Hearing Officer Transmittal Checklist

Hearing Date
12/2/2014
Agenda Item No.
4

Project Number: R2014-00855-(5)
Case(s): Conditional Use Permit Case No. 201400034
Planner: Richard Claghorn

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

Reviewed By:

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

PROJECT NUMBER
R2014-00855-(5)

HEARING DATE
December 2, 2014

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201400034
Environmental Assessment No. 201400072

PROJECT SUMMARY

OWNER / APPLICANT
Michael and Lynn Gates/AT&T Mobility

MAP/EXHIBIT DATE
February 24, 2014

PROJECT OVERVIEW

The applicant, AT&T Mobility, is requesting a Conditional Use Permit ("CUP") to authorize a wireless telecommunications facility ("WTF") within the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) Zone. A CUP is required in the A-2 zone for radio towers, including WTFs, pursuant to Section 22.24.150 of the Los Angeles County Code. The WTF will consist of a 75 foot high monopine and an 11.5' x 20' equipment shelter surrounded by a CMU enclosure near the southwest corner of a lot with a single-family residence within the A-2-2 Zone and the Quartz Hill Zoned District.

LOCATION
2344 W. Ave. M-4, Palmdale

ACCESS
25th Street West

ASSESSORS PARCEL NUMBER(S)
3111-009-002

SITE AREA
2.09 Acres

GENERAL PLAN / LOCAL PLAN
Antelope Valley Areawide General Plan

ZONED DISTRICT
Quartz Hill

LAND USE DESIGNATION
Nonurban 1

ZONE
A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area)

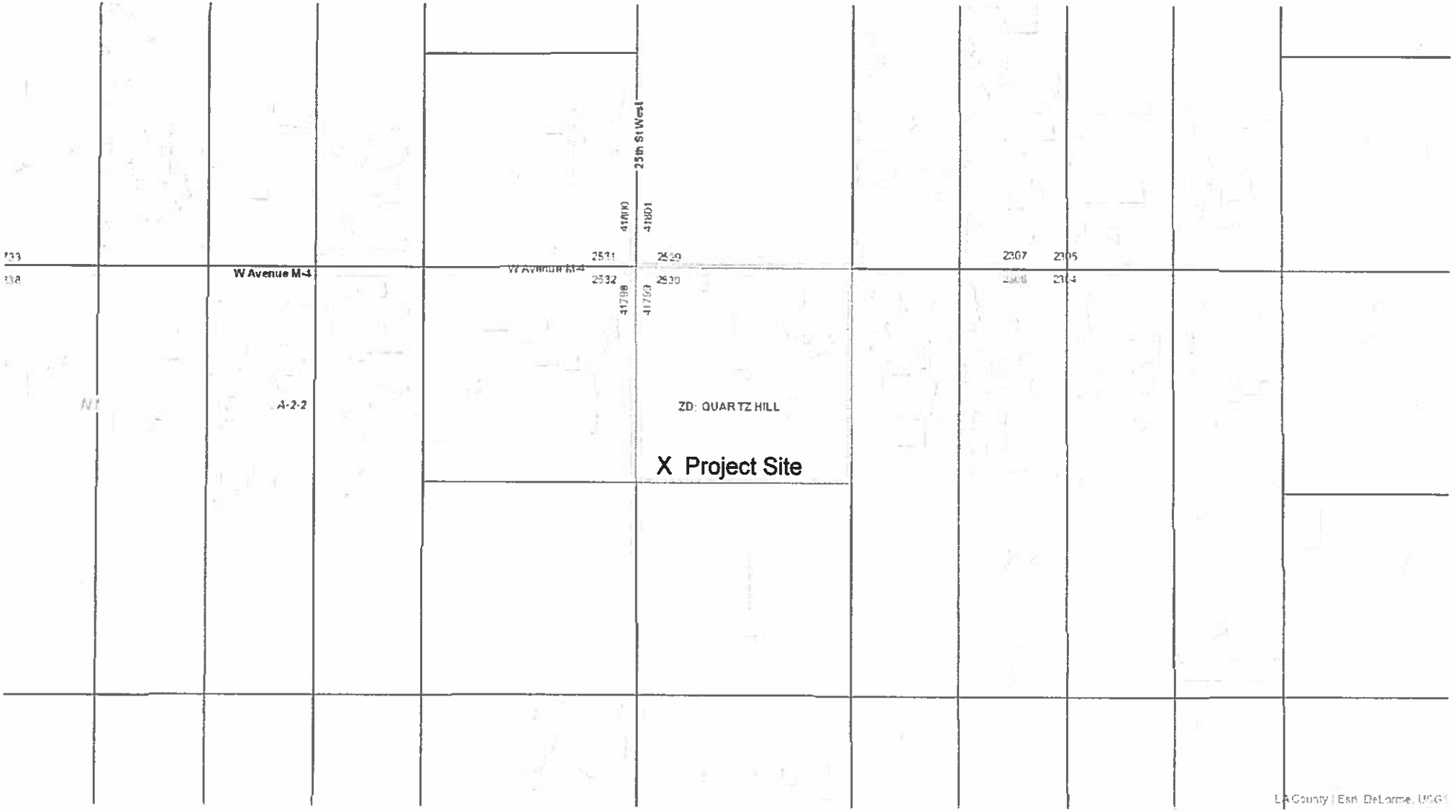
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT (CSD)
N/A	N/A	N/A

