

Hearing Officer Transmittal Checklist

Hearing Date
08/20/2013
Agenda Item No.
3

Project Number: R2013-01227-(1)
Case(s): Conditional Use Permit Case No. 201300066
Environmental Assessment Case No. 201300120
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 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
- Photo simulations
- Coverage Maps
- CP01-092 Conditions

Reviewed By: 



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

PROJECT NUMBER

R2013-01227-(1)

HEARING DATE

08/20/2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 20130066
 Environmental Assessment No. 201300120

PROJECT SUMMARY

OWNER / APPLICANT

Public Storage Properties VI, Inc. / SBA 2012 Assets, LLC

MAP/EXHIBIT DATE

07/09/2013

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. 01-092.

This request also includes updates to the existing facility including: removing six antennas and adding nine antennas in two phases and updates to the equipment within the existing lease space. The applicant is also requesting a co-location of twelve additional antennas below the existing antennas. The maximum height of the existing WTF is 49 feet and 1 inch from the ground to the top of the highest point of the antennas and the height of the co-location will have a maximum height of 35 feet from the ground to the top of the proposed antennas.

LOCATION

13822 Valley Boulevard, La Puente

ACCESS

Valley Boulevard

ASSESSORS PARCEL NUMBER(S)

8206-010-070, 8206-010-071, and 8206-010-073

SITE AREA

2.4 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

I - Major Industrial

ZONE

M-1-BE (Light Manufacturing, Billboard Exclusion) and B-1 (Buffer Strip)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Avocado Heights – Valley Boulevard Area

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:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

Kristina Kulczycki

PHONE NUMBER:

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Vicinity Map



CONDITIONAL USE PERMIT NO. 201300066

PROJECT NO. R2013-01227-(1)

13822 Valley Boulevard, La Puente

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) in the M-1-BE (Light Manufacturing - Billboard Exclusion) Zone pursuant to County Code Section 22.32.070.

PROJECT DESCRIPTION

The applicant is requesting a CUP for the continued use of an existing WTF on a self-service storage site. This request also includes updates to the existing facility including: removing six antennas and adding nine antennas in two phases and updates to the equipment within the existing lease space. The applicant also proposes to add a co-location to the monopole underneath the existing carrier. The maximum height of the existing WTF is 49 feet and 1 inch from the ground to the top of the highest point of the antennas and the height of the co-location will have a maximum height of 35 feet from the ground to the top of the proposed antennas. The WTF was originally approved by Conditional Use Permit No. 01-092.

SITE PLAN DESCRIPTION

The subject property contains three parcels, totaling approximately 2.4 acres in size, and is accessed from Valley Boulevard. The site is currently developed with the WTF and a self-service storage facility, which includes five buildings. The WTF is located in the southern corner of the property and is mounted to the top of one of the buildings. The equipment is located within the building lease space directly below.

EXISTING ZONING

The subject property is zoned M-1-BE (Light Manufacturing – Billboard Exclusion) and B-1 (Buffer Strip) in the Puente Zoned District and is located within in the Valley Boulevard Area of the Avocado Heights Community Standards District (CSD).

Surrounding properties are zoned as follows:

- North: M-1-BE, B-1, C-1 (Restricted Business), A-1-6000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area), and City of Industry (Industrial and Commercial – Adult Business Overlay)
- South: M-2-BE (Heavy Manufacturing – Billboard Exclusion), M-1½-BE (Restricted Heavy Manufacturing – Billboard Exclusion), B-1, C-2-BE (Neighborhood Commercial – Billboard Exclusion), and A-1-6000
- East: M-2-BE, B-1, and City of Industry (Industrial)
- West: MPD (Manufacturing Industrial Planned Development), C-2-BE, A-1-6000, and City of Industry (Industrial)

EXISTING LAND USES

The subject property is developed a self-service storage facility and WTF.

Surrounding properties are developed as follows:

- North: Vacant land, a mobile home park, commercial, a hotel, a gas station, industrial, railroad tracks, a restaurant, and a warehouse

South: Vacant land, auto salvage, industrial, outside storage, and single-family residences
East: Industrial, outside storage, auto salvage, and auto shop uses
West: A mobile home park, vacant land, railroad tracks, industrial, and a flood control easement

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 10033 was adopted by the Board of Supervisors on June 3, 1970 and established the C-2 and B-1 zone.

Ordinance No. 11,381 was adopted by the Board of Supervisors on July 27, 1976 and established the M-1 and B-1 zone.

Parking Permit No. 26 was approved by the Regional Planning Commission on September 10, 1980 and granted a reduction in the amount of required parking from 102 spaces to 51 spaces (based on a parking ratio of 1 parking space for every 500 square feet of building area) in order to establish a self-service storage facility with caretaker's unit and office.

Ordinance No. 82-0208Z was adopted by the Board of Supervisors on September 14, 1982 and established the M-1-BE and B-1 zone.

Ordinance No. 89-0136 was adopted by the Board of Supervisors on December 3, 1989 and established new regulations for self-service storage facilities.

Conditional Use Permit No. 01-092 was approved by the Hearing Officer on November 6, 2001 for the construction and maintenance of the WTF at a height of 47 feet with an allowed height increase to a maximum height of 57 feet if a co-location were proposed in the future. No co-location was proposed and the permit expired on November 20, 2011.

Revised Exhibit "A" No. 200900081 was approved by the Director on August 11, 2009 for: the removal and replacement of three antennas, the addition of three parabolic panels, and the addition of one radio cabinet within the storage lease space.

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 proposed 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 Major Industrial land use category of the General Plan. The Major Industrial land use designation is intended for manufacturing uses, mineral extraction sites, refineries, warehousing and storage, and product research and development as well as small scale local industrial services to serve local needs. The wireless telecommunications facility provides a necessary service to the local community 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 M-1 Zone under Section 22.32.070 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.

Site Visit

Staff conducted a site visit on July 11, 2013, and found that the plans are consistent with the site. The property is well maintained and the WTF is well disguised in the southern corner of the lot several hundred feet away from Workman Mill and Valley Boulevard. There is a vacant lot and an auto salvage yard immediately adjacent to the WTF.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The WTF was originally approved by Conditional Use Permit No. 01-092 in 2001. One Zoning Enforcement violation was issued on the property in 2012 for the expiration of the CUP. No other incidents have been reported on this property since the issuance of the original CUP.

There are limited visual impacts caused by the existing WTF because the site is buffered on all sides; there are commercial and industrial uses to the north of the site, industrial uses to the east, and vacant land to the west and south of the site. Furthermore, the area is characterized by power/utility poles and lines.

