeles, California 90012

Re: SUBMITTAL OF REQUESTED REVIEW MATERIALS
Project: R2012-02494-(5)
Case: RCUP 201200147 and RENV 201200267
Address: 27065 Workman Mill Road, La Puente

Dear Mr. Bruckner,

Enclosed please find the following requested documents per the received Incomplete – Request for Review Materials letter dated November 7, 2012 to support T-Mobile’s request and your determination.

Item No. 1

- a. **Plan view of equipment cabinet area showing existing cabinets and new cabinet and wall-hanging placement with dimensions of pad and equipment containers; b. Dimensions (W x H x D) of new equipment cabinets; and Depth of 19 in. sq. wall hanging (and placement on plan)**
As proposed, the only new equipment installation is (2) new RBS 6601, which is essentially a computer rack measuring 2.6’ x 19’ x 14”, which will be installed on an new existing equipment rack. Please refer enclosed, revised plans as the details and specification of the proposed new RBS 6601 and all existing equipment and shelter. Please also refer to enclosed Equipment Photos. Nevertheless, there will be no new equipment cabinets proposed per the submitted plans and all the existing equipment and all associated supporting equipment as proposed, will occur within the existing equipment shelter and will remain fully stealth from the public view and in distance from the Significant Ecological Areas.
- d. **Photo of antenna sock and description of material**
As proposed, the antennas will be painted to match existing tree and antenna socks will be added for further stealthing. The material of the proposed antenna socks is depicted in the enclosed photo and will be composed to most closely match the color and texture of the

existing monopine to best mimic a real pine tree. Please refer to enclosed Photos of Antenna Socks.

e. Time needed for replacement, installation, and painting

The proposed antennas replacement and associated supporting equipment installation, including installation and painting will take a total of 3 days as stated from T-Mobile Construction Team. Also as previously requested and submitted on November 7, 2012, all equipment and construction activities will be restricted to the dirt access road to Crossroads Parkway only, which is located south of and runs parallel to the 60 Freeway (refer to original/revised proposed plans, A-1), with no disturbance of surrounding environment and one man lift will be moved to the three places identified per the submitted Construction Sheet.

f. Specifications and plan for any additional concrete pad needed

NA - No additional concrete pad proposed is being proposed and/or deemed needed.

Item No. 2

a. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and
The existing wireless telecommunications facility will continue to not adversely affect the health, peace, comfort or welfare of life residing within the area and will continue to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. The proposed modification will all occur within existing equipment/lease area and will not affect any surrounding areas/uses.

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

The existing wireless telecommunications facility does not affect any water bodies, watercourses and their tributaries in their natural states. The facility will continue to not be materially detrimental to the use, enjoyment or valuation of the area, nor does it jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare as the existing facility will continue to remain a benign use. The proposed modification will all occur within existing equipment/lease area and will not affect any surrounding areas/uses.

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

The existing wireless facility will continue to remain designed and integrated as a pine tree, which is in scale with the nature of the immediate property and the surrounding area as the area has abundant live pine, mature trees as well. Nevertheless, the facility will continue to remain unmanned as only periodic maintenance visits are done (approximately once per month – as needed); generating no traffic, noise, odor, waste, hazardous materials or additional light. The proposed modification will all occur within existing equipment/lease area and will not affect any surrounding areas/uses in any way. Thus, as proposed, the existing wireless facility will continue is a design so that the wildlife movement corridors are left in an undisturbed and natural state.

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

The existing wireless facility will continue to remain designed and integrated as a pine tree, which is in scale with the nature of the immediate property and the surrounding area as the area has abundant live pine, mature trees as well. The existing wireless facility is located on Workman Hill Road, abutting the 60 Freeway Crossroads (east of the 60 Freeway Crossroads). The proposed modification will all occur within existing equipment/lease area and will not affect any surrounding areas/uses. Thus, based on the location, proximity to the freeway and secure enclosure of the existing wireless facility, there remains sufficient open space to provide a buffer between the existing wireless facility and critical resources areas.

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

The proposed modification will all occur within existing equipment/lease area, which is fully securely, fenced off and all equipment will continue to remain within an a equipment shelter within the enclosed lease area, there will remain a buffer between the existing wireless facility and the important habitat areas.