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

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.150 (A-2 Zone Uses Subject to Permit)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Richard Claghorn	(213) 974 – 6443	rclaghorn@planning.lacounty.gov


25th St West
W Avenue M-4
W Avenue M-4
2531
2532
2530
2307
2305
2304
A-2-2
ZD: QUARTZ HILL
X Project Site
LA County | Esri, DeLorme, USGS

ENTITLEMENTS REQUESTED

Conditional Use Permit ("CUP") for a new unmanned wireless telecommunications facility ("WTF") in the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.24.150.

PROJECT DESCRIPTION

The applicant, AT&T Mobility, is requesting a CUP to authorize a WTF within the A-2-2 Zone. A CUP is required in the A-2 zone for radio towers, including WTFs, pursuant to Section 22.24.150 of the Los Angeles County Code. The WTF will consist of a 75 foot high monopine and an 11.5' x 20' equipment shelter surrounded by a CMU enclosure at the southwest corner of a lot with a single-family residence within the A-2-2 Zone and the Quartz Hill Zoned District, Assessor's Parcel Number 3111-009-002 ("Project Site").

EXISTING ZONING

The subject property, located at 2344 West Avenue M-4, is zoned A-2-2 and has a net area of 2.09 acres.

Surrounding properties are zoned as follows:
North: A-2-2
South: A-2-2
East: A-2-2
West: A-2-2

EXISTING LAND USES

The subject property is developed with a single-family residence

Surrounding properties are developed as follows:
North: vacant land
South: single-family residences
East: single-family residences
West: single-family residences

PREVIOUS CASES/ZONING HISTORY

The subject property has been zoned A-2-2 since July 8, 1952. The residence on the site was built in 1986 according to Assessor's records. A Conditional Certificate of Compliance (CC 26910) was recorded on the subject property on February 13, 1985, and a clearance of conditions and correction for CC 26910 was recorded on July 24, 1985. There is no record of any other previous cases reviewed by the Department of Regional Planning on the subject property.

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 property is not in an environmentally sensitive area and the site is already developed. The addition of the proposed WTF will not substantially

alter the existing environment of the site and the proposed structures are small in area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt under CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The subject property is located within the N1 (Nonurban 1) land use category of the Antelope Valley Areawide General Plan ("AV Plan"). This designation is intended for low density residential uses of up to one unit per two acres. The proposed WTF is also consistent with the land use category.

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

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

  Cellular service is often used to make emergency calls. The proposed facility will ensure that such service is readily available in the area, and useable in the case of an emergency.

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

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

  AT&T is a licensee authorized by the Federal Communications Commission ("FCC") to provide wireless services in the region and to establish a network of WTFs in the metropolitan area and beyond. This facility will provide a benefit to the general public by significantly improving cell phone service in the vicinity and closing a significant gap in coverage. This will facilitate communications in the area and will increase public safety by allowing the public to contact emergency service providers much more quickly and easily than is currently possible in the area. It will help to improve the telecommunications infrastructure of the area and will benefit the large and growing number of users of cell phones. The improvement in service is consistent with the policies of the AV Plan.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Section 22.24.150 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-2, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities). The cell phone tower will be 75 feet in height, which is the maximum height allowed by this policy, and will be designed and camouflaged to appear as a pine tree, and at a distance will be similar in appearance to other existing trees in the vicinity, minimizing the visual impacts.

Site Visit

A site visit was conducted on July 17, 2014 by DRP staff. The site was found to be consistent with the site plan. Staff took photographs of the future WTF location.

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.