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

COUNTY DEPARTMENT 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 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 R2013-01227-(1), Conditional Use Permit Number 201300066, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

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 201300066 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Kristina Kulczycki, Regional Planning Assistant II, Zoning Permits East Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

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

MM:KK

7/15/2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01227-(1)
CONDITIONAL USE PERMIT NO. 201300066**

1. **ENTITLEMENT REQUESTED.** The applicant, SBA 2012 TC Assets LLC, 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 22.32.070 in the M-1-BE (Light Manufacturing - Billboard Exclusion) Zone.
2. **HEARING DATE.** August 20, 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 WTF on a self-service storage site. This request also includes updates to the existing facility including: removing six antennas and adding nine antennas in two phases and updates to the equipment within the existing lease space. The applicant also proposes to add a co-location to the monopole underneath the existing carrier. The maximum height of the existing WTF is 49 feet and 1 inch from the ground to the top of the highest point of the antennas and the height of the co-location will have a maximum height of 35 feet from the ground to the top of the proposed antennas. The WTF was originally approved by Conditional Use Permit No. 01-092.
5. **LOCATION.** The existing WTF is located at 13822 Valley Boulevard in the unincorporated community of Avocado Heights.
6. **SITE PLAN DESCRIPTION.** The subject property contains three parcels, totaling approximately 2.4 acres in size, and is accessed from Valley Boulevard. The site is currently developed with the WTF and a self-service storage facility, which includes five buildings. The WTF is located in the southern corner of the property and is mounted to the top of one of the buildings. The equipment is located within the building lease space directly below.
7. **EXISTING ZONING.** The subject property is zoned M-1-BE (Light Manufacturing – Billboard Exclusion) and B-1 (Buffer Strip) in the Puente Zoned District and is located within in the Valley Boulevard Area of the Avocado Heights Community Standards District (CSD).

Surrounding properties are zoned as follows:

North: M-1-BE, B-1, C-1 (Restricted Business), A-1-6000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area), and City of Industry (Industrial and Commercial – Adult Business Overlay)

South: M-2-BE (Heavy Manufacturing – Billboard Exclusion), M-1½-BE (Restricted Heavy Manufacturing – Billboard Exclusion), B-1, C-2-BE (Neighborhood Commercial – Billboard Exclusion), and A-1-6000
East: M-2-BE, B-1, and City of Industry (Industrial)
West: MPD (Manufacturing Industrial Planned Development), C-2-BE, A-1-6000, and City of Industry (Industrial)

8. **EXISTING LAND USES.** The subject property is developed a self-service storage facility and WTF.

Surrounding properties are developed as follows:

North: Vacant land, a mobile home park, commercial, a hotel, a gas station, industrial, railroad tracks, a restaurant, and a warehouse
South: Vacant land, auto salvage, industrial, outside storage, and single-family residences
East: Industrial, outside storage, auto salvage, and auto shop uses
West: A mobile home park, vacant land, railroad tracks, industrial, and a flood control easement

9. **PREVIOUS CASES/ZONING HISTORY.** Ordinance No. 10033 was adopted by the Board of Supervisors on June 3, 1970 and established the C-2 and B-1 zone.

Ordinance No. 11,381 was adopted by the Board of Supervisors on July 27, 1976 and established the M-1 and B-1 zone.

Parking Permit No. 26 was approved by the Regional Planning Commission on September 10, 1980 and granted a reduction in the amount of required parking from 102 spaces to 51 spaces (based on a parking ratio of 1 parking space for every 500 square feet of building area) in order to establish a self-service storage facility with caretaker's unit and office.

Ordinance No. 82-0208Z was adopted by the Board of Supervisors on September 14, 1982 and established the M-1-BE and B-1 zone.

Ordinance No. 89-0136 was adopted by the Board of Supervisors on December 3, 1989 and established new regulations for self-service storage facilities.

Conditional Use Permit No. 01-092 was approved by the Hearing Officer on November 6, 2001 for the construction and maintenance of the WTF at a height of 47 feet with an allowed height increase to a maximum height of 57 feet if a co-location were proposed in the future. No co-location was proposed and the permit expired on November 20, 2011.

Revised Exhibit "A" No. 200900081 was approved by the Director on August 11, 2009 for: the removal and replacement of three antennas, the addition of three parabolic panels, and the addition of one radio cabinet within the storage lease space.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Industrial land use category of the General Plan. The intent of the Major Industrial land use category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities. The wireless telecommunications facility 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.

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 M-1 Zone under Section 22.32.070 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.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The WTF was originally approved by Conditional Use Permit No. 01-092 in 2001. One Zoning Enforcement violation was issued on the property in 2012 for the expiration of the CUP. No other incidents have been reported on this property since the issuance of the original CUP.

There are limited visual impacts caused by the existing WTF because the site is buffered on all sides; there are commercial and industrial uses to the north of the site, industrial uses to the east, and vacant land to the west and south of the site. Furthermore, the area is characterized by power/utility poles and lines.

The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service. Valley Boulevard provides access to the site for 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.** No comments have been received at this time.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** No comments have been received at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The Major Industrial land use category allows for a wide range of industry and industry-related activities. The WTF provides cellular service to local businesses and the surrounding neighborhoods.

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

17. This is an existing facility which has remained in operation for over 10 years and no substantial changes to the site are proposed as part of this request. The industrial, commercial, and vacant land surrounding the property creates a buffer around the WTF.

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

18. This is a developed site with an existing WTF which was previously reviewed for compliance with development standards at the time of the original CUP application. The height of the WTF is mounted on top of the storage building and all equipment is housed within the storage lease space directly beneath the monopole. There is a metal fence surrounding the equipment near the southern side of the building and there is adequate parking adjacent to the WTF for routine maintenance visits.

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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. Valley Boulevard, an existing major highway, provides access to the subject property. The WTF only requires a parking space adjacent to the site for routine maintenance visits approximately once every month.

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

ENVIRONMENTAL DETERMINATION

20. The Class 1 Categorical Exemption applies to the operation of existing facilities involving negligible or no expansion of use beyond that existing 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 proposed changes to the site 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 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.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

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

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or 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. 201300066 is **APPROVED** subject to the attached conditions.

MM:KK
7/15/2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01227-(1)
CONDITIONAL USE PERMIT NO. 201300066**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing unmanned wireless telecommunications facility and for 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 August 20, 2028.** 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 by November 18, 2013. 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 \$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 to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. 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").
15. 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.
16. 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.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." The updates to the facility shall be built as depicted in the photo simulations presented at the public hearing. 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 by October 21, 2013.
18. 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

19. This grant shall authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility and for upgrades to the equipment, including a new co-location, as depicted on the plans marked Exhibit "A."
20. Any changes to the size of the proposed co-location will require a Revised Exhibit "A" application with revised plans and all additional required submittal items. Such application will be subject to the regulations in effect at that time.
21. The maximum height of the facility shall not exceed 49 feet and 1 inch above finished grade.
22. 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 storage lease spaces.
23. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
24. 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.
25. Said facility shall be removed if in disuse for more than six months.

26. 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.
27. 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.
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 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. Any and all graffiti shall be removed by the operator or property owner within 24 hours.



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.

The requested use has been in operation on the subject property for 10 years.

