Regional Planning Commission Transmittal Checklist

Hearing Date
01/14/2015
Agenda Item No.
6

Project Number: R2014-00792-(1)
Case(s): Conditional Use Permit Case No. 201400033
Planner: Michele Bush

- ☒ 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/Photo Sims
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____

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

PROJECT NUMBER
R2014-00792-(1)

HEARING DATE
01/14/2015

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201400033

PROJECT SUMMARY

OWNER / APPLICANT
Fahmy and Salam Mushmel / Verizon Wireless

MAP/EXHIBIT DATE
03/21/14

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction and maintenance of a 35-foot high unmanned 35-foot tall monopine wireless telecommunications facility to include 12 panel antennas, six (6) RRUs, two (2) Raycaps and two (2) microwave dishes. The request also includes three (3) equipment cabinets, tow (2) battery cabinets, four (4) GPS antennas and one (1) standby generator, to be located inside a proposed 15' X 30' CMU block wall enclosure, along with the monopine.

LOCATION
510 Workman Mill Road, Unincorporated Avocado Heights

ACCESS
Workman Mill Road and Don Julian Road

ASSESSORS PARCEL NUMBER(S)
8112-022-024, 026 and 028

SITE AREA
7.14 Acres

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Plan

ZONED DISTRICT
Puente

LAND USE DESIGNATION
1-Low Density Residential (1 to 6 du/ac)

ZONE
C-1 (Restricted Business)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
Avocado Heights

ENVIRONMENTAL DETERMINATION (CEQA)
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Surrounding residential properties

CASE PLANNER:
Michele Bush

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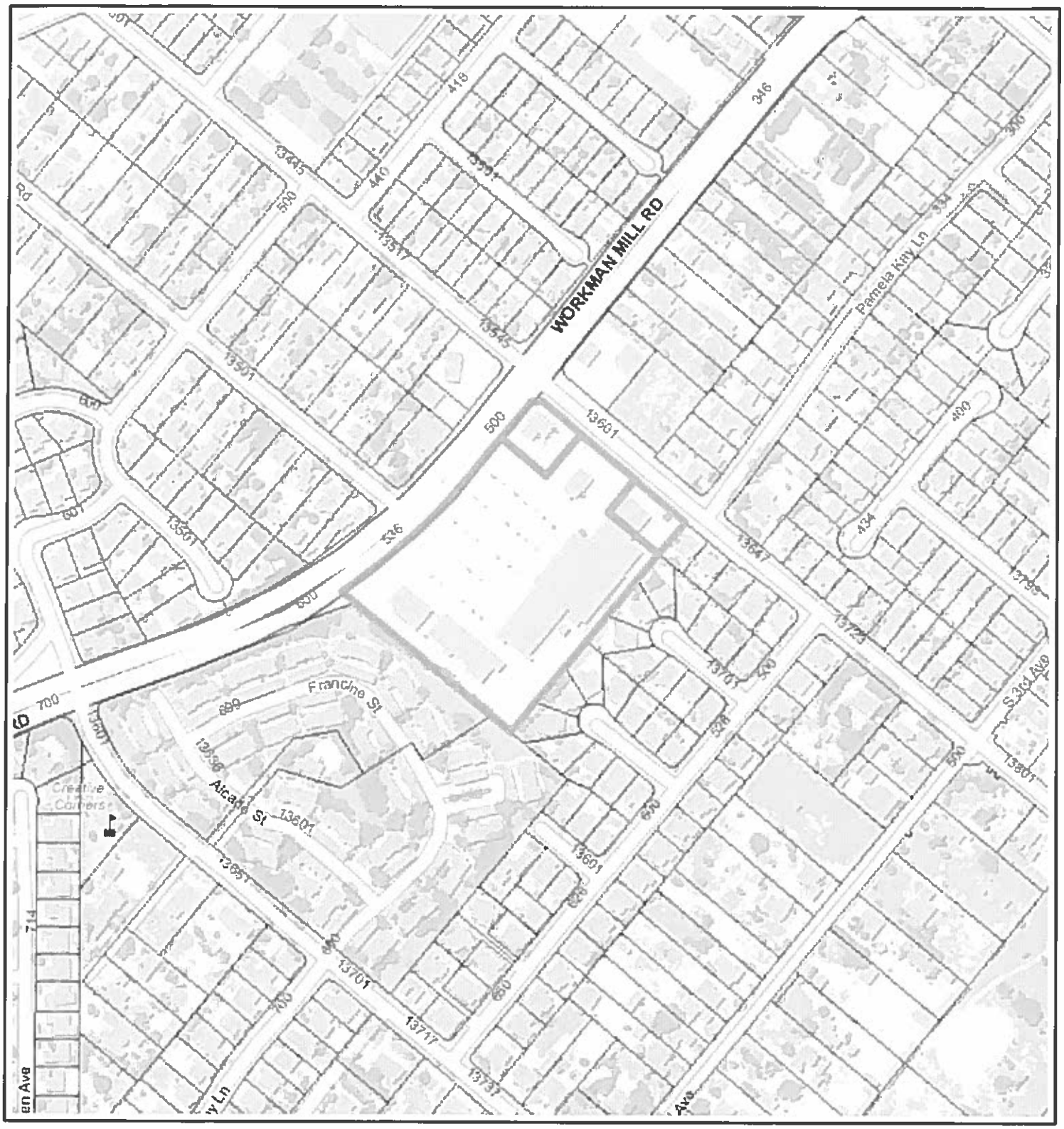

Created in GIS-NET3

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Printed: Dec 18, 2014

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction and maintenance of an unmanned 35-foot high monopine wireless telecommunications facility in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.28.110.

PROJECT DESCRIPTION

The project is a request to authorize the construction and maintenance of an unmanned 35-foot high monopine wireless telecommunications facility which consists of the monopine, 12 panel antennas, six (6) RRUs, two (2) Raycaps and two (2) microwave dishes. Three (3) equipment cabinets, two (2) battery cabinets, four (4) GPS antennas and one (1) standby generator will be located inside a proposed 15' x 30' (450sf) CMU block wall enclosed lease area.

The site plan for the Project depicts the project site developed with a shopping center, consisting of three one-story buildings. The lease area for the proposed wireless telecommunications facility is shown adjacent to the southeast corner of one of the existing commercial buildings, toward the southeast property boundary.

EXISTING ZONING

The subject property is zoned C-1 (Restricted Business) within the Avocado Heights Community Standards District.

Surrounding properties are zoned as follows:
North: A-1-6,000 (Light Agricultural-6,000 sf minimum lot area)
South: RPD-7,200-10U (Residential Planned Development)
East: R-1-7,200 (Single-Family Residence)
West: A-1-1,600

EXISTING LAND USES

The subject property is developed with an existing shopping center.

Surrounding properties are developed as follows:
North: Single-Family Residential
South: Condominium Units
East: Single-Family Residential
West: Single and Multi-Family Residential

PREVIOUS CASES/ZONING HISTORY

The subject property has existed as a commercial center for more than 30 years. A similar request for a wireless telecommunications facility, in approximately the same location under a different carrier, was approved by the Hearing Officer on January 16, 2007. The facility was never constructed and the permit expired.

A duly noticed public hearing was held on September 16, 2014 before Hearing Officer Alex Garcia. The applicant's representative, Elaine Yang, was present to answer questions regarding the project. The Hearing Officer also heard testimony from members of the public. Three members of the community spoke in opposition to the proposed project, expressing concerns with the location of the project, alternative sites and the visual intrusion it would cause on surrounding residences. The Hearing Officer

expressed concern regarding the visual impacts to the residences adjacent to the project site. The Hearing Officer recommended the applicant research ways to screen the equipment lease area from those properties and continued the public hearing to October 21, 2014.

The continued public hearing was held on October 21, 2014 before Hearing Officer Alex Garcia. The applicant's representative and two members of the community made presentations regarding the proposed project. The Hearing Officer expressed continued concern regarding the visual impacts to the residences adjacent to the project site and thorough examination of alternative sites. Seeing these items had not been adequately addressed, the Hearing Officer referred the case to the Commission.

In response to previous concerns regarding the proposed project, the applicant has prepared an Alternative Site Analysis which includes a Project v. Bees Analysis, FCC Compliance Letter, Property Value Literature, Revised Photo Sims and Existing Verizon Monopine Samples.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the installation of a new wireless telecommunications facility in an urbanized, developed area. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the 1-Low Density Residential (1 to 6 du/ac) land use category of the Countywide Land Use Plan. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of the General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map. Therefore the proposed project is consistent with the permitted uses of the underlying land use category.

The following policy of the General Plan is applicable to the proposed project:

- *Ensure Compatibility of Development*

  The proposed Project assures compatibility with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

  The wireless telecommunications facility meets the development requirements of the Countywide General Plan, County Zoning Ordinance and other applicable County regulations and standards. The design of the proposed monopine will ensure the project is consistent and compatible with the surrounding environment.

Zoning Ordinance and Development Standards Compliance

A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described uses are radio and television towers. Pursuant to Section 22.28.110 of Title 22 of the Los Angeles County Code, these are permissible uses in the C-1 (Restricted Business) zone, provided a Conditional Use Permit has first been obtained, subject to the following development standards:

- Pursuant to Section 22.52.1220 of the County Code, one parking space should be provided. The parking space is required for site visits done on a monthly basis by maintenance personnel. The project site provides parking to meet this requirement.
- Pursuant to Subdivision & Zoning Ordinance Policy No. 01-2010 Wireless Telecommunications Facilities, a ground-mounted wireless facility, not located on a public right-of-way, shall not exceed the maximum height allowed in the applicable zone. The maximum permitted height in the C-1 zone is 35 feet. The height of the proposed wireless telecommunications facility is 35 feet.

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 subject property has existed as a commercial center for more than 30 years. The lease area for the proposed wireless telecommunications facility is shown adjacent to the southeast corner of one of the existing commercial buildings, toward the southeast (rear) property boundary. A similar request for a wireless telecommunications facility, in approximately the same location under a different carrier, was approved by the Hearing Officer on January 16, 2007. The facility was never constructed and the permit expired.

Allowing the wireless telecommunications facility to be built and operate will ensure that local cellular service will remain readily available in the vicinity. The concern raised regarding the potential health effects for residents, from radio frequency emissions from the facility antennas, is not an issue that can be used for case determination. Section 704 of Title 7 of the Federal Telecommunications Act of 1996 contains the following stipulation:

> "IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emission."

The closest residence to the proposed facility is at a distance of approximately 100 feet. As a condition of approval for this case, the applicant will have to comply with emission standards of the Public Utilities Commission of the State of California (CPUC).