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 proposed facility is in compliance with all of the provisions of the County Code and Federal guidelines regarding Wireless Facilities. There are no activities that will produce excessive noise, odors, vibrations, heat, glare, or noxious and airborne emissions. The cellular site does not require water or sanitary facilities and generates no wastewater. The facility will comply with all applicable regulations, and will not be a public health, safety or general welfare hazard. The improved cell phone service in the area will be a benefit to area residents.

There is currently a coverage gap in the area where the Project site is located according to baseline coverage maps provided by AT&T. UMTS (Universal Mobile Telecommunications System) maps show that there are currently large areas of indoor signal coverage to the east of 20th Street West and west of 30th Street West. The area in between has mostly in-transit signal coverage with scattered areas of indoor signals and outdoor signals. A map showing UMTS coverage after the Project is operational shows that the entire surrounding area will have indoor signal coverage and a large gap will be filled. Separate maps showing LTE (Long-Term Evolution) coverage show a noteworthy expansion in the area covered by Indoor signals over a wide area surrounding the Project Site after the Project is in operation. Based on these coverage maps, the Project will significantly improve both UMTS and LTE service in the area.

The applicant performed an alternate site feasibility analysis. According to this analysis, the general search area in the vicinity of Avenue M-4 and 25th Street West of potential sites that were considered for this WTF consisted entirely of single-family residential properties less than five acres in size. Lines of site, coverage objectives, owner support, and location were important considerations. In all there were 17 potential sites in the vicinity that were considered, but some sites were rejected since they did not meet the coverage objectives or other criteria. For some of the sites there were concerns by property owners about limitations on future development on their parcels, pending property sales, access issues or other concerns. The Project Site was found to be the most suitable available location in the area that was analyzed by the permittee. The southwest corner of the Project Site was chosen because it maximized the owner's use of the property, minimized the area occupied by equipment, had easy access to the adjoining street, and was the preferred location on the property by the permittee.

The design analysis of the WTF was driven by local zoning requirements and the technical requirements of the network. The permittee has stated that the height proposed (75 feet) is essential for signal performance and network integrity. According to the permittee, the least visually intrusive design option is a stealth monopine to blend in with the trees planted near the homes nearby. The permittee provided photo simulations showing the existing conditions of the project site from three different angles and simulations showing the same views with the proposed monopine. Although the visual analysis is necessarily subjective, Department of Regional Planning ("DRP") staff believes that the proposed monopine will not have a significant negative visual impact based on the photo simulations.

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 WTF will be in compliance with setback requirements. The parcel is adequate in size for the current use on the parcel and the new WTF, with an area of over two acres. The WTF lease area is 800 square feet, so it will occupy less than one percent of the lot area. It is located near the southwest corner of the subject property to minimize the impacts to the existing residence on the site. It will be located at least 140 feet from any neighboring residence, and the cell tower camouflaged as a pine tree will visually fit in with the surrounding area.

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 pedestrian, bicycle, and vehicle traffic such use would generate; and*
2. *By other public or private service facilities as are required.*

The proposed facility is located adjacent to 25th Street West. The existing service facilities in the area are adequate to accommodate this use, and the new WTF use will not burden the existing infrastructure. The WTF will be unmanned and will not increase traffic. Occasional routine maintenance visits approximately once per month are the only trips that will be generated by the use once it is operational.

Neighborhood Impact/Land Use Compatibility

The proposed WTF design is appropriate for the site and area. The facility will be visible from surrounding locations, but since it will be camouflaged and designed to appear as a pine tree, it will largely blend into the surroundings and will not have a significant visual impact. Equipment will be located within a small shed adjacent to the monopine.

DRP staff believes that the WTF will not be detrimental to the surrounding community. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. This WTF will enable emergency phone calls and will improve communications, providing a benefit to the neighborhood residents and emergency personnel, such as the County Fire and Sheriff's Departments. A neighboring property owner has expressed opposition to the Project because he believes it will negatively impact the neighborhood and would be better at a different location farther away from residences. However, the Project Site is the most suitable location for the facility based on the needs of the network, according to the site analysis done by the applicant.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Fire Department Fire Prevention Division-Land Development Unit cleared this project for public hearing.

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. All neighboring property owners within 1,000 feet of the Project Site were notified by mail, including 61 different owners. Additionally, the case materials were available on Regional Planning's website and at the Quartz Hill Library. A total of 10 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Quartz Hill Zoned District.