The applicant proposed minor modifications to the existing communication tower which does not substantially change the existing appearance. The project site is located within an area developed with commercial and industrial uses. Therefore, the communication facility will not adversely affect those residing or working in immediate area, nor will generate a negative impact to adjacent uses.

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

The subject property is approximately 3 acres in size developed with a mini-storage facility consisting of five separate buildings. The subject wireless communication facility is located in the southeast portion of the existing mini-storage, occupying a small single storage space. The existing communication tower was developed in compliance to codes and regulations of the County of Los Angeles.

- C. That the proposed site is adequately served:

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

The subject site has a principal access to Valley Boulevard with a secondary access point to Workman Mill Road. Both of these roads are adequate in shape and size to accommodate existing traffic patterns from the existing uses. The facility is an unmanned facility which requires limited trip ends for normal maintenance of electronic equipment. Therefore, the proposed use will not impact existing traffic to the Valley Boulevard or Workman Mill Road.



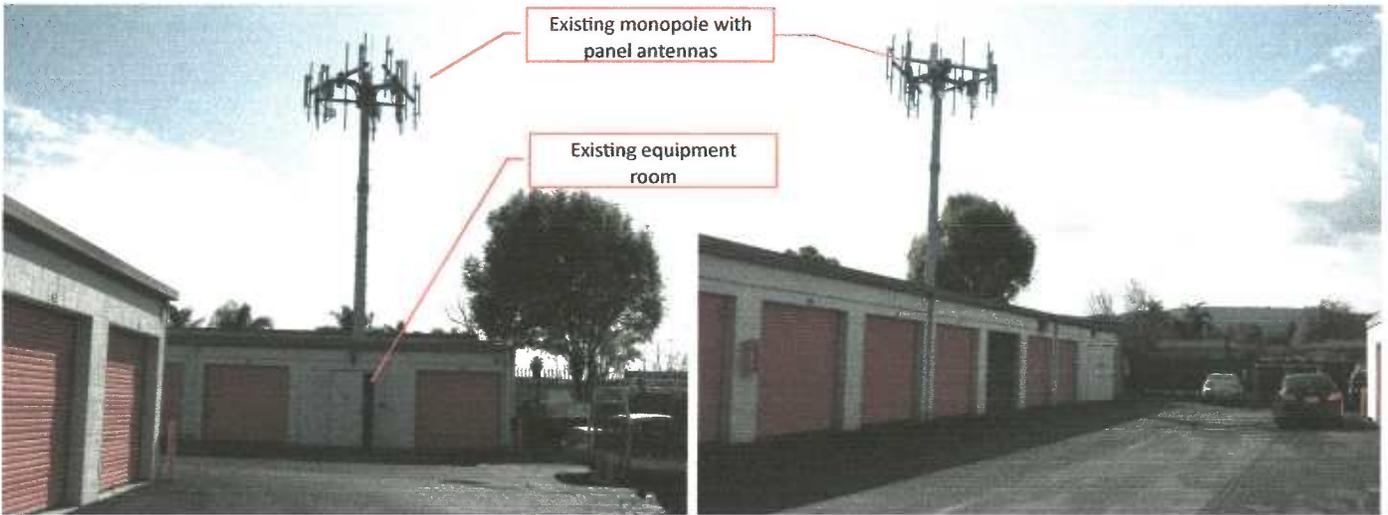
Photographic Key Map

Site Name: Avocado
Site Number: CA45841



Site Photo Survey

Site Name: Avocado
Site Number: CA 45841

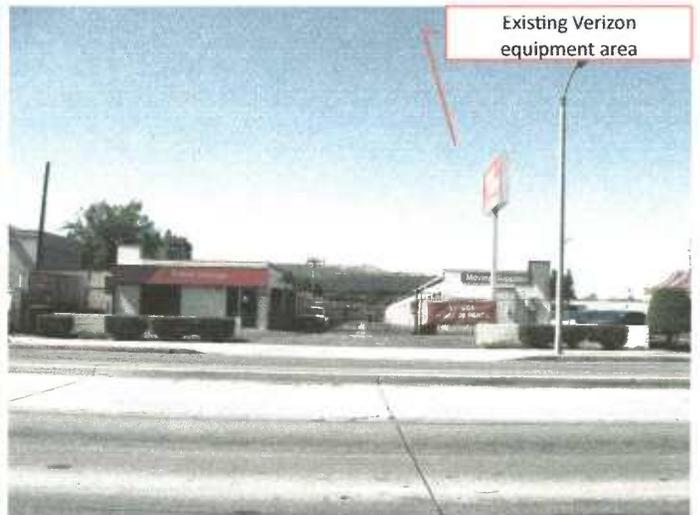


1. View of site facing Southeast

2. View of site facing South



3. View toward site from Valley Blvd. facing West



4. View toward site from Valley Blvd. facing Southwest

Photo Survey

Site Name: Avocado
Site Number: CA45841



5. View of site from Workman Mill Road facing Southeast.



6. View of site from Workman Mill Road facing East.



7. View of site from S. 3rd Avenue facing Northeast.

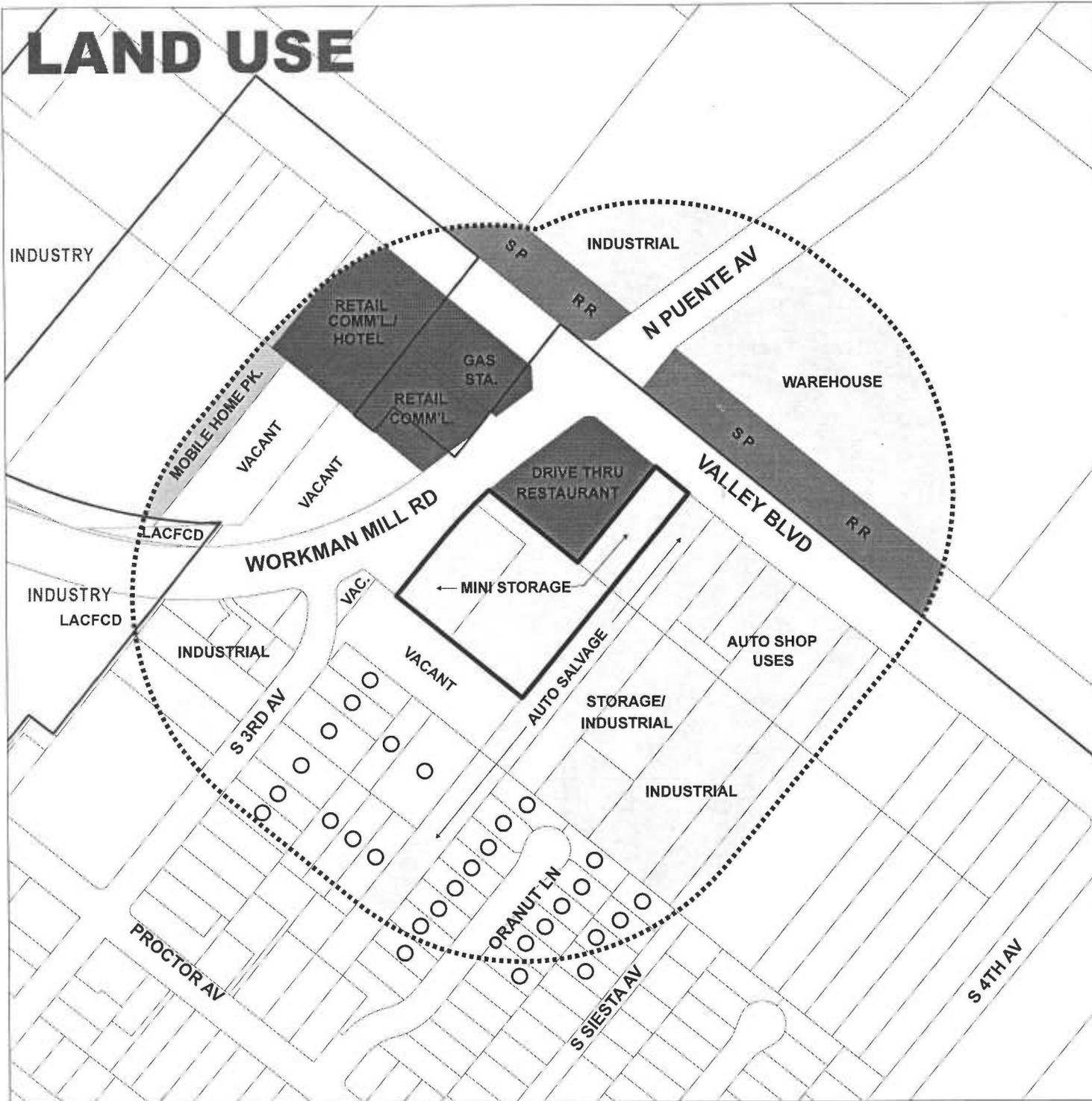
LAND USE

LAND USE 500 FOOT RADIUS MAP

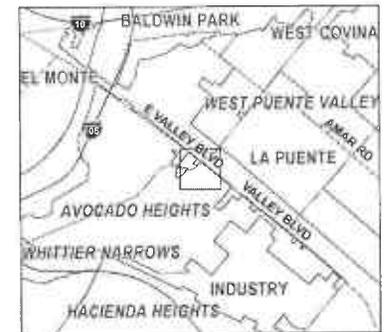
Proj. R2013-01227 (1)
RCUP 2013-00066

Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY
- WATER
- VACANT



VICINITY MAP



0 40 80 160 240 320 Feet



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



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



November 19, 2001

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ryan Leaderman
15901 Hawthorne Blvd., Suite 306
Lawndale, CA. 90260

RE: CONDITIONAL USE PERMIT CASE NO. 01-092-(1)

A request to construct, operate and maintain an unmanned wireless telecommunications facility consisting of a 57' monopole with three sectors of antennas with four antennas per sector for a total of twelve sector mounted antennas, one GPS antenna and seven Base Transceiver Station (BTS) equipment cabinets located inside of a ground level storage space in the Puente Zoned District.

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

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the commission's secretary, Room 1390, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant requests a conditional use permit to construct, operate and maintain an unmanned wireless telecommunications facility consisting of a 57' monopole with three sectors of antennas with four antennas per sector for a total of twelve sector mounted antennas, one GPS antenna and seven Base Transceiver Station (BTS) equipment cabinets located inside of a ground level storage space.

FACTUAL SUMMARY:November 6, 2001 Public Hearing