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 received two phone calls from area residents, one with general questions regarding the proposed project and the other expressing opposition to the project proposal. One letter in opposition, with a petition including 44 signatures, was received from Concerned Residents of Avocado Heights. Another letter in opposition was received from the Clean Air Coalition of North Whittier and Avocado Heights. Also received were an email from an area resident in support of the project and a letter from an area resident in opposition to the project.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 R2014-00792-(1), Conditional Use Permit Number 201400033, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201400033 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Regional Planner, 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:mrb
01/14/15

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00792-(1)
CONDITIONAL USE PERMIT NO. 201400033

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400033 ("CUP") on January 14, 2015.

2. The permittee, Verizon Wireless ("permittee"), requests the Project Permits to authorize the construction and maintenance of an unmanned 35-foot high monopine wireless telecommunications facility ("Project") on a property located at 510 Workman Mill Road in the unincorporated community of Avocado Heights ("Project Site") in the C-1 (Restricted Business) zone pursuant to Los Angeles County Code ("County Code") section 22.28.110.

3. The Project Site is 7.14 gross acres in size and consists of three legal lots. The Project Site is rectangular in shape with relatively flat topography and is developed with an existing shopping center.

4. The Project Site is located in the Puente Zoned District and is currently zoned C-1 (Restricted Business) within the Avocado Heights Community Standards District.

5. The Project Site is located within the 1-Low Density Residential (1 to 6 du/ac) land use category of the Countywide Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: A-1-6,000 (Light Agricultural-6,000 sf minimum lot area)
   South: RPD-7,200-10U (Residential Planned Development)
   East: R-1-7,200 (Single-Family Residence)
   West: A-1-1,600

7. Surrounding land uses within a 500-foot radius include:

   North: Single-Family Residential
   South: Condominium Units
   East: Single-Family Residential
   West: Single and Multi-Family Residential

8. The subject property has existed as a commercial center for more than 30 years. A similar request for a wireless telecommunications facility, in approximately the same location under a different carrier, was approved by the Hearing Officer on January 16, 2007. The facility was never constructed and the permit expired.

9. The site plan for the Project depicts the project site developed with a shopping center, consisting of three one-story buildings. The lease area for the proposed

wireless telecommunications facility is shown adjacent to the southeast corner of one of the existing commercial buildings, toward the southeast property boundary. The wireless telecommunications facility consists of a 35-foot high monopine to include 12 panel antennas, six (6) Radio Remote Units, two (2) Raycaps and two (2) microwave dishes. Three (3) equipment cabinets, two (2) battery cabinets, four (4) Global Positioning System antennas and one (1) standby generator will be located inside a proposed 15' x 30' (450sf) CMU block wall enclosed lease area.

10. The Project Site is accessible via Workman Mill Road and Don Julian Road to the north and west.

11. One parking space is necessary for site visits done on a monthly basis by maintenance personnel. The project site provides parking to meet this requirement.

12. On August 6, 2014, prior to the initial Hearing Officer's public hearing on the Project, the permittee met with the Workman Mill Association to present the proposed project. The Workman Mill Association did not make a recommendation regarding the project.

13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County because the Project involved the installation of a new wireless telecommunications facility.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, library posting and DRP website posting.

15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received two phone calls from area residents, one with general questions regarding the proposed project and the other expressing opposition to the project proposal. One letter in opposition, with a petition including 44 signatures, was received from Concerned Residents of Avocado Heights. Another letter in opposition was received from the Clean Air Coalition of North Whittier and Avocado Heights. Also received were an email from an area resident in support of the project and a letter from an area resident in opposition to the project.

16. A duly noticed public hearing was held on September 16, 2014 before Hearing Officer Alex Garcia. The applicant's representative, Elaine Yang, was present to answer questions regarding the project. The Hearing Officer also heard testimony from members of the public. Three members of the community spoke in opposition to the proposed project, expressing concerns with the location of the project, alternative sites and the visual intrusion it would cause on surrounding residences. The Hearing Officer expressed concern regarding the visual impacts to the residences adjacent to the project site. The Hearing Officer recommended the

applicant research ways to screen the equipment lease area from those properties and continued the public hearing to October 21, 2014.

The continued public hearing was held on October 21, 2014 before Hearing Officer Alex Garcia. The applicant's representative and two members of the community made presentations regarding the proposed project. The Hearing Officer expressed continued concern regarding the visual impacts to the residences adjacent to the project site and thorough examination of alternative sites. Seeing these items had not been adequately addressed, the Hearing Officer referred the case to the Commission.

In response to previous concerns regarding the proposed project, the applicant prepared an Alternative Site Analysis which includes a Project v. Bees Analysis, FCC Compliance Letter, Property Value Literature, Revised Photo Sims and Existing Verizon Monopine Samples.

17. The Commission finds that the Project is consistent with the goals and policies of the Countywide Land Use Plan. The subject property is located within the 1-Low Density Residential (1 to 6 du/ac) land use designation. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of the General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map.

18. The Commission finds that the Project is consistent with the Zoning Code. A wireless telecommunications facility is a use not specified in the Zoning Ordinance. The closest described uses are radio and television towers. Pursuant to Section 22.28.110 of Title 22 of the Los Angeles County Code, these are permissible uses in the C-1 (Restricted Business) zone, provided a Conditional Use Permit has first been obtained.

19. Verizon wireless facilities are regulated by the FCC. The disguised nature of the facility as a pine tree and its location towards the rear of the shopping center allow the center to be used just as it is currently. It will not affect vehicular circulation within the customer parking lot. No discernible noises, smells, light, glare or traffic will be produced by the proposed facility. The equipment will be fully secured by an enclosure and will provide needed voice, data and 911 services to the area. Allowing the wireless telecommunications facility to be built and operate will ensure that local cellular service will remain readily available in the vicinity. The concern raised regarding the potential health effects for residents, from radio frequency emissions from the facility antennas, is not an issue that can be used for case determination. Section 704 of Title 7 of the Federal Telecommunications Act of 1996 contains the following stipulation:

> "IV. No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the

extent that such facilities comply with the Commission's regulations concerning such emission."

The closest residence to the proposed facility is at a distance of approximately 100 feet. As a condition of approval for this case, the applicant will have to comply with emission standards of the Public Utilities Commission of the State of California (CPUC). Accordingly, the Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

20. The project site is adequate in size and shape to accommodate all the development features prescribed in Title 22. The proposed facility will not impact any required yards, setbacks, parking or loading facilities, fencing or landscaping. The location on the property is unobtrusive and the monopine design should blend in with trees in the surrounding area and along the southwest boundary of the project site. Accordingly, the Commission finds that the Project 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.

21. The proposed facility will be unmanned. It will only be visited occasionally (about once a month) for maintenance purposes. The existing highways, streets and driveways will adequately provide access to the facility. The facility will be properly connected to all utilities such as power, telco and fiber. Accordingly, the Commission finds 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 private service facilities as are required.

22. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 20 years.

23. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Sunkist Library located in the vicinity of the Avocado Heights community. On November 26, 2014, a total of 245 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as eleven (11) notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

24. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the site 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.

C. 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.

D. 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 REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and

2. Approves Conditional Use Permit 201400033, subject to the attached conditions.

ACTION DATE: January 14, 2015

MM:mrb
01/14/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00792-(1)
CONDITIONAL USE PERMIT NO. 201400033

PROJECT DESCRIPTION

This permit authorizes the construction and maintenance of an unmanned 35-foot high monopine wireless telecommunications facility and appurtenant 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 reasonably 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 reasonably 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 14, 2035**. 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 January 28, 2017. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,200.00**. 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 **eleven (11) biennial** 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") may, after conducting a public hearing, revoke or modify this grant, if the Commission 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 adhere to the requirements contained in Title 12 12.08 of the Los Angeles County Noise Control Ordinance.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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").

16. 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.

17. 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.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 **November 16, 2014**.

19. 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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

21. Upon completion of construction of the facility, the permittee shall provide 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.

22. Insofar as is feasible, the permittee 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.

23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

24. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

25. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole

mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

26. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.

27. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.

28. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.

29. The maximum height of the facility shall not exceed 35 feet above finished grade.

30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.

31. 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.

32. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

33. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.

34. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.

35. The facility shall be secured by fencing, gates and/or locks. 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. If the facility's fences or walls are visible

from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

36. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

37. New equipment added to the facility shall not compromise the stealth design of the facility.

38. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

39. Appurtenant equipment boxes shall be screened or camouflaged.

PROJECT SITE SPECIFIC CONDITIONS

40. This grant shall authorize the construction and maintenance of an unmanned 35-foot high monopine wireless telecommunications facility and appurtenant equipment.

41. Submit plans to the County of Los Angeles Department of Public Works, Building and Safety Division, La Puente District Office for review and permit issuance.

01/14/15

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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.**

Verizon Wireless facilities are regulated by the FCC. The disguised nature of the facility as a pine tree and its location towards the rear of the shopping center allow the center to be used just as it is being used now- it will not affect vehicular circulation within the customer parking lot. No discernible noises, smells, light, glare, traffic will be produced by the proposed facility. The equipment will be fully secured by an enclosure and will provide needed voice, data and E911 services to the area.

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 project site is adequate in size and shape to accommodate all the development features prescribed in Title 22. The proposed facility will not impact any required yards/setbacks, parking or loading facilities, fencing or landscaping. The location on the property is unobtrusive and the monopine design should blend in with the surrounding greenery.

C. That the proposed site is adequately served:

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

The proposed facility will be unmanned. It will only be visited occasionally (about once a month) for maintenance purposes. The existing highways, streets and driveways will adequately provide access to the facility. The facility will be properly connected to all utilities such as power, telco and fiber.

September 3, 2014

Los Angeles County Department of Regional Planning (LACDRP),

This is regarding Project No. R2014-00792 (Permit No. T201400033), in which Verizon Wireless proposes to install a monopole telecommunication facility at 506 Workman Mill Rd, La Puente, CA 91746.We are not in favor of the proposed project and respectfully request Verizon be Denied a Conditional Use Permit (CUP). Upon review of Verizon's proposal, we have the following comments and recommendations:

1. The alternative locations studied are limited and incomplete

    a. Verizon does not discuss, in detail, the availability of other viable sites capable of housing their facility and closing their existing gap in coverage.

2. Co-location is not adequately addressed

    a. Verizon does not discuss the possibility of co-location of their proposed equipment or availability of alternative monopole site locations in the vicinity of their subject coverage gap.

3. **Attached are illustrations of feasible alternative locations, along with accompanying recommendations, which show that there is NO NEED for a new monopole at the proposed site.**

Although the proposed site was previously approve to house a similar facility, we ask that this previous approval not be grounds for deeming the proposed site the most adequate and least visually intrusive. At the time of the previous approval, alternative locations were not properly investigated, and many existing monopoles in the surrounding area were not appropriately identified or yet erected.

The primary adverse impact of the proposed monopole facility as proposed is its aesthetic intrusion into the adjacent residential neighborhood. The comfort of the surrounding residents and the valuation of their properties, as well as the character of the entire residential community, will be adversely impacted. There are several alternative sites, both existing and proposed which are far less visually intrusive and provide equivalent closure of Verizon's coverage gap. Therefore, we respectfully request that LACDRP deny the applicant a CUP.