- 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.**

The existing wireless facility will continue to remain completely unmanned, generating no traffic, noise, odor, waste, hazardous materials or additional light. The proposed modification will all occur within existing equipment/lease area and will not affect any surrounding

areas/uses. Also as previously requested and submitted on November 7, 2012, all equipment and construction activities will be restricted to the dirt access road to Crossroads Parkway only, which is located south of and runs parallel to the 60 Freeway (refer to originally submitted or enclosed proposed plans - A-1), with no disturbance of surrounding environment and one man lift will be moved to the three places identified per the submitted Construction Sheet.

Item No. 3

Per Staff's recommendation to present the proposed project before the local community group, Workman Mill Association, prior to the public hearing, On November 12, 2012 and again on November 19, 2012 Mrs. Ruth Wash, President of the Workman Mill Association, was contacted and a message was left for her in efforts to discuss the proposed Conditional Use Permit renewal and maintenance modification and arrange any necessary meetings. T-Mobile will continue to make efforts to contact Mrs. Ruth Wash.

Please feel free to call if you have any questions or need additional clarification.

Sincerely,
Argineh Mailian, Project Manager
Core Development Services for T-Mobile West Corporation
amailian@core.us.com
2749 Saturn Street
Brea, CA 92821
714.904.9331



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: November 30, 2012

SITE PLAN DATE: September 7, 2012

TO: Department of Regional Planning
Zoning Permits East - Kristina Kulczycki

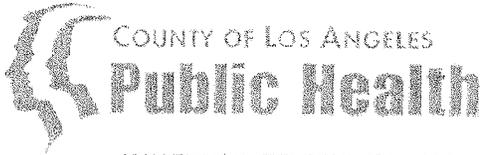
PROJECT #: R2012-02494

LOCATION: 27065 Workman Mill Road, La Puente

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
Provide Fire Flow Test for ____ existing public fire hydrant(s).
- Water: _____
- Access: _____
- Conditions for Approval: _____
- Comments: The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Caramero Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 613-3016



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December 7, 2012

TO: Kristina Kulczycki
Zoning Permits East
Department of Regional Planning

FROM: Thao Komura, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO.R2012-02494 / CUP 201200147
27065 Workman Mill Road, La Puente

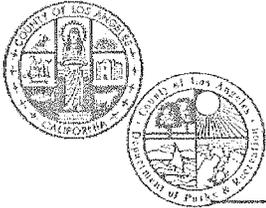
Environmental Health recommends approval of this CUP.

Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health -- Environmental Health Division has reviewed the information provided regarding a CUP for the continued use of an existing unmanned wireless telecommunications facility.

The Department has no comments regarding this project.

For any other questions, please feel free to contact me at (626) 430-5581.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

December 10, 2012

Sent via e-mail: kkulczycki@planning.lacounty.gov

TO: Kristina Kulczycki
Department of Regional Planning

FROM: Julie Yom, Park Planner *JY*
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION**
COUNTY PROJECT NO. R2012-02494
CUP 201200147
27065 WORKMAN MILL ROAD, LA PUENTE
APN: 8125-021-942

The above project, which involves a Conditional Use Permit (CUP) for the continued use of an existing unmanned wireless telecommunications facility, has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR) for which we offer the following comments:

- There is an existing County trail, the Schabarum-Skyline Trail (subject trail), which currently traverses, or is directly adjacent to the project site (see attached map). The renewal of the CUP for the continued operation of a previously approved wireless telecommunications facility will not impact the trail; however, the construction activities from the removal and replacement of six antennas may temporarily impact the trail.
- DPR requires the applicant to notify the Department and the public at-large in the event that any temporary trail closures or interruptions are necessary for construction activities.
- Prior to construction or any disturbance of the subject trail, the applicant shall notify the public at-large of the pending closure forty-five (45) days before closure. The form of public outreach shall be through several mediums such as local publications and public signs within one mile radius. Notice shall be sent to groups such as equestrian, mountain bike, and hiking groups in the general area such as Whittier Narrows Equestrian Center (WNEC) and the Concerned Off-Road Bicyclists Association (CORBA).
- The applicant shall post notices on the subject trail thirty (30) days prior to beginning any temporary construction activities. The notices shall begin approximately two miles of the potential trail closure in both directions with intermediate signs every one half mile.