A duly noticed public hearing was held on November 6, 2001. The applicant's representative, Mr. Ryan Leaderman, presented testimony in favor of the request. Mr. Leaderman reported that the originally proposed height of 57' was reduced to the currently proposed 47'.

The Hearing Officer questioned the reduction in height and the impacts the reduced height would have on future co-location. The Hearing Officer explained the intent of co-location and persuaded the applicant to retain the 57' height request for the purpose of attracting co-locators. The Hearing Officer further directed the applicant to provide proof that the co-location of said facilities could not work at 47' and directed staff to prepare a condition allowing an additional ten year approval period in the event of co-location.

The Hearing Officer directed staff, in addition, to prepare a condition requiring a wrought iron fence around the facility. The applicant agreed to the request but indicated a possible interference with a drainage easement. The condition, per the Hearing Officer therefore, would be subject to the Department of Public Work's approval. With that, the Hearing Officer closed the public hearing and directed staff to prepare the findings and conditions for approval.

Findings

1. The applicant is requesting a Conditional Use Permit to construct, operate and maintain an unmanned wireless telecommunications facility consisting of a 57'-2" monopole with three (3) sectors of antennas with four (4) antennas per sector for a total of twelve (12) antennas and one (1) GPS antenna mounted on top of the monopole. The antennas measure 4'-4" high x 8.0" wide x 3.0" deep. The facility also includes seven Base

Transceiver Station (BTS) equipment cabinets located inside of a ground level storage space. The equipment cabinets measure 6'-3" high x 3'-0" wide x 3'-0" deep.

2. The property is located at 13822 Valley Blvd. in the community of Avocado Heights and in the Puente Zoned District. The proposed site is immediately west of an existing Public Storage facility building. The proposed equipment cabinets will be housed in a 259 sq. ft. storage unit.
3. Access to the site is via Valley Blvd. to the northeast and Workman Mill Rd. to the north.
4. The subject site is zoned M-1-BE (Light Manufacturing -- Billboard Exclusion). The site is developed with a self storage "Public Storage" facility.
5. Surrounding and zoning consists of the following;

North:	M-1-BE & City of Industry	Commercial & Light Industrial
South:	C-2-BE & M-2-BE	Vacant & Auto Dismantling
East:	M-2-BE	Auto Dismantling
West:	M-1-BE & A-1-6000	Light Industrial & Vacant

6. The site plan shows a flag shaped parcel with frontage on the west side of Valley Blvd. to the east. Five parking spaces and a rental office are shown at the entrance to the facility which contains five (5) storage unit buildings labeled Storage Units A through E. An 18' wide rolling gate is shown at the entrance to the facility and an east/west access way is shown leading to the storage unit buildings. This access way is proposed to be used by the applicant for monthly maintenance visits. The proposed monopole location is immediately west of Storage Unit A, in the southwest corner of the parcel. Parking spaces are depicted in a northerly/southerly arrangement along the westerly property line. The site plan does not show the precise number of parking spaces. A trash enclosure and an emergency generator is shown slightly northwest of the proposed site.

The elevations show the top of the antennas at 47'-2" in height.

7. There are five previous zoning cases related to the area.

PP 29821: A request to install an approximately 1100 square foot exterior play area on an existing McDonald's property located at 13814 East Valley Blvd.. The plot plan was approved in 1979.