Please be reminded that Federal law does not bar municipalities from determining the most adequate location for proposed telecommunication facilities, and most certainly does not prevent jurisdictions from acting in their constituency's best interest based on reasonable and reliable facts.

Per LACDRP's Ordinance Policy No. 01-2010, "Wireless Telecommunication Facilities," Section 22.56.030.A.11 of the Los Angeles County Zoning code states that the Director is permitted to require the applicant to provide written explanation, and documentation, that the proposed site is the **least intrusive** site available in **the coverage area** that is capable of closing the existing coverage gap in terms of visual and aesthetic impacts. Since this requirement requests a wide radius of analysis, it is essential in adequately identifying a site that does not adversely affect adjacent residential areas. By considering the entire area of needed coverage, as opposed to a quarter mile radius around the proposed site, a mutually beneficial site can be selected.

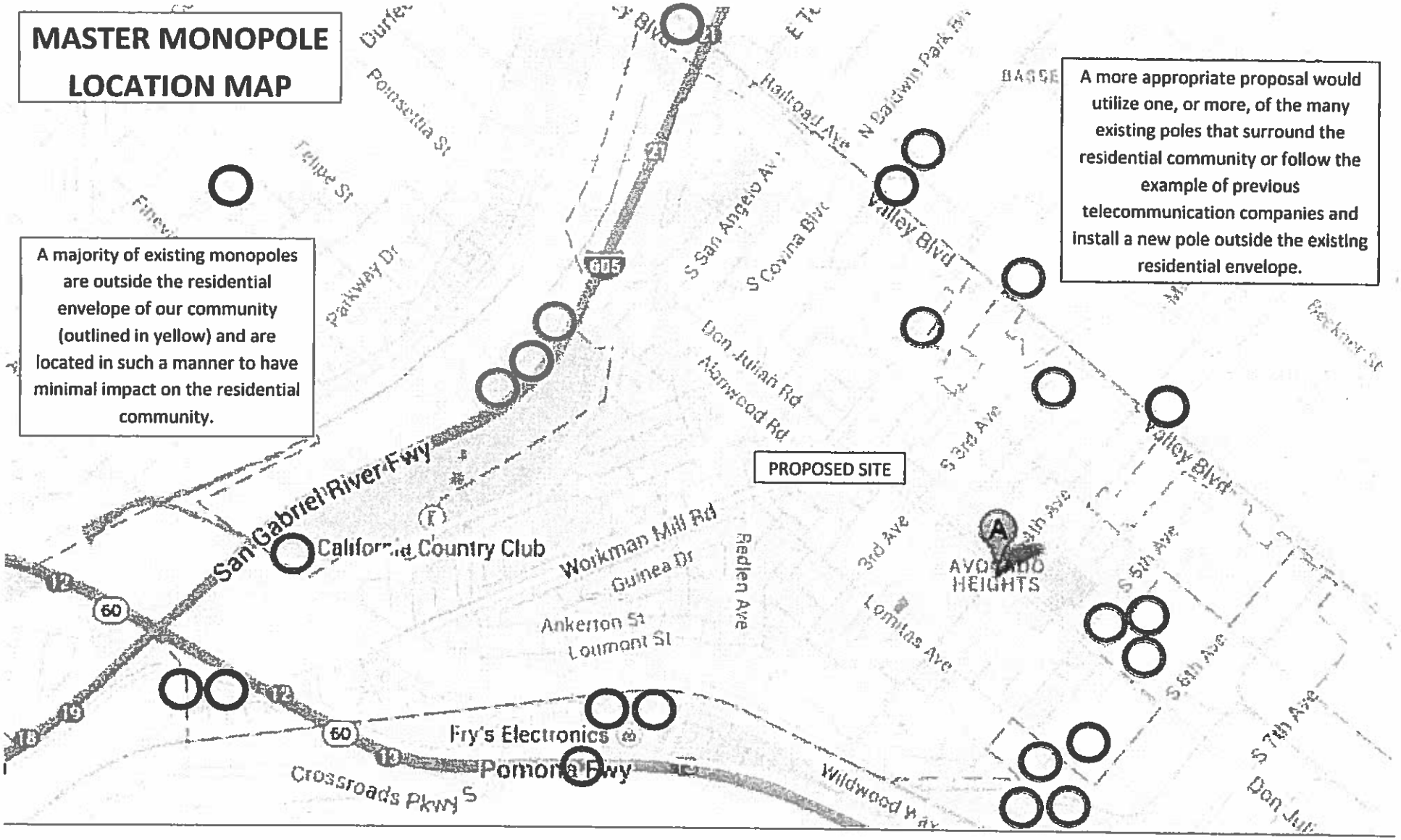
Ultimately, it is a matter of recognizing that alternative sites exist that are far less visually intrusive, more in character with the proposed facility and equally capable of closing the existing gap in Verizon's coverage, without adversely effecting local residents peace, valuation and enjoyment of property. For these reasons we ask that Project No. R2014-00792 be denied a Conditional Use Permit.

Thank You,
Concerned Residents of Avocado Heights
(Contact: Jesus Espinoza, Avocado Heights Resident)

MASTER MONOPOLE LOCATION MAP

A more appropriate proposal would utilize one, or more, of the many existing poles that surround the residential community or follow the example of previous telecommunication companies and install a new pole outside the existing residential envelope.

A majority of existing monopoles are outside the residential envelope of our community (outlined in yellow) and are located in such a manner to have minimal impact on the residential community.

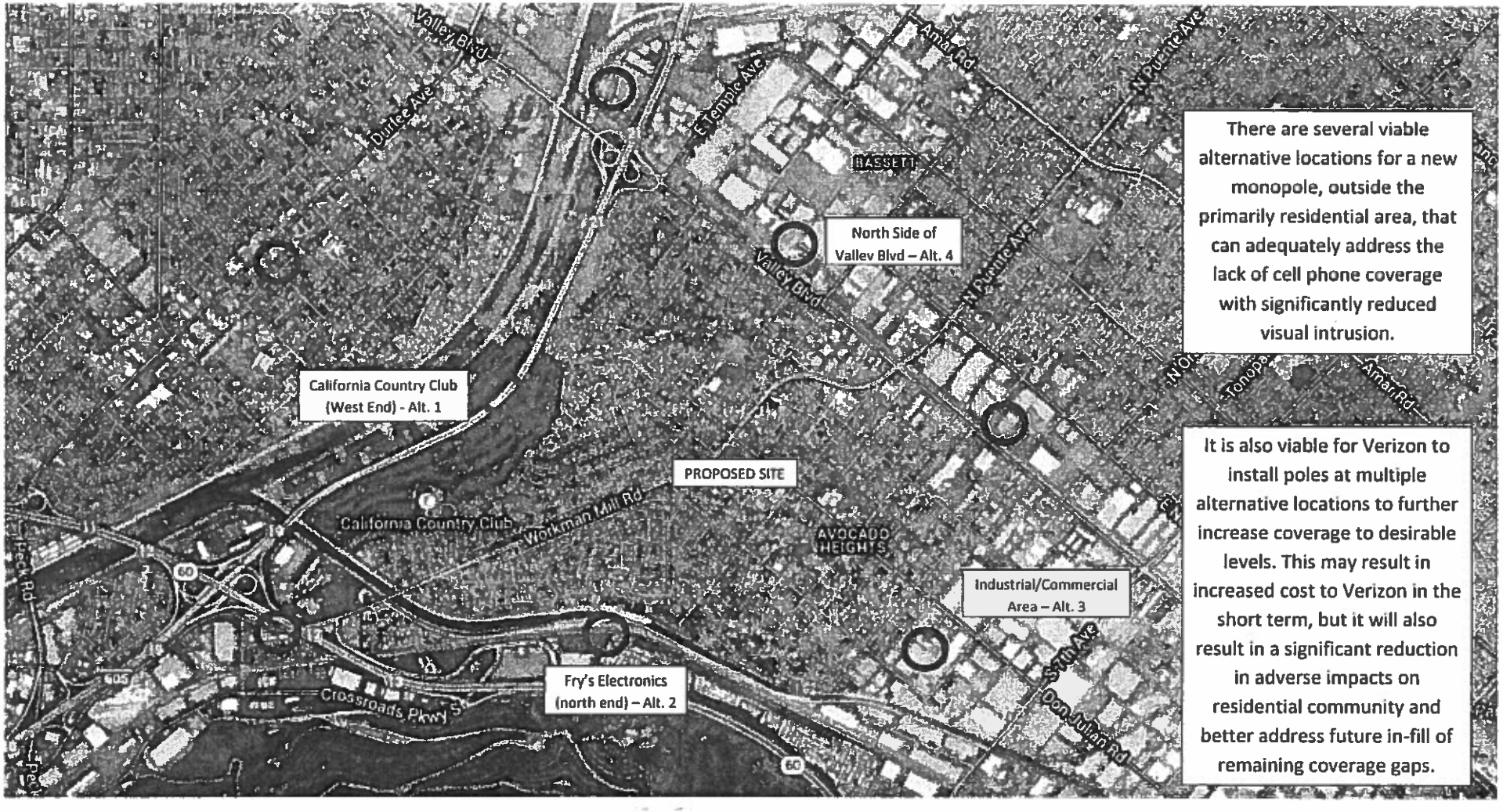


Source for Exist. Pole Locations: Antennasearch.com; cellreception.com; Site Inspection