Ms. Kristina Kulczycki
December 10, 2012
Page 2

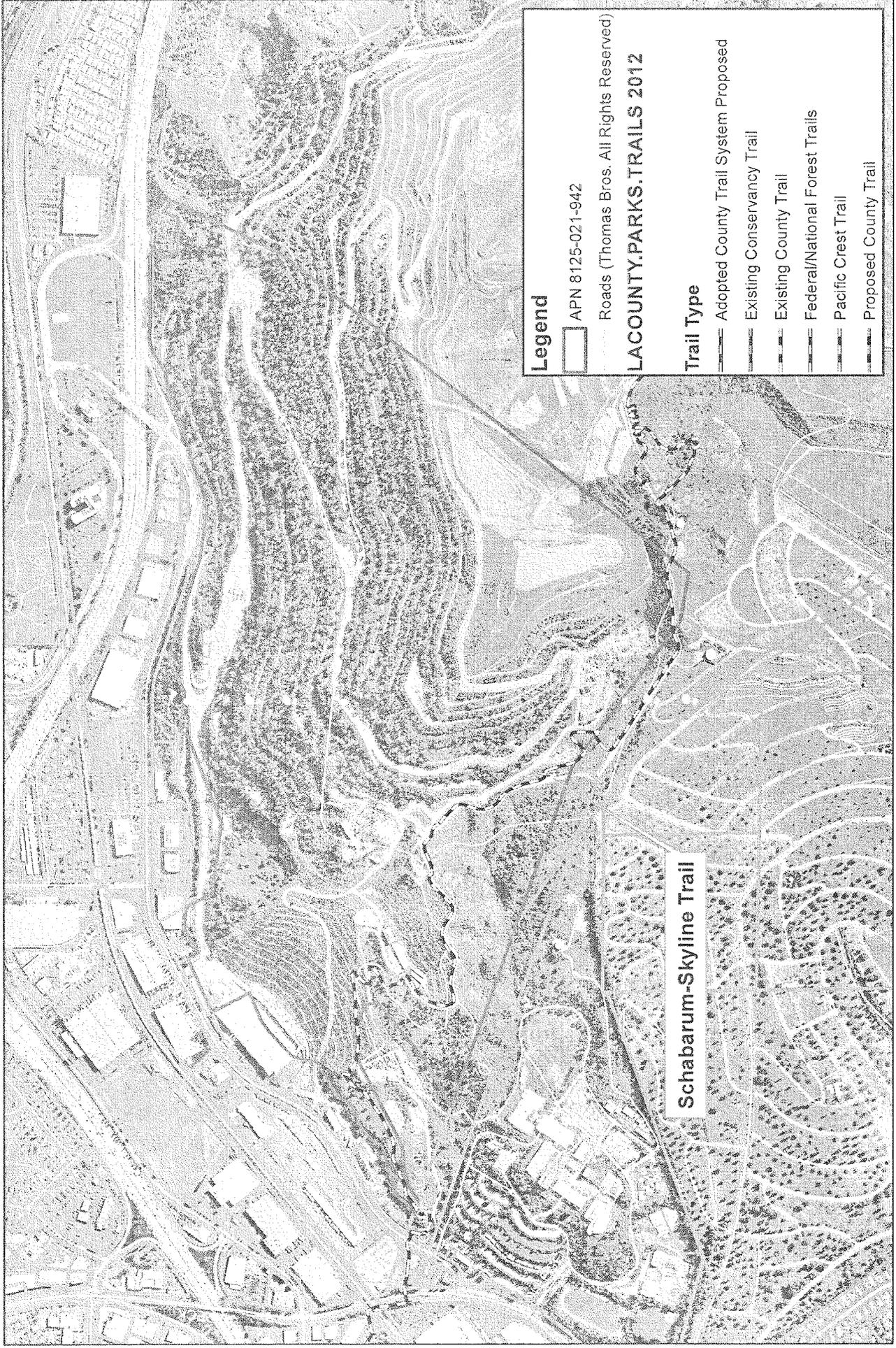
The Department advises the applicant to avoid interruptions during peak recreation periods such as weekdays from sunrise to sunset, weekends, and holidays to the extent feasible.