PP 26: A request to allow less than required parking spaces for a self storage facility, a caretakers living quarters and an office on the subject site. Per Ordinance No. 1494, parking spaces were calculated at 1 space per 500 square feet (Bldg. A = 13,233 sq. ft.; Bldg. B= 8,400 sq., Bldg. C = 15,500 sq. ft.; Bldg. D = 6,600 sq. ft., Bldg. E = 7,333 sq. ft.). Building square footage totals 50, 966 divided by 500 equals 102 required parking spaces. The request sought approval of 51 parking spaces. The parking permit was approved September 15, 1980.

CUP 1450: A request to establish, operate and maintain an auto and truck dismantling yard at 13832 East Valley Blvd. in the Puente Zoned District. The request was approved The request was approved by the Board on July 21, 1981.

PP 29821: A request to install an approximately 1100 square foot exterior play area on an existing McDonald's property located at 13814 East Valley Blvd.. The plot plan was approved in 1979.

CC 00-455: A Certificate of Compliance was approved for the property at 13832 East Valley Blvd. in February of 2001.

8. The subject site is designated Major Industrial in the General Plan. The intent of the major industrial category is to "assure that sufficient land is allocated for a wide range of industry and industry related activities". The subject request is consistent with this intent in that the wireless facility will facilitate communications services for this industrial area.
9. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental document under the CEQA reporting requirements.
10. This use is proposed to expand wireless telecommunication services in the La Puente and City of Industry area.
11. A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Ordinance). The use most closely matching a wireless telecommunications facility that is specified in the Los Angeles Ordinance is a radio or television tower. These uses require a conditional use permit in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to section 22.32.070 of the Los Angeles County Zoning Ordinance.
12. The Zoning Ordinance, in section 22.52.1220 (Parking – Uses Not Specified) requires one parking space be provided for said use, The parking space is required for monthly maintenance visits. The parking

spaces adjacent to the proposed monopole location should be adequate to fulfill the one parking space requirement.

13. The applicant reports that the requested facility will expand the range of wireless services provided to its customers who live and work in the La Puente and City of Industry area. The coverage provided in that area will cover the intersection of Valley Blvd. and S. Workman Mill Rd. in Puente in at least three quarters of a mile in each direction.
14. The Zoning Code requires that the applicant meet burden of proof requirements for a conditional use permit in Section 22.56.040. The applicant has met the burden of proof for those requirements.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- 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 hearing substantiates the required findings for a conditional use permit as set forth in Section 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 and finds on the basis of the whole record before the Hearing Officer that there is no

substantial evidence the project will have a significant effect on the environment and further 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, a Conditional Use Permit, Case No. 01-092-(1), is **APPROVED** subject to the attached conditions.

BY:  DATE: Nov. 19, 2001
Ronald D. Hoffman, Hearing Officer
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Planning Commissioners, Zoning Enforcement, Building and Safety

RH:FM:vi
11-19-01

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.
4. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within two years (2) from the date of approval. A one-year time extension may be requested in writing permit
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. This grant will terminate on November 20, 2011. The grant will terminate November 20, 2021 should co-location take place. Entitlement to the 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.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$500.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 5 biennial inspections.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Department 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.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. The project will require the filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The Notice of Determination will not be filed until the appropriate fees required by the California Department of Fish and Game are paid. The fees are based on the type of environmental document approved for this project; the current amount is \$1,275.00. The Negative Declaration in this case qualifies for a De Minimus Finding of Impact and is exempt from Fish and Game fees pursuant to Section 711.2 of the Fish and Game Code. The current exemption amount is \$25.00.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of such extraneous markings occurring, 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.
16. The subject property shall be developed and maintained in substantial compliance with the revised plans marked Exhibit "A".
17. This grant allows the construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of a 57'-2" high monopole with three (3) sectors of antennas with four antennas per sector for a total of twelve (12) monopole mounted antennas and seven (7) ground mounted Base Transceiver Station (BTS) equipment cabinets located inside of an existing storage unit:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;

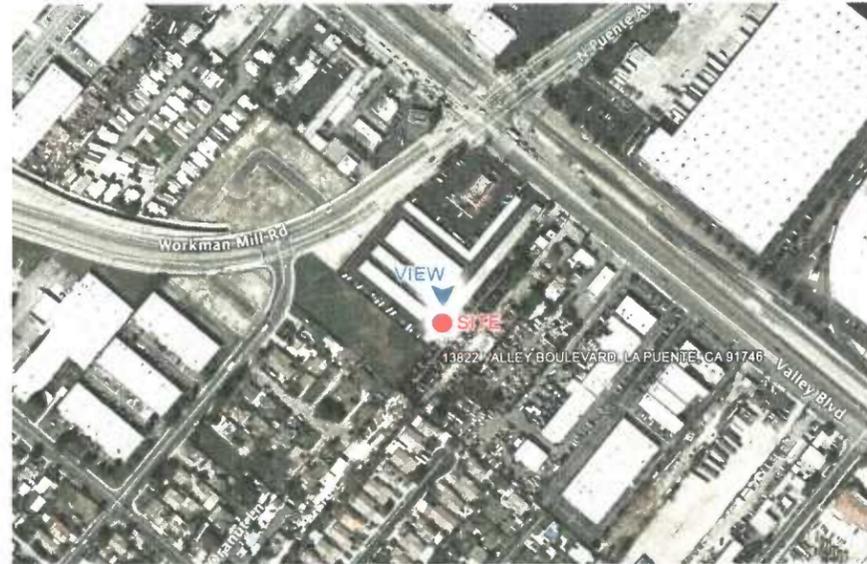
- b. Said facility shall be removed if in disuse for more than six months;
- c. All buildings or structures shall be a neutral color excluding black to blend with surroundings and shall be maintained in good condition at all times;
- d. Security lighting shall be low intensity and directed away from residential areas.
- e. The facility shall be enclosed with a wrought iron fence and painted to match the color of the monopole; the location and construction of the fence shall be subject to the approval of the Department of Public Works.
- f. The grant allows a 57' height limit for co-location purposes. The applicant shall show proof to the DRP that co-location cannot work at a 47' height limit.