Other Exist. Pole Locations

Alternate Locations for Proposed Pole

VERIZON Pole Location

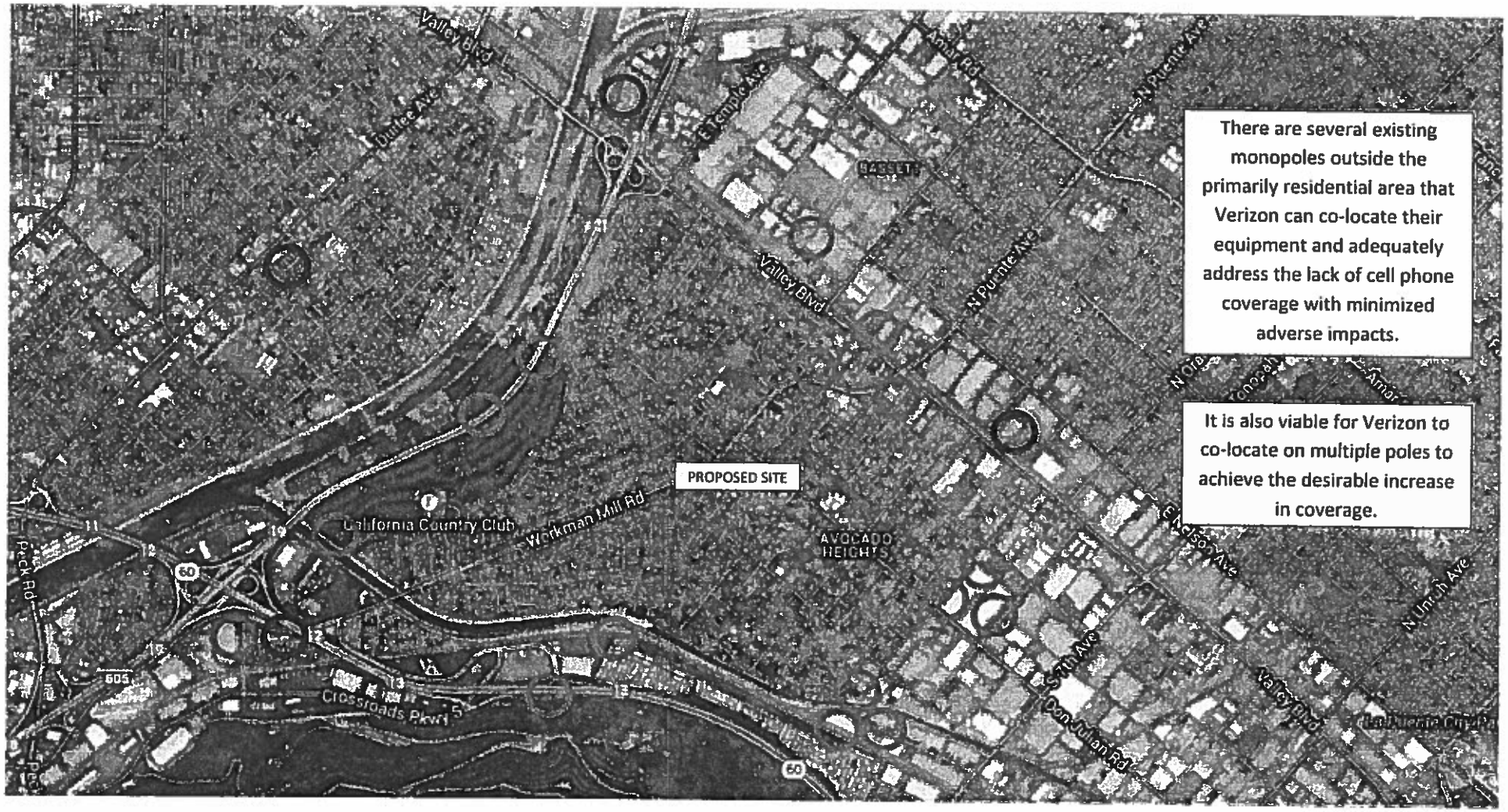


Source for Exist. Pole Locations: Antennasearch.com; cellreception.com; Site Inspection

Alternate Locations for Proposed Pole

VERIZON Pole Location

ALTERNATIVE LOCATIONS FOR NEW POLE



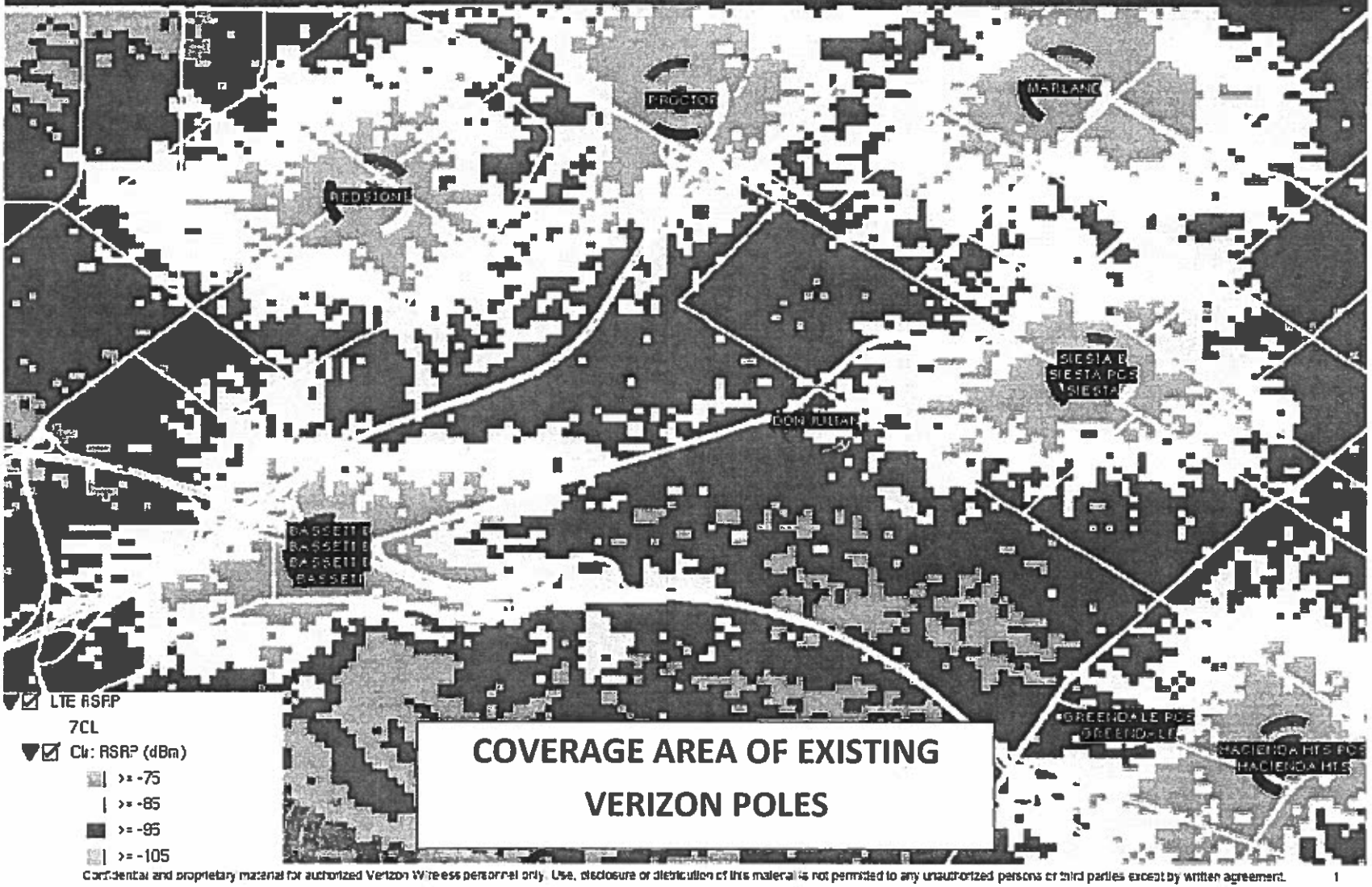
Source for Exist. Pole Locations: Antennasearch.com; cellreception.com; Site Inspection