Thank you for including this Department in the review of this notice. If you have any trail related questions, please contact Francis Yee at (213) 639-6058 or by email at fyee@parks.lacounty.gov. If we may be of further assistance, please contact me at (213) 351-5127 or by email at jyom@parks.lacounty.gov.

JY/ R2012-02494, La Puente, Wireless Telecommunications Facility

Enclosure: Map depicting the Schabarum-Skyline Trail

c: DPR (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, F. Yee, O. Ruano)



Site Photos

Full Site View

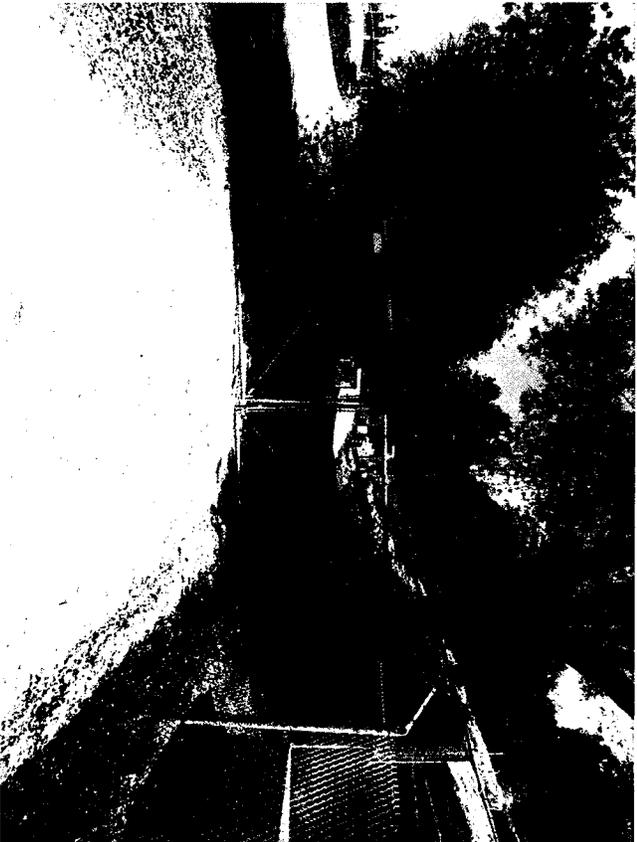


Full Site View



Site Photos

Site Access



Site Access

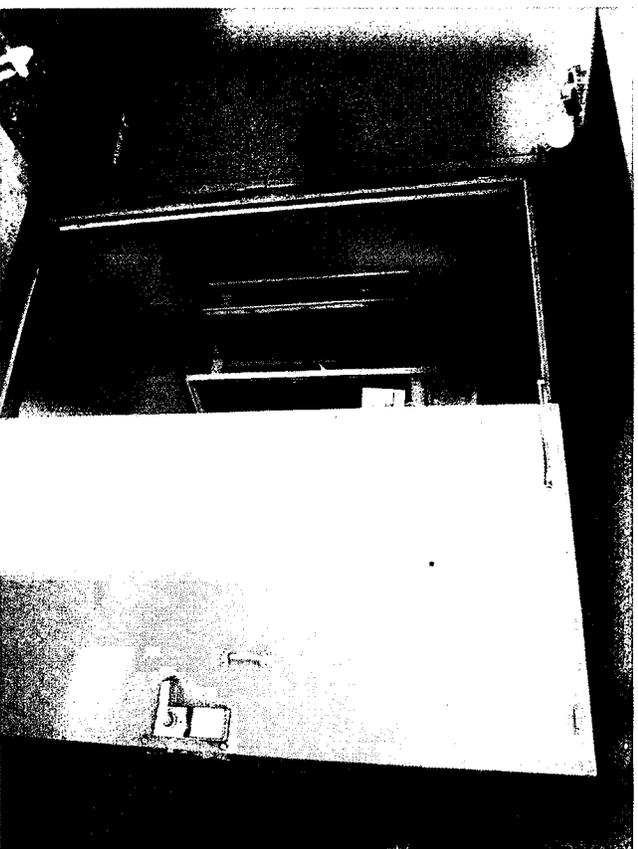


Site Photos

Site Access

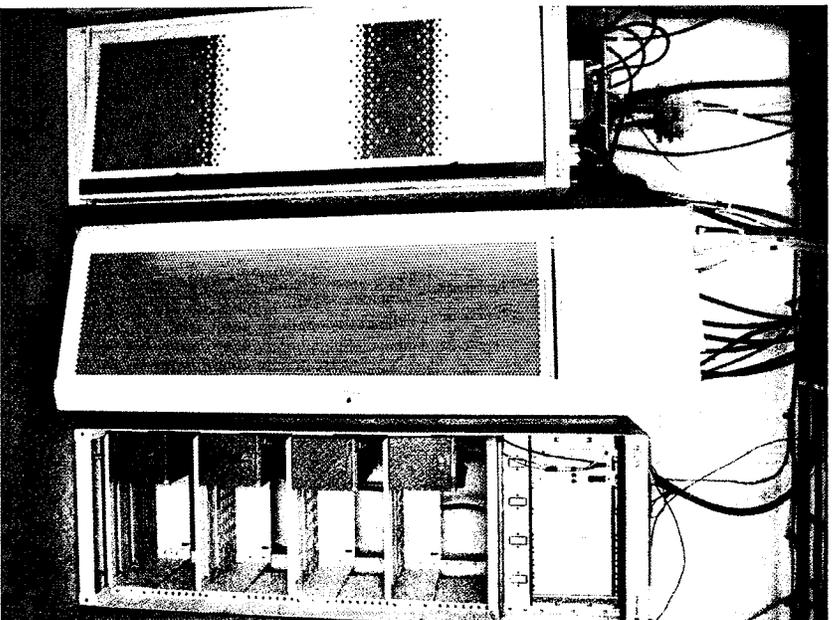


Site Access

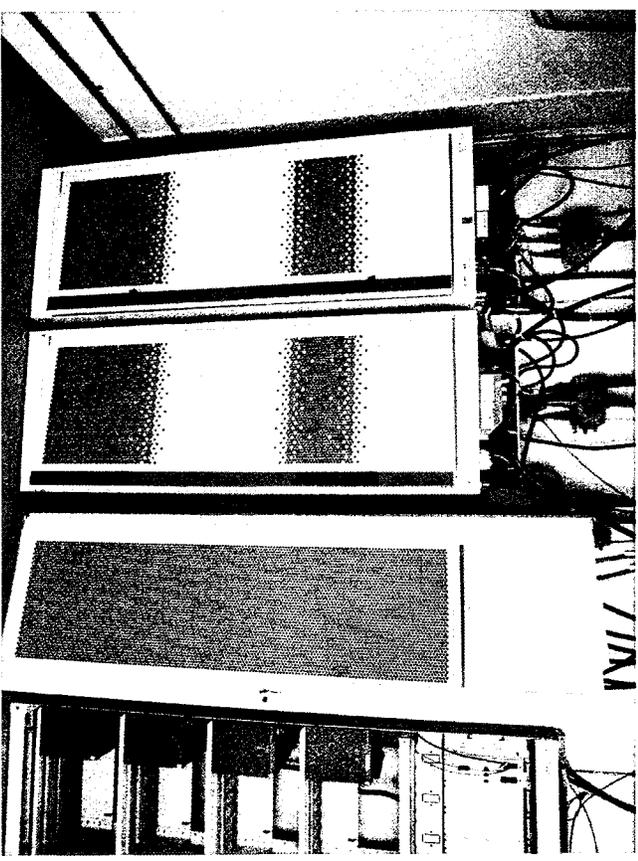


BTS Photos

Full view of all BTS 3



Full view of all BTS's

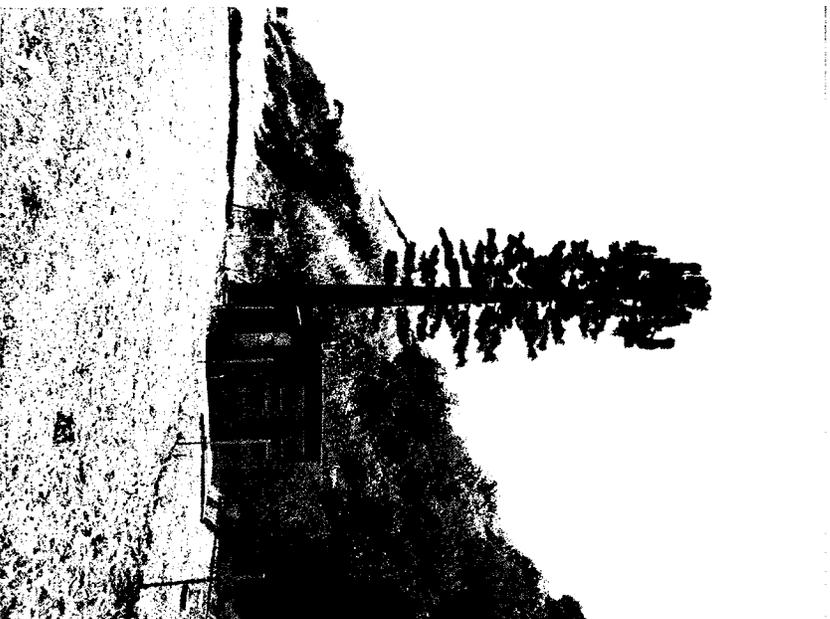


Antenna Photos - Tower

Full view of structure



Full view of structure



Antenna Photos – Sector A

Front of antennas – Full view **Back of antennas – Full view**



Antenna Photos – Sector B

Front of antennas – Full

View



Back of antennas – Full View



Antenna Photos – Sector C

Front of antennas – Full

View

Back of antennas – Full View

- N/A

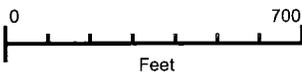




Department of Regional Planning

Printed: Dec 20, 2012

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