RH:FM:vi
11/19/01

CA 45841 - AVOCADO

13822 Valley Boulevard, La Puente, CA 91746

LOCATION



EXISTING

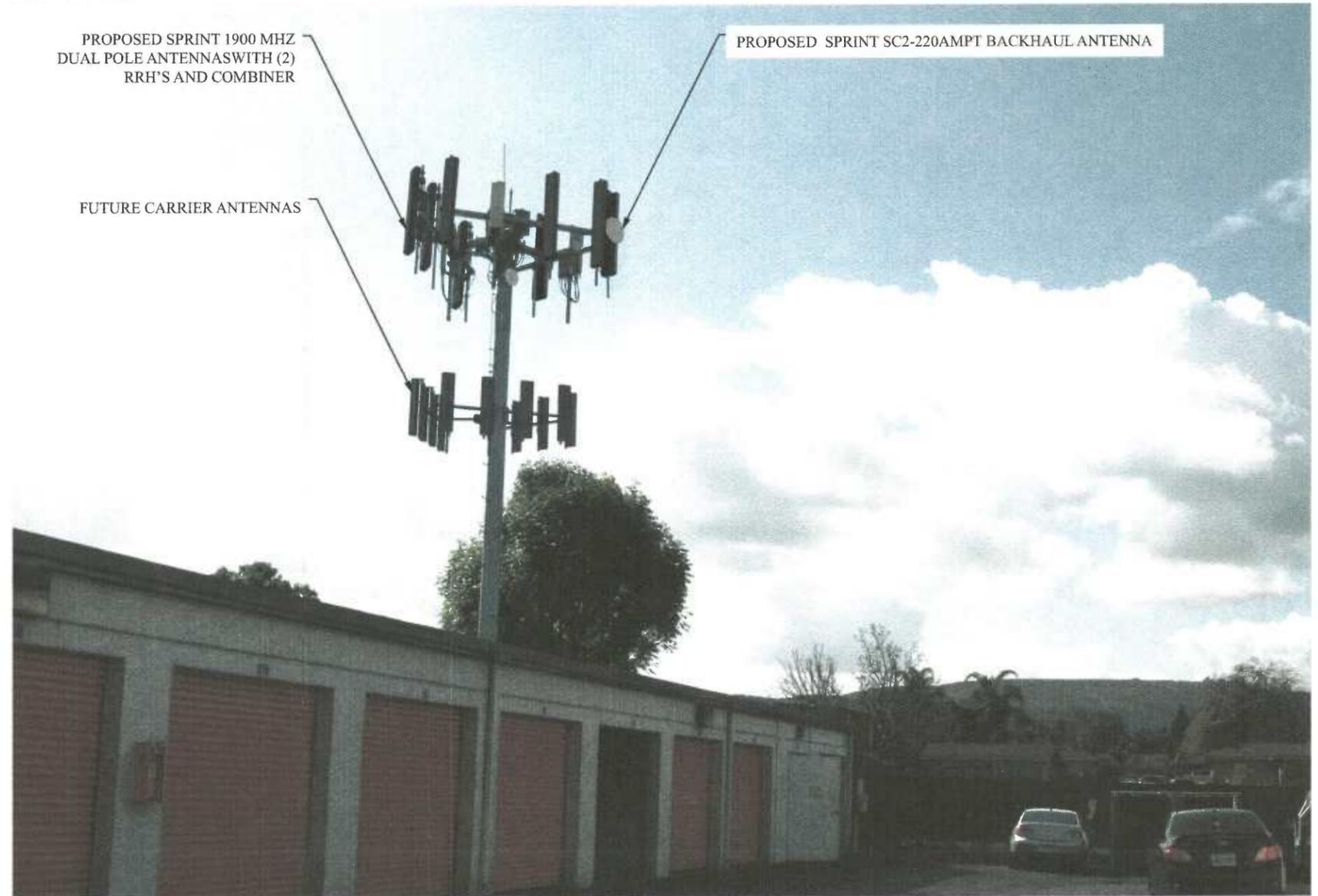


PROPOSED

PROPOSED SPRINT 1900 MHZ
DUAL POLE ANTENNAS WITH (2)
RRH'S AND COMBINER

FUTURE CARRIER ANTENNAS

PROPOSED SPRINT SC2-220AMPT BACKHAUL ANTENNA



NORTH ELEVATION LOOKING SOUTH



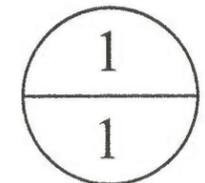
PDC CORP PDC Corporation
13225 Danielson Street,
Suite 200
Poway, CA 92064

BCA BRIAN COOK & ASSOCIATES Inc.
Wireless Development Consulting
Planning Design
4024 Hawk Street, Suite D
San Diego, CA 92103
Office: 619.260.0813
Fax: 619.260.0814
www.briancookandassociates.com

SHEET CONTENT

PHOTOSIMULATION
VIEW NORTH ELEVATION
LOOKING SOUTH

SHEET NUMBER



LA38XC529 Study

Description

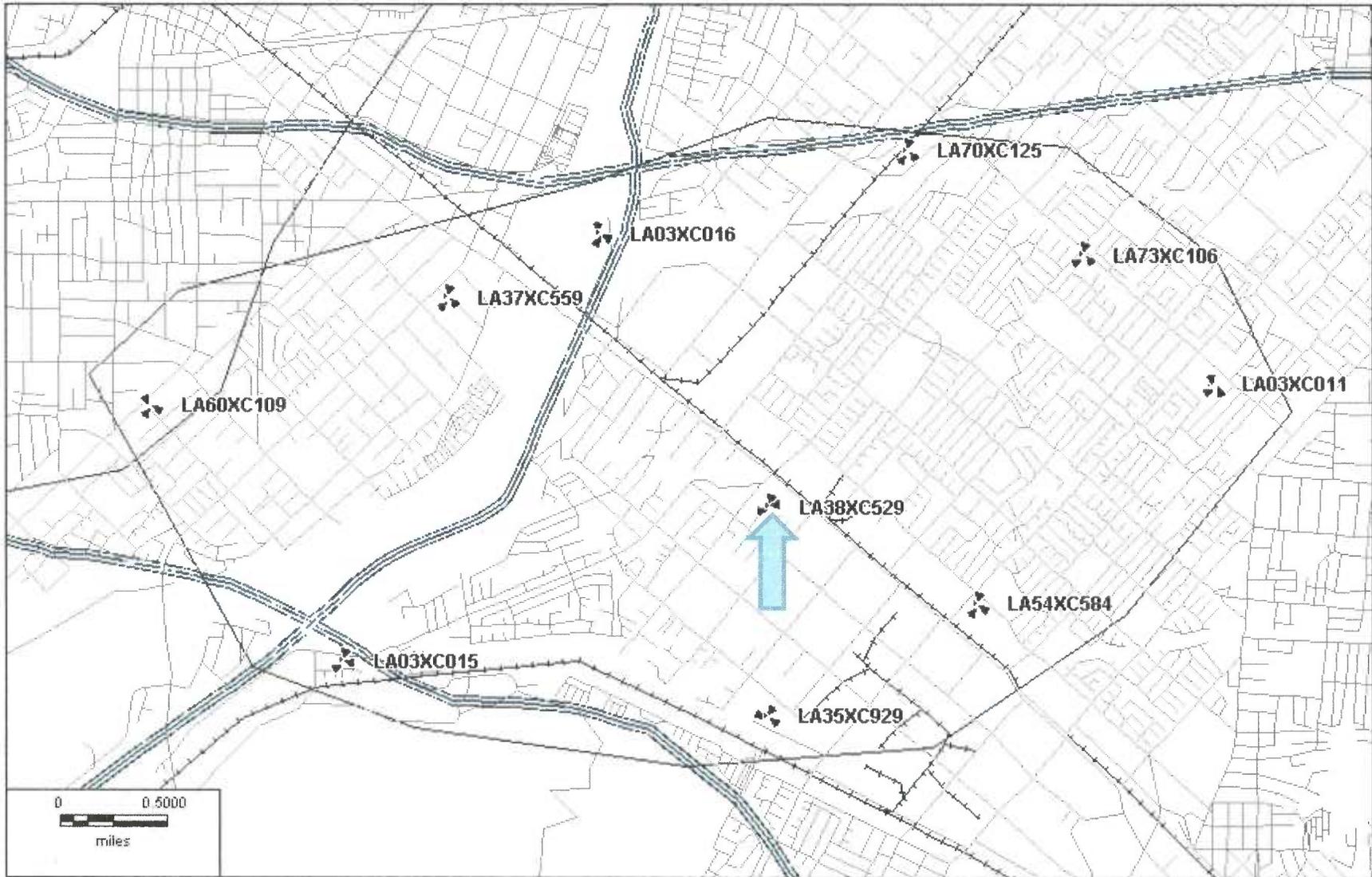
Alcatel-Lucent has been requested to provide justification for the Sprint Network Vision project on the following sites.