Other Exist. Pole Locations

VERIZON Pole Location

ALTERNATIVE LOCATIONS ON EXISTING POLES

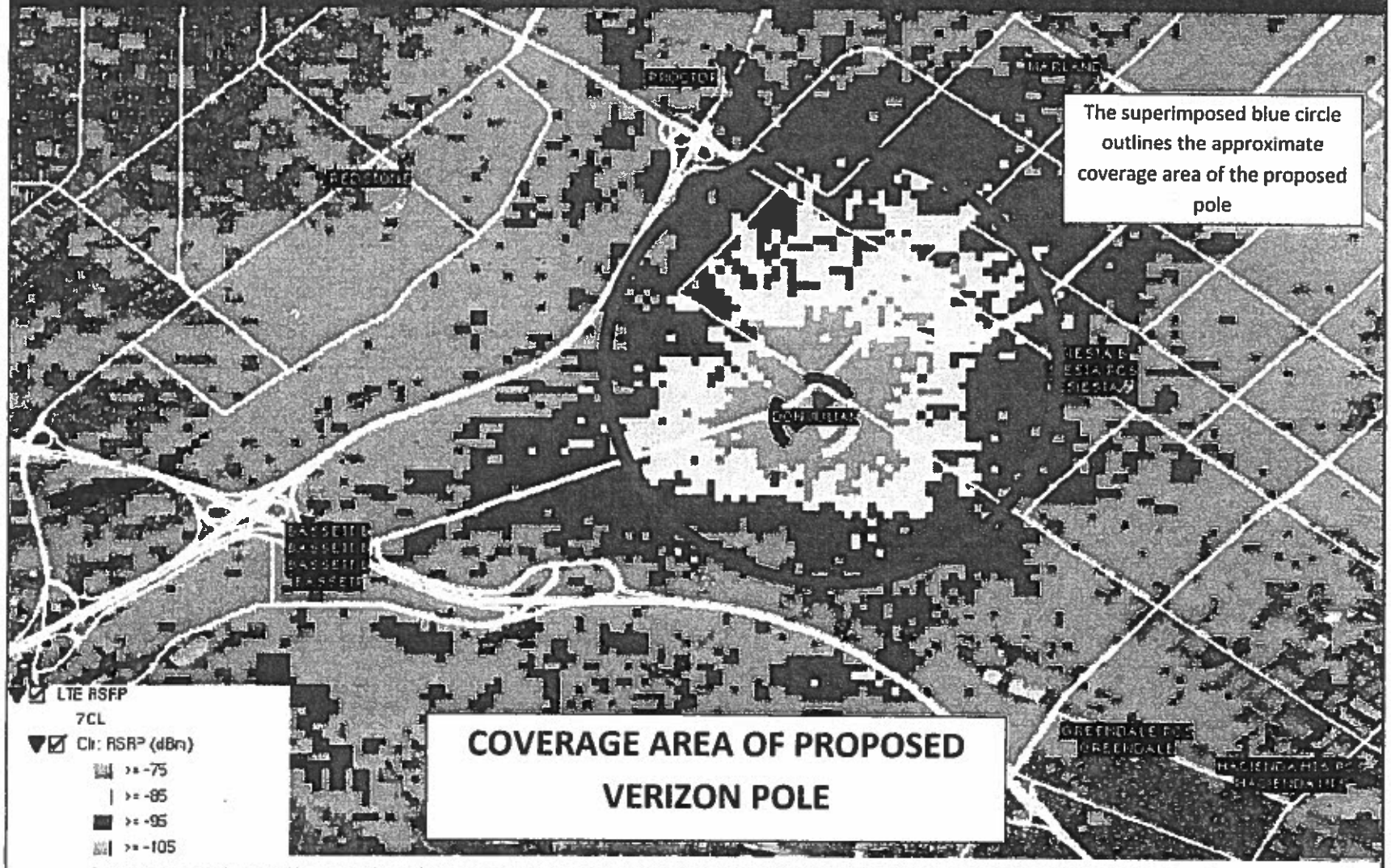
Without Don Julian



COVERAGE AREA OF EXISTING VERIZON POLES

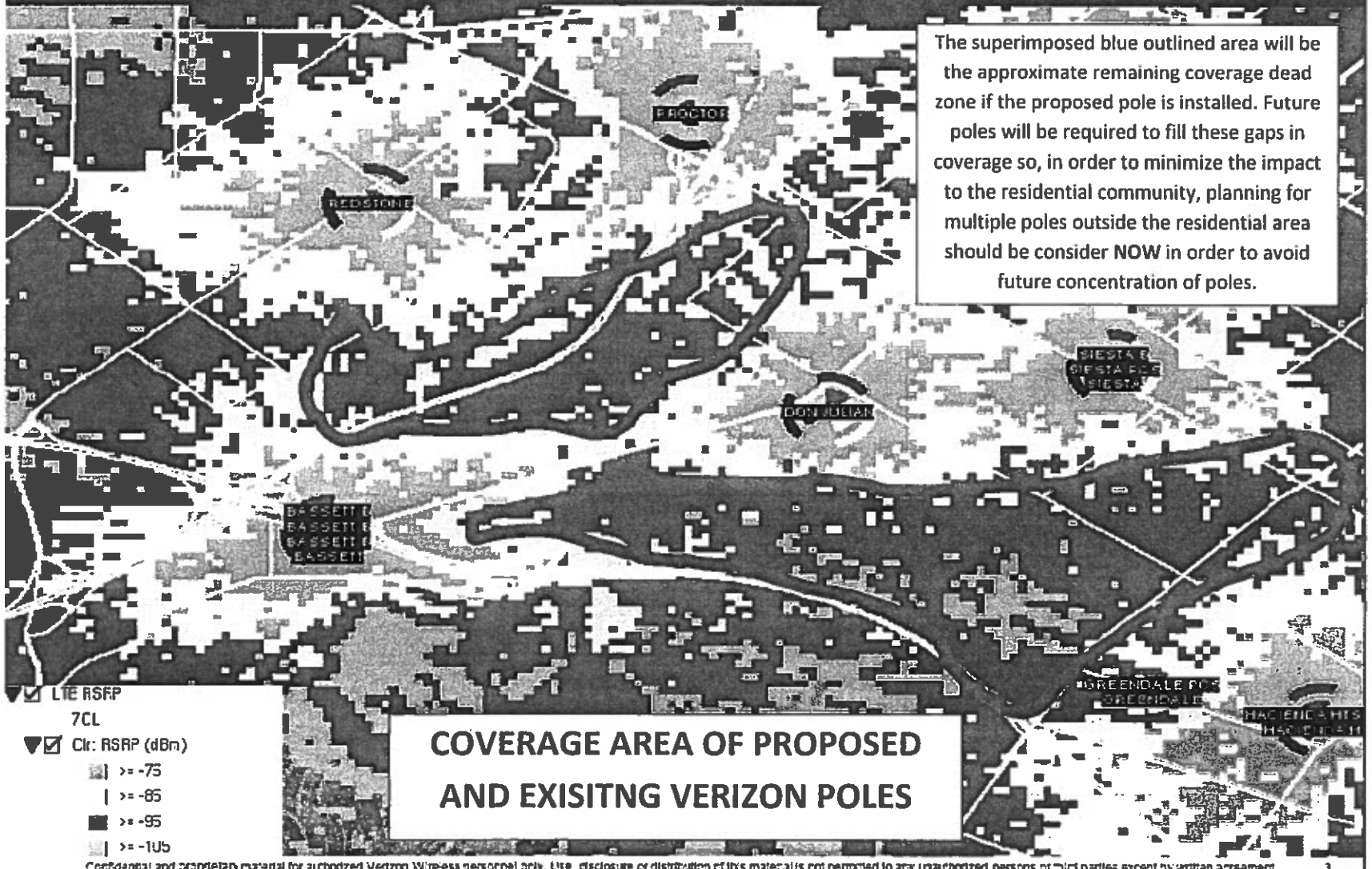
Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Don Julian Coverage – Site by itself



Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Don Julian and Neighboring Sites

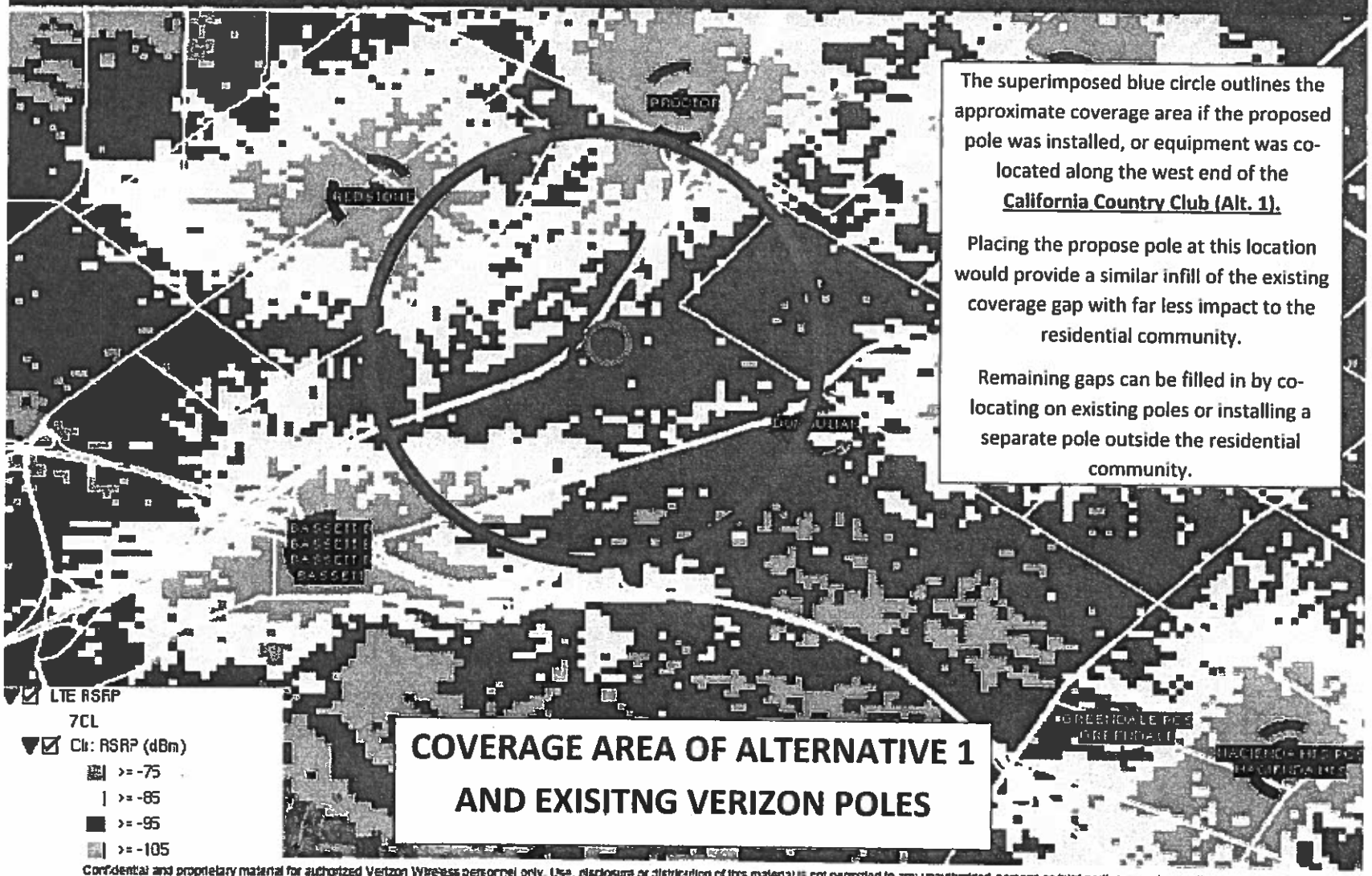


The superimposed blue outlined area will be the approximate remaining coverage dead zone if the proposed pole is installed. Future poles will be required to fill these gaps in coverage so, in order to minimize the impact to the residential community, planning for multiple poles outside the residential area should be consider **NOW** in order to avoid future concentration of poles.

COVERAGE AREA OF PROPOSED AND EXISITNG VERIZON POLES

Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Without Don Julian



The superimposed blue circle outlines the approximate coverage area if the proposed pole was installed, or equipment was co-located along the west end of the **California Country Club (Alt. 1).**

Placing the propose pole at this location would provide a similar infill of the existing coverage gap with far less impact to the residential community.

Remaining gaps can be filled in by co-locating on existing poles or installing a separate pole outside the residential community.

COVERAGE AREA OF ALTERNATIVE 1 AND EXISITNG VERIZON POLES

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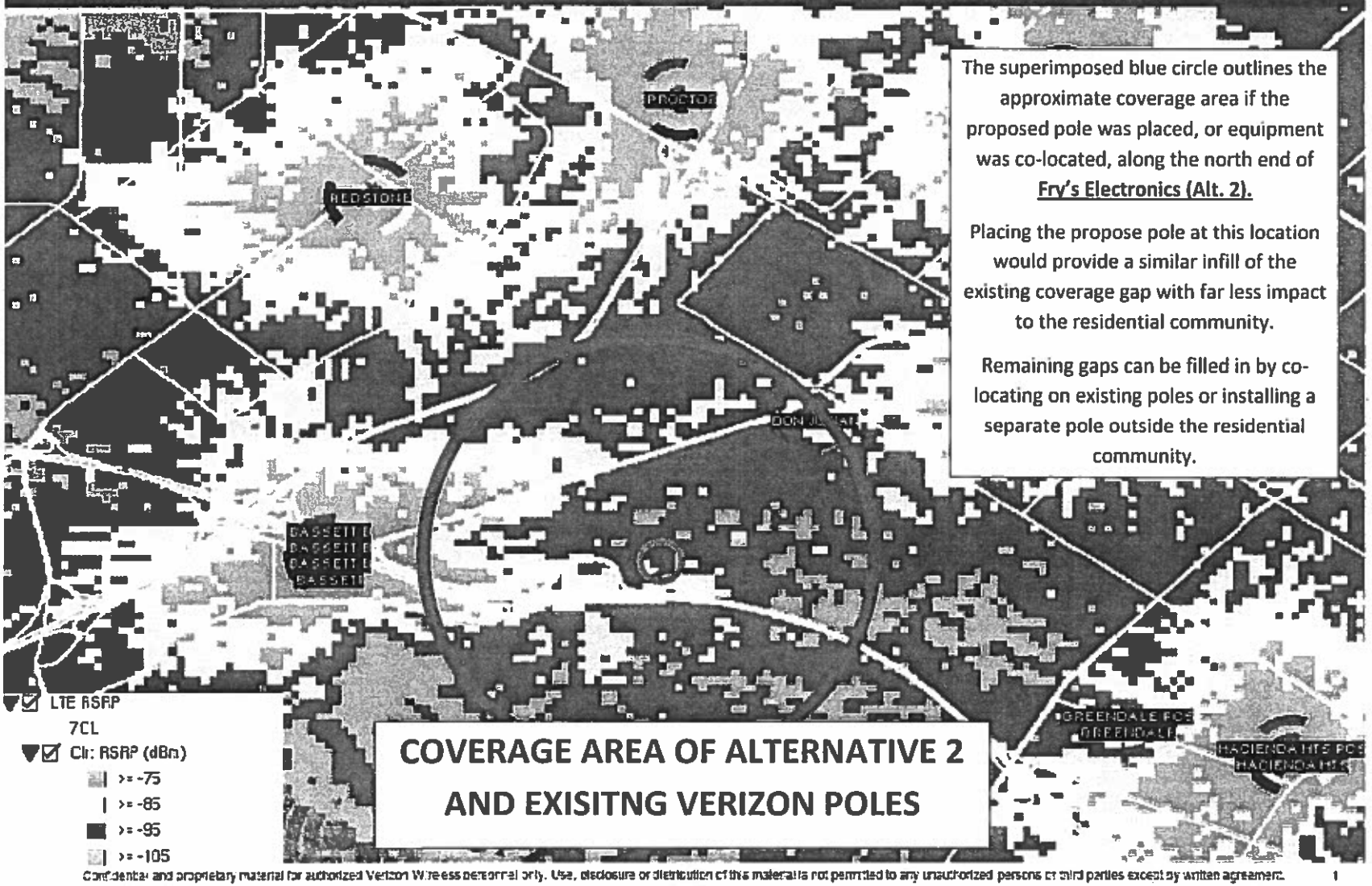
Without Don Julian