December 31, 2002

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Scott Peotter
JBA - Aslan
41 Corporate Park, Ste. 210
Irvine, CA 92606

RE: **CONDITIONAL USE PERMIT CASE NO. 02-198-(4)**
To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility, consisting of a 65' monopole disguised as a pine tree, and an associated equipment shelter.

Dear Applicant:

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

Condition 3 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 Hearing Officer's decision to the Regional Planning Commission at the Room 170, Hall of Records, 320 West Temple St. Contact the commission's secretary for the necessary fee at (213) 974-6409. The appeal must be postmarked within 10 business days after this notice is received by the applicant. The appeal will be called up for review by the Regional Planning Commission.

For further information on appeal procedures or approval, please contact the Zoning Permits Section.



Handwritten signature and number: *JP 02-198-4*

Scott Peotter
JBA - Aslan
41 Corporate Park, Ste. 210
Irvine, CA 92606

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, Cingular Wireless, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility, consisting of a 65' monopole disguised as a pine tree, and an associated equipment shelter.

PROCEEDINGS BEFORE THE HEARING OFFICER:

December 17, 2002 Public Hearing

A duly noticed public hearing was held on December 17, 2002. The applicant's representative was sworn in and testified in favor of the project. The applicant's representative reviewed and agreed to the conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing and stated her intent to approve the wireless telecommunications facility subject to the conditions recommended by staff and directed staff to prepare findings and conditions for approval.

Findings

1. The applicant, Cingular Wireless, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of a monopole disguised as a pine tree, and an associated equipment shelter. The proposed monopole will include four 1'x4' antennae and 1 microwave dish.
2. The subject property is located on the northern boundary of the Puente Hills Landfill, at the end of a dirt access road, 90' south from the centerline of the 60 Freeway, east of the 60 Freeway Crossroads Parkway overpass, Hacienda Heights, in the Workman Mill Zoned District.
3. The subject property is zoned A-1-5 (Light Agricultural with a 5 acre lot minimum) and A-2-5 (Heavy Agricultural with a 5 acre lot minimum).
4. Surrounding properties are zoned as follows:
 - North: City of Industry
 - South: A-2-5 (Heavy Agriculture, 5 acre lot minimum)
 - East: A-1-5
 - West: M-1.5-BE (Restricted Heavy Manufacturing, 1.5 acre lot minimum, Billboard Exclusion)
5. The proposed location at the subject property is currently vacant.
6. Surrounding properties are used as follows:

- North: Manufacturing, government facilities, commercial, mobilehomes, parkland, a private school and vacant.
- South: Rose Hills Memorial Park, Rio Hondo College, an electrical power facility, and vacant.
- East: Vacant lots and landfill sites.
- West: Vacant lots, warehouse, utility pump plant and service shop.
7. Conditional Use Permit No. 2235 authorized the expansion of the landfill.
 8. Conditional Use Permit No. 92-250-(4) authorized the lateral and vertical expansion of the landfill, and Oak Tree Permit No. 92-250-(4) authorized the removal of up to 356 oak trees within the expansion area.
 9. Conditional Use Permit No. 92-251-(4) authorized the construction of a Materials Recovery Facility on the northwesterly side of the property, and Oak Tree Permit No. 92-251-(4) authorized the removal of 4 oak trees to accommodate the construction of the facility.
 10. The subject property is designated as Public and Semi-Public Facilities in the County General Plan. This classification provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents. General Plan policy in this regard, applies to a range of public facilities not reflected on the Land Use Policy Map. This proposal is consistent with uses in this designation.
 11. The overall site plan shows a monopole and 10'4"x16'4"x11'4" equipment shelter will occupy 644 sq. ft. The overall height of the monopole is proposed at 65', including the pine tree screening. Without the screening, the monopole is 60' above grade. The telecommunications facility will be located behind an existing 6' tall chain-link fence, at grade, immediately adjacent to a storm drain ditch.
 12. A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Ordinance).
 13. A Negative Declaration was been prepared for this project. Based on the initial study, it was determined that the project will not have a significant effect on the environment.
 14. No public comments were received.
 15. The applicant, Cingular Wireless is experiencing coverage/capacity difficulties east of the 60 Freeway Crossroads Parkway overpass. Cingular Wireless is proposing to construct, operate and maintain an unmanned wireless telecommunications facility,

consisting of a monopole disguised as a pine tree at 65' above grade, and an associated equipment shelter. Three other nearby locations were pursued by Cingular Wireless before approaching the Sanitation District. The land owners of those prospective locations were concerned that the telecommunications facility would be visually obtrusive to office tenants and customers.

16. Existing developed on lots within 500' north of the proposed site consist of a warehouse and vacant use. The proposed telecommunications facility will be primarily viewed by commuters on the 60 Freeway.
17. Disguised as a pine tree, the monopole will appear similar to the ornamental vegetation found on the slope of landfill and access road, blend in visually with the surrounding area, and therefore not be visually obtrusive.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND 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 Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer 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 Hearing Officer that there is no substantial evidence the

project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact presented above, Conditional Use Permit Case No. 02-198-(4) is **APPROVED**, subject to the attached conditions.

BY: *Rose Hamilton* DATE: 1-3-03
ROSE HAMILTON, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for the operation and maintenance of an unmanned wireless telecommunications facility, consisting of a 65' monopole disguised as a pine tree and an equipment shelter, subject to all of the following conditions of approval:
 - 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. 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;
 - d. All structures shall conform with the requirements of the Construction and Safety Division of the Department of Public Works;
 - e. The permittee shall comply with all pertinent requirements of CALTRANS, including submitting engineering and drainage plans to determine whether an encroachment exists. If it is determined that any encroachment within a State right-of-way exists, the applicant shall obtain an Encroachment Permit from the Department of Transportation;
 - f. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
 - g. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - h. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired immediately or as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight; and
 - i. The equipment shelter shall be painted a color that blends with the surrounding environment.

2. 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.
3. 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant to Condition No. 9.
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. 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.
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 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.
6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.

7. 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.
8. **This grant will terminate on December 17, 2012**, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) 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.
9. 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 \$750.00. The deposit 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 deposit provides for 5 biennial inspections. Should an application for co-location be approved, an additional \$750 shall be deposited into said fund. Inspections shall be unannounced.

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 approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. 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.
11. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department 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.

12. 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.
13. 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.
14. In the event of such extraneous markings occurring, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The property shall be developed and maintained in substantial conformance with the approved plans on file. All revised site plans must be accompanied by the written authorization of the property owner.

RF:ML
12/31/02