LA38XC529

Alcatel-Lucent is currently in the progress of enhancing the services by overlaying new LTE technology over the existing CDMA network. As part of the project the new 1900/800 (RET) remote electrical antenna will replace existing antennas. These antennas will provide more flexibility for optimization by allowing fast and easy electrical tilt adjustment from remote location. LTE Technology will provide enhanced wireless services through the City of La Puente, enabling the residents, businesses, and the travelers on the Pomona and San Gabriel Freeway, Valley Boulevard, Workman Mill Road, and North Puente Avenue to enjoy high speed data and video rates on their Sprint PCS wireless phones and other wireless devices. The plan is to enhance the existing Sprint wireless network service addition during the 2012-2013

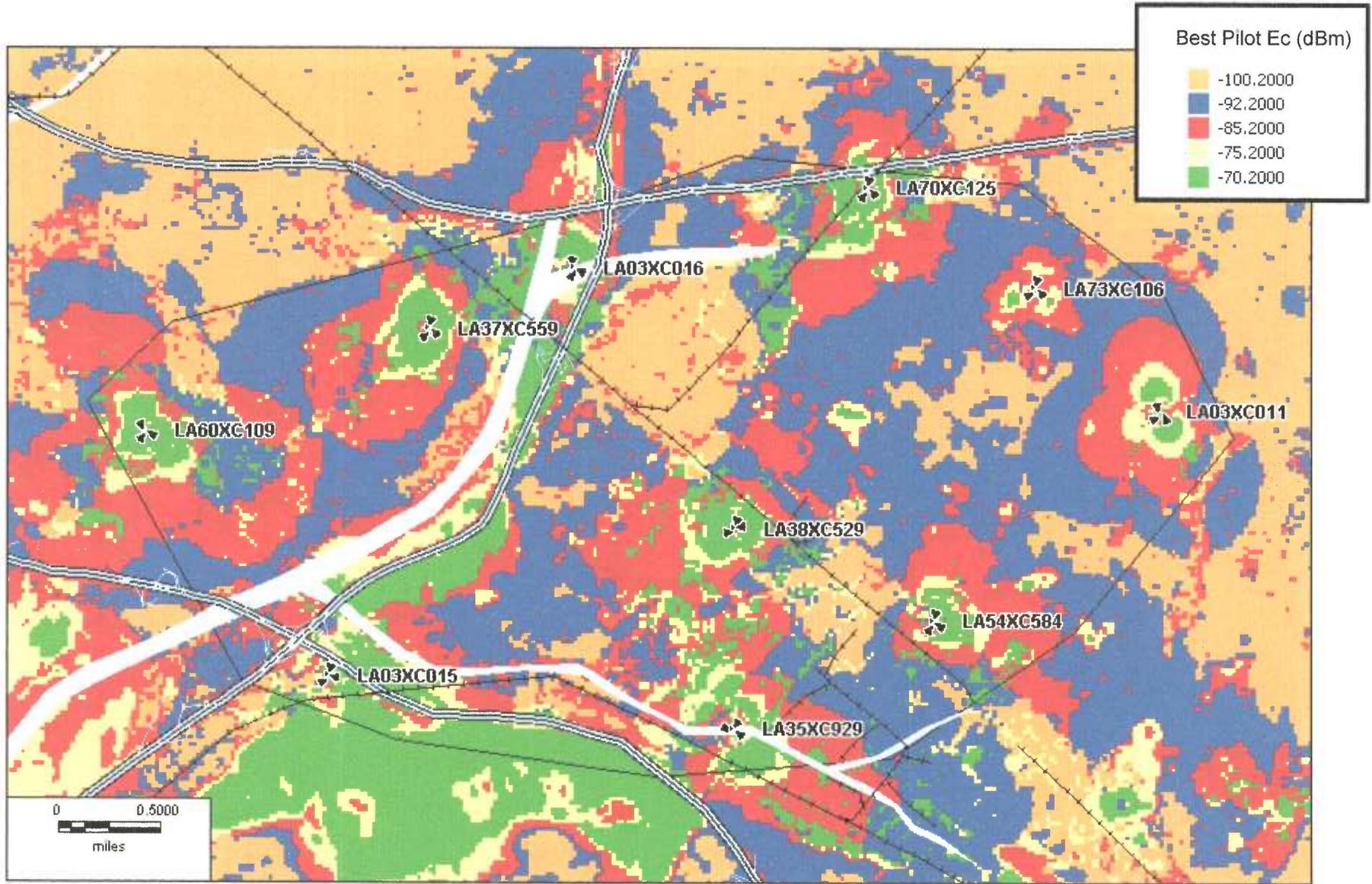


Site map with street View: I



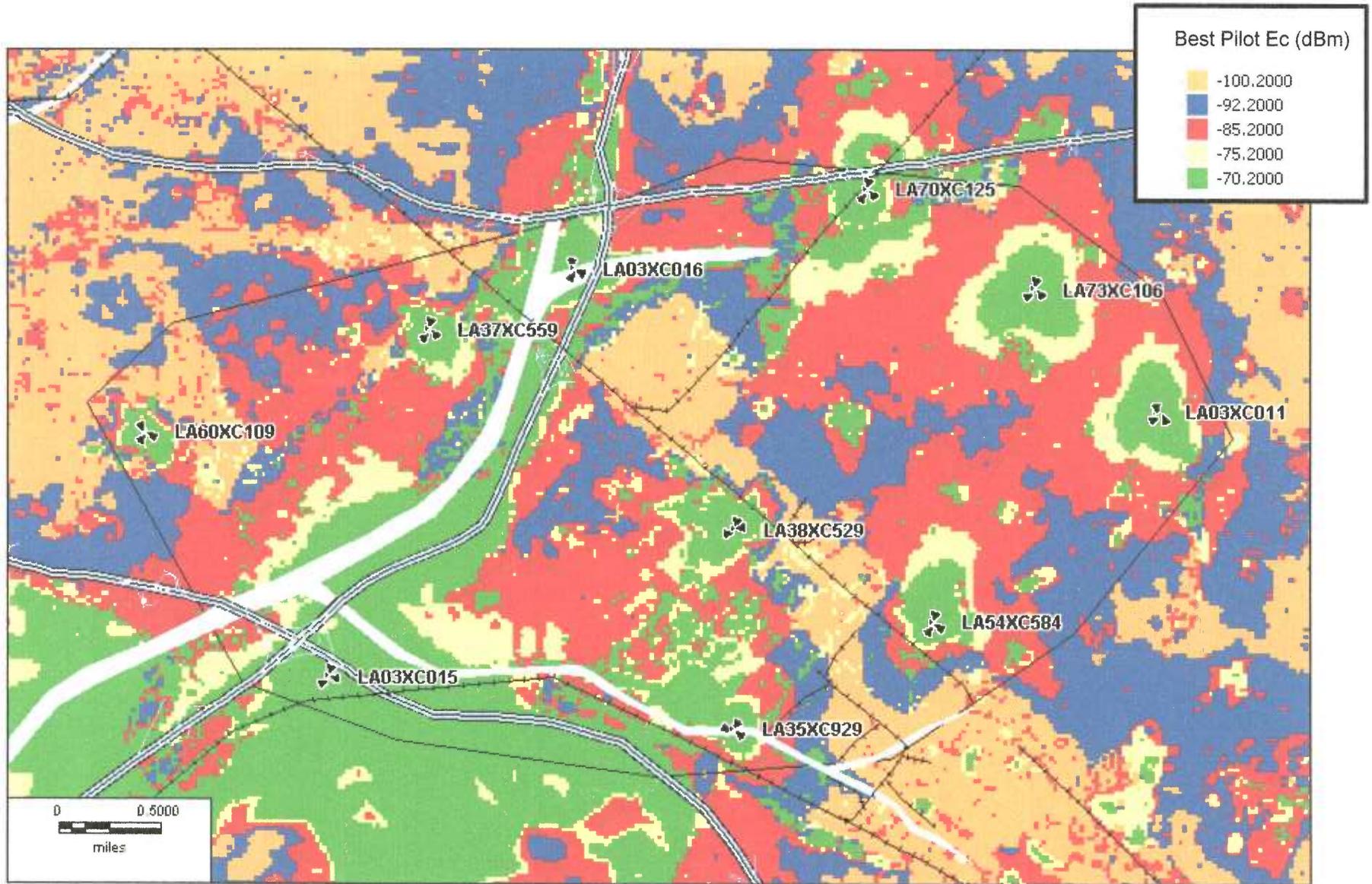
LA38XC529 Study 3G1x (1900 MHz)

Coverage with neighboring sites : Network Vision



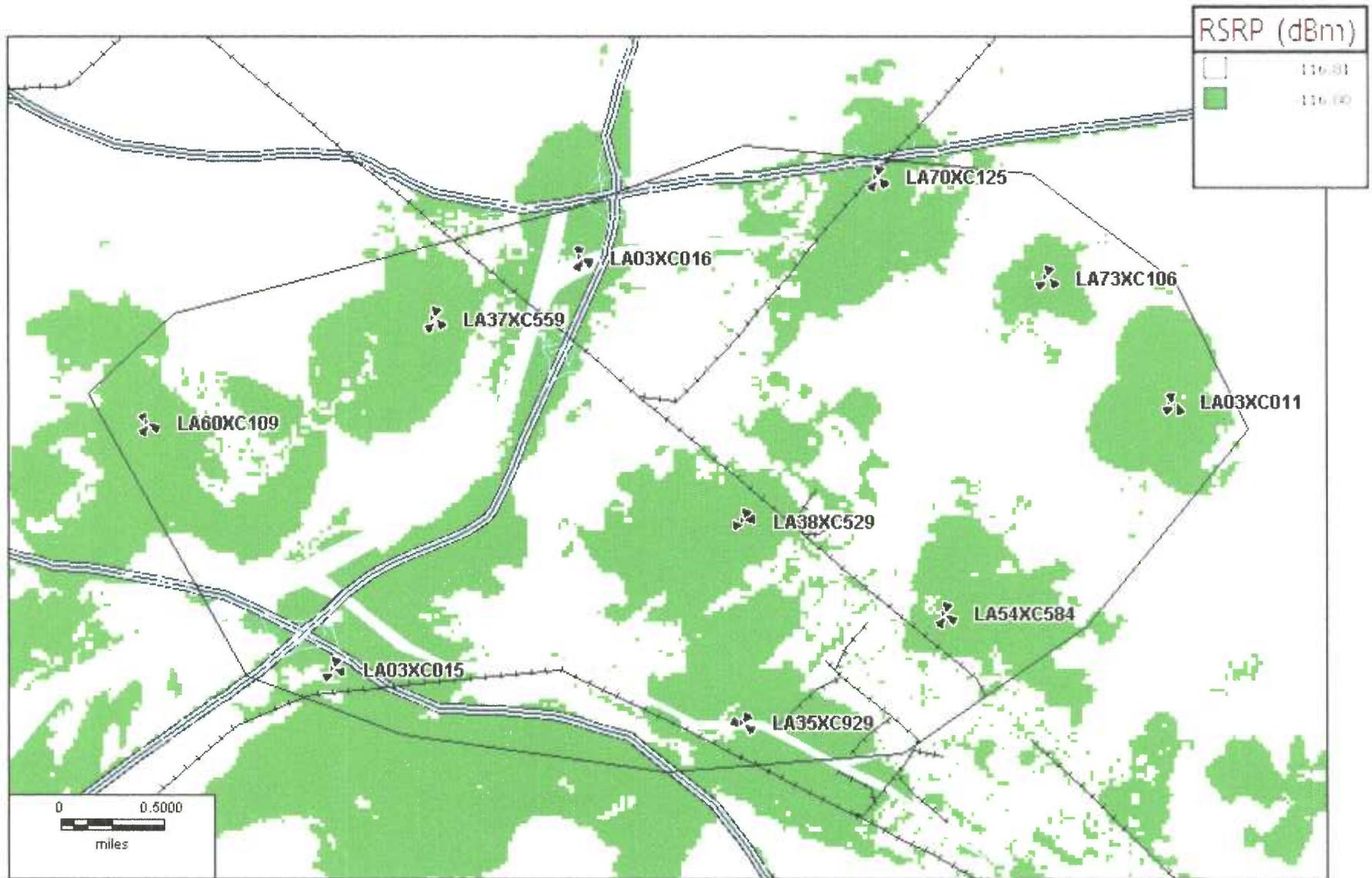
LA38XC529 Study 3G1x (800 MHz)

Coverage with neighboring sites : Network Vision



LA38XC529 Study LTE (1900 MHz)

Coverage with neighboring sites : Network Vision



neighboring sites Coverage: Without sites