The superimposed blue circle outlines the approximate coverage area if the proposed pole was placed, or equipment was co-located, along the north end of <u>Fry's Electronics (Alt. 2).</u>

Placing the propose pole at this location would provide a similar infill of the existing coverage gap with far less impact to the residential community.

Remaining gaps can be filled in by co-locating on existing poles or installing a separate pole outside the residential community.

COVERAGE AREA OF ALTERNATIVE 2 AND EXISITNG VERIZON POLES

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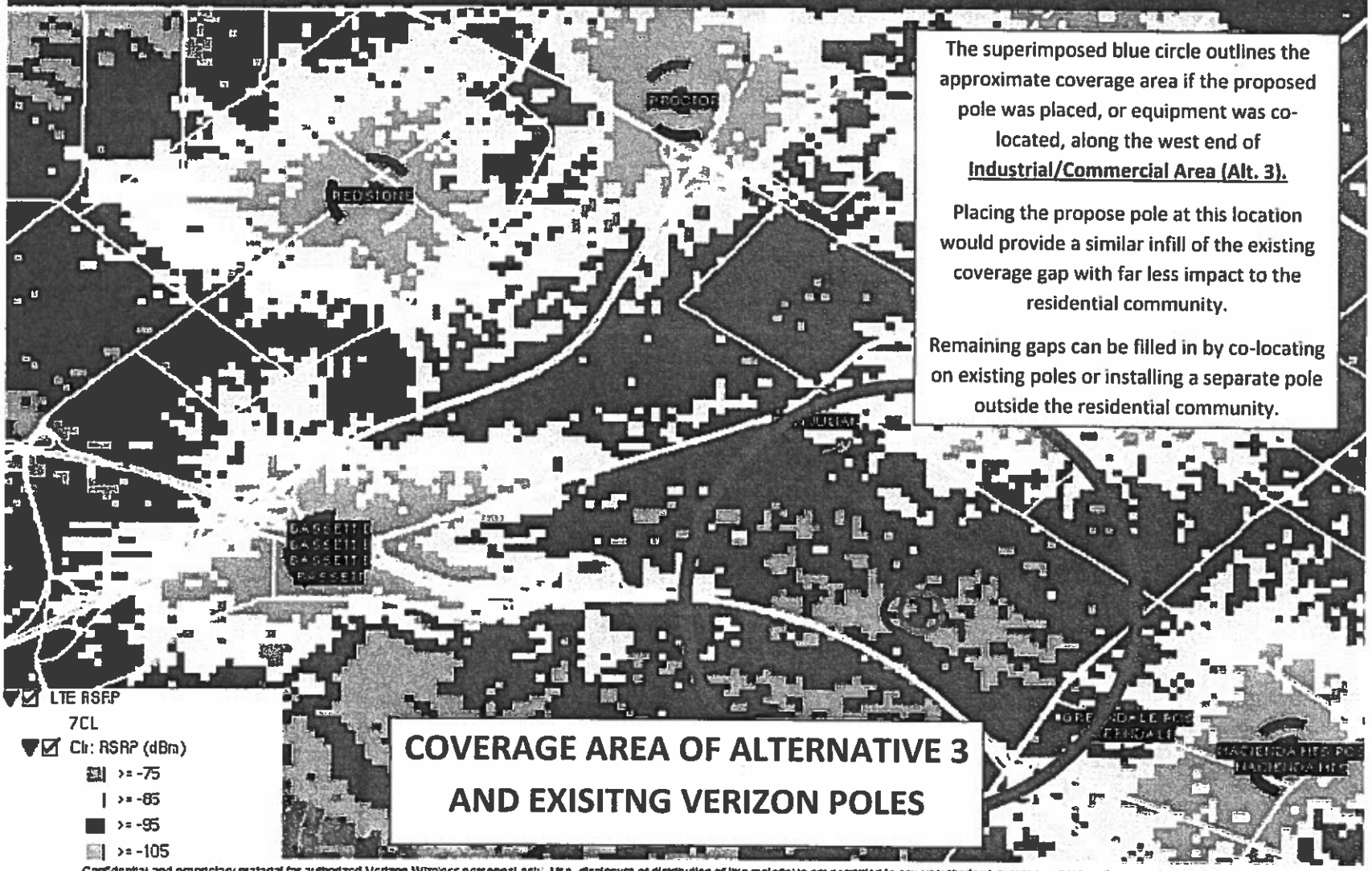
Without Don Julian



The superimposed blue circle outlines the approximate coverage area if the proposed pole was placed, or equipment was co-located, along the west end of **Industrial/Commercial Area (Alt. 3).**

Placing the propose pole at this location would provide a similar infill of the existing coverage gap with far less impact to the residential community.

Remaining gaps can be filled in by co-locating on existing poles or installing a separate pole outside the residential community.

COVERAGE AREA OF ALTERNATIVE 3 AND EXISITNG VERIZON POLES

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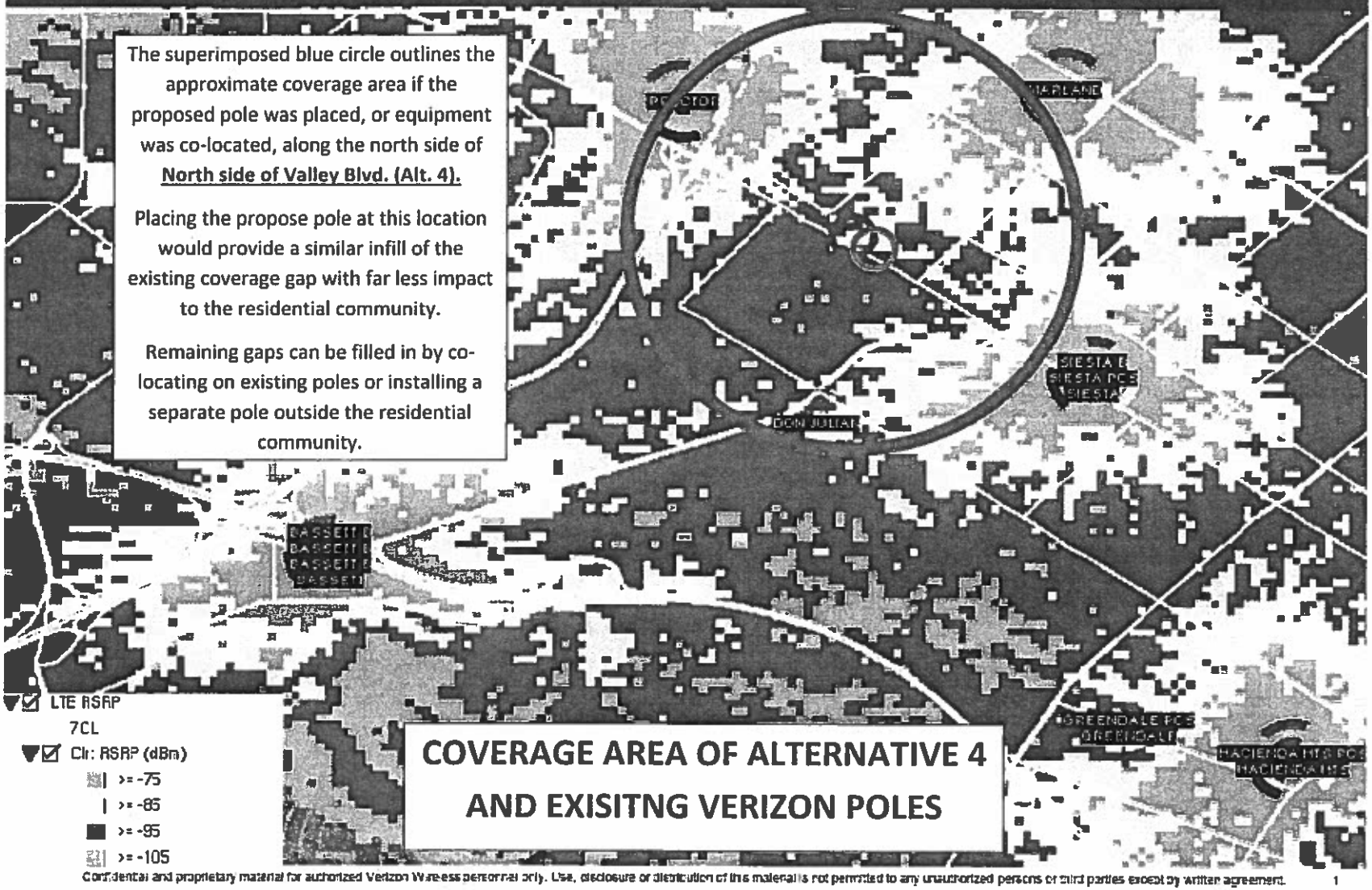
Without Don Julian



Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Without Don Julian

The superimposed blue circles outline the approximate coverage area if 2 new or existing poles were installed and/or utilized along the west end of the **California Country Club (Alt. 1)** and the west end of the **Industrial/Commercial Area (Alt. 3).**

Placing the propose poles at these locations would provide a better infill of the existing coverage gap with far less impact to the residential community.

Remaining gaps can be filled in by co-locating on existing poles.

COVERAGE AREA OF ALTERNATIVE 1 & 3

COMBINED AND EXISITNG VERIZON POLES

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Without Don Julian

The superimposed blue circles outline the approximate coverage area if the existing pole located at **13668 VALLEY BLVD**

LA PUENTE CA 91746 was utilized and a new or existing pole was installed and/or utilized along the west end of the **Industrial/Commercial Area (Alt. 3).**

Placing the propose poles at these locations would provide a better infill of the existing coverage gap with far less impact to the residential community.

Remaining gaps can be filled in by co-locating on existing poles.

COVERAGE AREA OF ALTERNATIVE 3 & EXISTING POLE COMBINED AND EXISITNG VERIZON POLES

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Without Don Julian

CONCLUSION

ANY VARIATION USING ONE OR MORE NEW OR EXISTING MONOPOLES AT ALTERNATIVE LOCATIONS IS A FAIR AND ADEQUATE ALTERNATIVE, IN TERMS OF COMPROMISE BETWEEN CELLULAR COVERAGE AND VISUAL INTRUSION, GIVEN THE CHARACTER OF THE EXISITNG RESIDENTIAL COMMUNITY AND SURROUNDING INDUSTRIAL/COMMERCAIL AREA.

SELECTING AN ADEQUATE ALTERNATIVE WILL RESULT IN SIGNIFICANTLY LOWER ADVERSE IMPACTS TO THE RESIDENTIAL COMMUNITY AND BETTER ADDRESS LONG TERM PLANNING WITH RESPECT TO FILLING IN REMAINING COVERAGE GAPS AND PREVENTING FUTURE ADVERSE CONCENTRATION OF MONOPOLES WITHIN RESIDENTIAL AREAS.

LTE RSRP
7CL
Cli: RSRP (dBm)
>= -75
>= -85
>= -95
>= -105

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PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

Our opposition to the issuance of a conditional use permit (CUP) to Verizon Wireless to house a monopole facility at 510 Workman Mill Rd, La Puente, CA 9174 respectfully request that an alternative, less intrusive, site be consider to preserve the comfort, character, and valuation of the surrounding community.

The Petitioners therefore request that The Los Angeles County Department of Regional Planning

DENY Verizon Wireless a CUP to house their monopole facility at the subject location or any other site that results in similar or greater negative impacts.

NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
JUAN NAVA	[signature]	1041 FEATHER AVE LA PUENTE CA
Aleyda Reyes	[signature]	2325 Pearson whittier Ca.
Maribel Estrada	[signature]	539 5th Ave La Puente CA 91746
EFREN CALDERA	[signature]	1270 FALSTONE AVE HAC. HTS CA 91745
Paul Nia	[signature]	1247 Hansford Ave Wh, Hier
ALBERT CASTR	[signature]	12126 VALLEY VIEW WHITTIER CA 90604
CARLA DOPPERT	[signature]	810 BASETDALE WHITTIER 90601
Jesus Espinoza	[signature]	419 Coberta Ave, La Puente, Ca 91746
Early Lahff	[signature]	14030 DON JULIAN Rd.
Olga Jimenez	[signature]	340 WORKMAN mill
Jose Contreras	[signature]	808 VINEMEAD DR
[illegible] Antonio Cabrera	[signature]	12640 Flame St La Puente, Ca

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Jose Luis Juarez	[signature]	321 San Angelo Ave La Puente CA 91746
Wendy Juarez	[signature]	321 San Angelo Ave La Puente CA 91746
Luz Gonzalez	[signature] 267 377-3362	13571 Berwick Dr. Whittier
Nohemi Revilla	Nohemi Revilla	416 S 5TH AVE La Puente, Ca. 91746
Terry Valdez	[signature]	1435 Gemwood Dr, Whittier 90601
Maria Gonsalez	[signature]	414 Workman mill Rd La puente CA 9174
Maria Rodriguez	[signature]	930 N Unruh Ave Apt 46 la Puente ca 91744
Isaac Tecuanhuehue	[signature]	1115 N. Siesta ave la puente CA 91744
Rosalia Figueroa	Rosalia Figueroa	3030 Vineland ave apt 11 Baldwin park a 91706
Gabriel Donato	[signature]	420 Workman mill Road LA Puente CA 91746
Vanessa Garcia	Vanessa R Garcia	433 S. 4th Ave la Puente CA 91746
Jose Manuel Garcia	[signature]	433 S. 4th Ave La Puente CA 91746

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Perez	Maria Perez	1511 Puente Av Apt 27 Baldwin Park Ca
Rebecca Overmyer-Velazquez	[illegible]	13022 Via Del Sol Ave Whittier 90601
Julio Oriozola	[illegible]	13559 ANKERTON St. 90601
Jeannette Duenas	[illegible]	13559 Ankerton St. 90601
Diana Delgado	[illegible]	320 Mayland Ave 91746
Jessica Mejia	[illegible]	9509 Bexley Dr Pico Rivera Ca 90660
Valentina Martinez	[illegible]	466 Canyon Vista Dr., Los Angeles CA 90065
Eddie Mejia	[illegible]	4507 Bexley Dr Pico Rivera Ca 90660
Maria Ruvalcaba	Maria Ruvalcaba	424 Workman L.P. 91746
Dan Holgui	[illegible]	750 Canyon Inc Ham Dr Whittier Ca 90601
[illegible]	[illegible]	14136 Ohio St Baldwin Park Ca 91706
Michael Bullers	[illegible]	14136 Ohio St Baldwin Park Ca 91706

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Isabel Garcia	[illegible]	214 South 4th Ave La Puente CA 91746
Alex Parra	[illegible]	[illegible] Alameda Rd La Puente CA 91746
Monica Parra	[illegible]	13001 Alameda Rd La Puente CA 91746
Dennis Pearson	Dennis Pearson	415 Bassitdale La Puente 91746
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	13502 [illegible] Ave La Puente CA 91746
[illegible]	[illegible]	[illegible] S. 3rd Ave. Baldwin Park, CA 91706
Kefrey Y. Salazar	[illegible]	440 Workman Mill Rd La Puente CA
[illegible]	Yvonne Samaniego	440 Workman Mill Rd La Puente CA
Maria De La Torre	[illegible]	14060 Lone Star St La Puente 91746
Sergio De La Torre	Sergio De La Torre	14060 Lone Star St. La Puente 91746
EVA VALENZUELA	[illegible]	7331 WORKMAN MILL R WHITTIER 90601

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
ART ALMERAZ	[illegible]	608 KARNS AVE
Eusebio Abad	[illegible]	18661 Alcade St
JAMES [illegible] OGILVIE	[illegible]	1257 BELGREEN Dr
RAMON	LEON	
RAMON MORENO	[illegible]	842 MEDLEN AVE. WHITTIER, CA 90601
JON	MERDICHIAN	1202 GROSSMONT
RALPH OCHOA	[illegible]	557 HILBERT AVE LA PUENTE 91746
JIMMY G NUNEZ	Jimmy G Nunez	431 KARNS AVE LA PUENTE 91746
[illegible]	[illegible]	[illegible]
Jose Martinez	[illegible]	555 S 3rd Ave
Juana Padilla	Juana Padilla	806 S 5th AVE La Puente CA 91746
Crist [illegible]	[illegible]	1748 Grossmont Dr [illegible]

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
[illegible]	[illegible]	[illegible]
Nellie Rivas	Nellie Rivas	1216 Grossmont Dr. Whittier CA 90601
Teresa Martinez	[illegible]	644 N. Fifth La Puente 91744
Anthony Diaz	[illegible]	644 N Fr 891755-1
Gary Schaich	Gary R Schaich	422 San Angelo La Puente 91746
Manuel Romero	Manuel Romero	769 Van Wie Ave La Puente 91746
Edith Sandoval	[illegible]	14063 Comitas Ave La Puente 91746
Raul Ruiz	[illegible]	14063 Comitas Ave La Puente 91746
Victor Chen	[illegible]	323 Workman Mill Rd La Puente, CA 91746
Laura E Cota	Laura E Cota	1364 E Comitas Ave Avocado Hts
[illegible]	[illegible]	[illegible]
Elizabeth Corona	[illegible]	421 Workman Mill Rd La Puente CA 9174[illegible]

PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

Our opposition to the issuance of a conditional use permit (CUP) to Verizon Wireless to house a monopole facility at 510 Workman Mill Rd, La Puente, CA 9174 respectfully request that an alternative, less intrusive, site be consider to preserve the comfort, character, and valuation of the surrounding community.

The Petitioners therefore request that The Los Angeles County Department of Regional Planning

DENY Verizon Wireless a CUP to house their monopole facility at the subject location or any other site that results in similar or greater negative impacts.

NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
MATT BERUMEN	Matt Berumen	13734 Lomitas Ave. Avocado Hts. CA 91746
Jamie Loechner	[illegible]	13624 Alcade St LA Puente CA 91746
Joann Domenjez	Joann Domenjez	13624 Alcade St LA puente CA 91746
Marjorie Diaz	Marjorie Diaz	13653 Alcade St
Apolonia Sullivan	[illegible]	2416 S. 2nd Av La Puente Ca 91746
Russell Gilliam	Russell Gilliam	13705 Sunkist Dr. Apt 69 La Puente, CA 91746
Lydia Gilliam	Lydia Gilliam	254 S. 4th Ave La Puente, Ca 91746
Ruth Wash	Ruth Wash	618 Arciero Dr. Whittier CA 90601
Yolanda Carriedo	Yolanda Carriedo	410 S. 3rd Ave, La Puente Ca 91746
Carlos Carriedo	Carlos Carriedo	410 S. 3rd Ave, La Puente Ca 91746
Rosa Trujillo	R. Trujillo	413 S. 3rd ave La puente CA 91746
Lorraine Scruggs	Lorraine Scruggs	13318 E Don Julian Rd La Puente 91746

PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

Our opposition to the issuance of a conditional use permit (CUP) to Verizon Wireless to house a monopole facility at 510 Workman Mill Rd, La Puente, CA 91746 respectfully request that an alternative, less intrusive, site be consider to preserve the comfort, character, and valuation of the surrounding community.

The Petitioners therefore request that The Los Angeles County Department of Regional Planning

DENY Verizon Wireless a CUP to house their monopole facility at the subject location or any other site that results in similar or greater negative impacts.

NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Patricia Delgado	Patricia Delgado	708 VINEMEAD Dr. Whittier CA 90601
Juliet Velasco	Juliet Velasco	923 ARCIERO Dr. Whittier CA 90601
MICHAEL SALAS	Michael Salas	1358 FONTENOY AVE. WHITTIER, CA. 90601
Cecilia N. Hernandez	[illegible]	603 KARNS Ave La Puente 91746
Albert Hernandez	[illegible]	603 KARNS Ave La Puente 91746
RON ZANDI	[illegible]	855 VINEMEAD Dr. Whittier CA 90601
J. LUIS CEBALLOS	[illegible]	1212 HONSFORD AVE. WHITTIER CA. 90601
Dolores Barrenas	Dolores Barrenas	566 Peckham Dr LA PUENTE 91746
Jose Manriquez	Jose Manriquez	1055 Guinea Dr. Whittier, CA 90601
Penny Maciel	Penny Maciel	732 Vinemead Dr Whittier Ca 90601
MARTHA L. GARCIA	[illegible]	
Carlos Dib	[illegible]	652 Francine ct La Puente CA 91746

PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Diane Mihara	Diane Mihara	621 Pencin Dr Whittier CA 90601
AKIKO KANG	Akiko Kang	2317 Holford St. Whittier CA 90601
RACHAEL CERVENKA	Rachael Cervenka	1433 Belgreen Dr Whittier Ca 90601
Duncan McKee	Duncan McKee	738 S. 3rd Ave Avocado Hgts CA 91746
DAISIE CRISTOBAL SANCHEZ	[illegible]	9005 GUNN AVENUE, WHITTIER, CA 90605
VICENTE CRISTOBAL	Vicente Cristobal	12716 GROSSMONT DRIVE, WHITTIER, CA 90601
LORETTA CHASE	Loretta Chase	824 S. 3rd Avenue, La Puente, CA 91746
[illegible]	[illegible]	1978 W. 37th Drive LA CA 90018
Andy & Lilly Perez	Lilly Perez	911 Bardsdale Ave. Whittier, CA 90601
MANUEL AQUAYO	[illegible]	2124 N. MARIANNA AVE LA, CA 90032
Elizabeth Garcia	Elizabeth Garcia	433 S 4th Ave, La Puente, CA 91746
Yesenia C.	Yesenia C.	2325 Pearson Ave. Whittier

PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

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NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
PAUL GOMEZ	[illegible]	533 WORKMAN Mill
JIGAR MORENO	[illegible]	548 So. 5th Ave Avo. Heights
CECI BARASAS	[illegible]	404 S. 3rd Avenue, AVOCADO HEIGHTS CA 91746
Lupe Pinon	[illegible]	734. Forest View Ave La Puente 91746
[illegible]	[illegible]	2394-2D [illegible]
Anthony S. Bravo	[illegible]	1909 Los Padres Dr. Rowland Hts CA 91748
Alexander Sosa	[illegible]	845 S. 4th Ave, La Puente, CA 91746
DENTON LAMBINZO	[illegible]	13618 LOUMONS ST WHITTIER CA 90601
FERBIE LOMENZO	[illegible]	"
JOAQUIN CABRERA	[illegible]	9664 Wampler St, Pico Rivera CA 90660
Rosanna Cabrera	[illegible]	9664 Wampler St, Pico Rivera CA 90660
Rita Martinez	[illegible]	842 Francine Ct La Puente CA 91746

PETITION

To THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
The Petition of certain citizens of CALIFORNIA draws to the attention of the COUNTY OF LOS ANGLES

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The Petitioners therefore request that The Los Angeles County Department of Regional Planning

DENY Verizon Wireless a CUP to house their monopole facility at the subject location or any other site that results in similar or greater negative impacts.

NAME (Please print First and Last name)	SIGNATURE (Petitioner must sign his/her name)	ADDRESS (Please write full address)
Mick Sandoval	Mick Sandoval	642 Francine Ct La Puente CA 91746
Elizabeth Zavala	[illegible]	
Cynthia Perez	[illegible]	
Patricia Aguilar	Patricia Aguilar	416 Workman Mill Rd. La Puente CA 91746
Susana Zarate	Susana Zarate	416 Workman Mill Rd La puente CA 91746
Armida Corona	[illegible]	1334 main Ave La puente 91746
Martin Campos	Martin Campos	1330 main Ave Baldwin Park CA 91746
Claudia Nuñez	Claudia Nuñez	1330 main Ave La Puente CA 91746
Frank Rodriguez	[illegible]	↑ " "
Vanessa Hernandez	Vanessa Hernandez	↑ " "
Francisco Precido	[illegible]	↑ " "
Armando Zubia	[illegible]	8345 Craveil Ave

→

PETITION OPPOSING CUP TO VERIZON IN AVOCADO HTS

Jenny T. Sanchez	J. T. Sanchez	25217 Steinbeck Ave. Unit E Stevenson Ranch, CA 91381	has family in Avo Hts
Liz Gutierrez		539 S. 7th Ave La Puente CA 91746	
Eduardo C	Eduardo C	405 5th AVE La puente 91746	
Gloria Duran	Gloria Duran	2405 Innocente Ave, Rosemead, CA 91770	
Ruben Ayrapetyan		13434 Lourdes St Whittier, CA 90601	
Margaret Torras	Margaret Torras	1456 Greenwood Dr. Whittier, CA 90601	

2

Clean Air Coalition of
North Whittier and Avocado Heights
843 Caraway Drive, Whittier, Ca 90601 (626) 330-9365
E-Mail: northwhittier@gmail.com

September 4, 2014

Los Angeles County Department of Regional Planning
Attention: Michele Bush
320 W. Temple Street
Los Angeles, Ca 90012

Dear Michele Bush:

Re: Application CUP 201400033, 510 Workman Mill Road, Puente Zoned District, Installation of 35-Foot Monopine Wireless Telecommunication Facility - DENY

We are an organization consisting of long time residents (upwards of 50 years), returning adult children with their children and new families that have chosen to live here. We are trying to preserve the unique character of Avocado Heights which includes Bassett and North Whittier.

Deny Verizon's CUP application to house a monopine in the Ralphs shopping center and request that Verizon find an alternative and less intrusive location that will not be so close to residents.

We have a number of concerns. The monopine is proposed to be located in a dated shopping center that the community has struggled to keep litter, graffiti and crime-free. At present, the community is attempting to get the center upgraded. The monopine will create an eyesore to the people that shop there and the residents that live as close as 90 feet on Greendale and Allanwood. Nearby residents in Whittier Villas and the surrounding community are as close as 300 feet.

We are already a community inundated with negative cumulative impacts that include black dust, foul odor and noise:

- Freeway pollution (60, 10 and 605 freeways),
- Industries (Quemetco, two large volume Material Recovery Facilities).

Telecommunications installations of monopoles and monopines on Valley Blvd., 60 freeway and Workman Mill/Pellissier Place have all been installed a reasonable distance from permanent residents.

Locate this monopine somewhere else. Long term health risk to people in close proximity has not been conclusively researched. We have had enough unfair environmental burdens approved for the residents of Avocado Heights. Please do not consider another one for us.

Thank you for your attention to this matter.

Sincerely,

Marilyn Kamimura

Marilyn Kamimura, Chairperson

1

September 8,2014

TO LOS ANGELES COUNTY DEPT. OF Regional planning
attn. michele bush
fax. 213-8280434

From Clean Air Coalition North Whittier Avocado Heights
Marilyn Kamimura
ph. 626-3309365, must be turned on call first

MEMO

Including front cover three sheets.
Project description: R2014-00792-(1) Cup 201400033
510 Workman Mill Road within Puente Zoned District
Request to install 35 foot Monopine Wireless Telecommunication Facility

DENY

3

Clean Air Coalition of
North Whittier and Avocado Heights
843 Caraway Drive, Whittier, Ca 90601 (626) 330-9365
E-Mail: northwhittier@gmail.com

Teresa M. Aguilar

Theresa Guevara

Margaret Porras

Michi Dobashi

Rebecca Ibarra-Velez

Myrna Donnyay

Vickie Anderson

Michele Bush

From: donald dapper [ddapper@roadrunner.com]
Sent: Tuesday, September 30, 2014 10:05 AM
To: Michele Bush
Subject: project no. R2014-00792-(1)

We fully support the construction and maintenance of a new cell tower at 510 Workman Mill Rd, inside of Ralph's Shopping Center. We live 1/2 mile from this location and the cell phone reception has been very poor in our area. Any improvement as a result of the above project would be appreciated!
Mr. & Mrs. Donald Dapper

To: Michele Bush
Dept. of Reg. Planning

RECEIVED
OCT 06 2014
BY:

Dear Ms Bush -

The fake pine tree cell tower is not wanted in Avocado Heights. This is an agriculture zoned property. All of us here have farms, horses, goats, sheep & bee keepers. And families with kids

Put this 35' fake tree & the antennas, microwave dishes, generators, etc, that leaves the property owners with buzzing, noise and Radiation.

The worse part is these cell towers are not regulated - it is uncontrolled. If we just let this one in there will be more, if its not stopped now - it will be too late.

Studies show that when radiation levels increase in an enviroment, then white blood cells increase. And did you know children absorb more microwave radiation than adults because their skulls are thinner & smaller. These kids are our future.

It is stupid to think there is no health danger here. The bees die and are hurt and 75% of what we eat depends on honey bee pollination. These bees are our future.

There are cell tower popping up all over - and more to come. These towers post sign "Stay back from this antennas".

With this tower so close, like a bad neighbor, we'll have regular exposure to radiation which causes difficulty sleeping, depression, anxiety, irritability & much more.

Please - don't let this happen in our beautiful community.

NO Cell Towers

Sincerely,

Rose Rogaff
13740 Don Julian Rd.
Arcadia Hts.
Ca 91746

September 30, 2014

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
856 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES CALIFORNIA 90012 / (213) 974-4111

GLORIA MOLINA
SUPERVISOR, FIRST DISTRICT

October 17, 2014

Mr. Jesus Espinoza
Concerned Residents Avocado Heights
CROFAVH@yahoo.com

Dear Mr. Espinoza:

Thank you for your letter regarding the concerns of area residents regarding the cell tower proposed by Verizon to be located at 510 Workman Mill Road, Avocado Heights.

First of all, I can appreciate that residents have very legitimate concerns regarding the impact of such a large facility in this neighborhood. Area residents have worked hard to maintain the area's historic character and aesthetics. While ultimately the decision is under the jurisdiction of the Regional Planning Commission, I have directed my staff to make appropriate inquiries regarding your concerns. Several residents have written to express similar concerns and objections. As you know, the Commission staff is charged with making sure that the application meets all regulatory and technical requirements. However, community impact must also be considered in making these decisions. I have also directed my staff to attend and monitor the October 21st Department of Regional Planning (DRP) hearing and report back to me.

If you have specific questions about the hearing please contact DRP's Case Planner, Ms. Michele Bush at (213) 974-6435. If you need additional assistance please contact Ms. Suzanne Manriquez, my Senior Field Deputy at (626) 350-4500.

Sincerely,

GLORIA MOLINA
Supervisor, First District

GM/sm

Created in GIS-NET3

Printed: Aug 19, 2014

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Feet

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Brea, CA 92821
Main: (714)729-8404
Fax: (714)333-4441
web: www.core.us.com

Complete Set of Photographs- Verizon "Don Julian"

Verizon Wireless New Disguised Unmanned Wireless Facility
510 Workman Mill Road, La Puente, CA 91746
APN: 8112-022-024, 026 & 028

Photo Key Map

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1) Overall View (Shopping Center)

2) View of Site Access

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3) View from site looking NORTH

4) View from site looking EAST

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5) View from site looking SOUTH

6) View from site looking WEST