PUBLIC COMMENTS

Staff has received comments from one neighboring property owner at this time. The neighbor believes this facility is not suitable for the neighborhood and that a different

location should be used for the facility. The neighbor's comments about the Project have been verbal and have not been submitted to DRP in writing 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 R2014-00855 – (5), Conditional Use Permit Number RCUP 201400034, 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 201400034 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Richard Claghorn, Planner, Zoning Permits North 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

PMC:rwc
11/17/14

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00855-(5)
CONDITIONAL USE PERMIT NO. 201400034

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on November 4, 2014, in the matter of Project No. R2014-00855-(5), Conditional Use Permit No. 201400034 ("CUP").

2. The applicant, AT&T Mobility ("permittee"), is requesting a CUP to authorize a new unmanned wireless telecommunications facility ("WTF") ("Project"), on a site located within the A-2-2 (Heavy Agricultural, Two Acre Minimum Required Lot Area) Zone ("Project Site") in the Quartz Hill Zoned District pursuant to Section 22.24.150 of the Los Angeles County Code.

3. The Project Site is a 2.09 acre parcel developed with a single-family residence with an address of 2344 West Avenue M-4. It has an Assessor's Parcel Number (APN) of 3111-009-002. The topography of the Project Site is flat.

4. The Project Site is located within the Quartz Hill Zoned District and is currently zoned A-2-2.

5. The Project Site is located within the Nonurban 1 land use category of the Antelope Valley Areawide General Plan ("Community Plan") Land Use Policy Map. This designation is intended for low density residential uses of up to one unit per two acres. The existing residence and the proposed WTF are consistent with the land use category.

6. Surrounding Zoning includes:

North: A-2-2
South: A-2-2
East: A-2-2
West: A-2-2

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

North: vacant land
South: single-family residences
East: single-family residences
West: single-family residences, vacant land

8. The Project Site is accessible from 25th Street West and West Avenue M-4. The WTF is accessible from 25th Street West and the residence is accessible from West Avenue M-4.

9. The County Fire Department cleared the Project for public hearing on May 30, 2014. There were no requirements or conditions from the Fire Department.

10. 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 involves the establishment of a facility that is less than 2,500 square feet in area and no substantial impacts to the environment are proposed.

11. 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 hearing by mail, newspaper, and property posting.

12. Staff has received verbal comments from one neighbor in opposition to the Project.

13. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*

14. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The Project is located within the Antelope Valley Areawide General Plan ("Community Plan"), a component of the General Plan. Both the General Plan and the Community Plan contain policies to ensure compatibility of development with the surrounding area.

15. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project. General Plan Public Services Policy 58 reads: *"Maintain high quality emergency response services."* Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available in the area, and useable in the case of an emergency. The modifications to the existing WTF will improve the quality of service and improve emergency response capability.

16. The Hearing Officer finds that the following policy of the Community Plan is applicable to the proposed project. Policy 29 of the Community Plan, regarding Adequacy of Public Services, reads: *"Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth."* This facility will provide a benefit to the general public by significantly improving cell phone service in the vicinity and closing a significant gap in coverage. This will facilitate communications in the area and will increase public safety by allowing the public to contact emergency service providers much more quickly and easily than is currently possible in the area. It will help to improve the telecommunications infrastructure of the area and will benefit the large and growing number of users of cell phones. The improvement in service is consistent with the policies of the Community Plan.

17. The Hearing Officer finds that the proposed use is consistent with the A-2 zoning classification. Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Section 22.24.150 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-2, provided that a CUP is first obtained.

18. The Hearing Officer finds that the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010 ("WTF Policy Memo"). The cell phone tower will be 75 feet in height, which is the maximum height allowed by this policy, and will be designed and camouflaged to appear as a pine tree, and at a distance will be similar in appearance to other existing trees in the vicinity, minimizing the visual impacts.

19. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 of the County Code.

20. The Hearing Officer 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. The proposed facility is in compliance with all of the provisions of the County Code and Federal guidelines regarding Wireless Facilities. There are no activities that will produce noise, odor, vibration, heat, glare, or noxious and airborne emissions. The cellular site does not require water or sanitary facilities and generates no wastewater. The facility will comply with all applicable regulations, and will not be a public health, safety or general welfare hazard.

21. The Hearing Officer finds that based on the coverage maps, the Project will significantly improve both UMTS and LTE service in the area. The improved cell phone service in the area will be a benefit to area residents.

22. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. The WTF will be in compliance with setback requirements. The parcel is adequate in size for the current use on the parcel and the new WTF, with an area of over two acres. The WTF lease area is 800 square feet, so it will occupy less than one percent of the lot area. It is located near the southwest corner of the subject property to minimize the impacts to the existing residence on the site. It will be located at

least 140 feet from any neighboring residence, and the cell tower camouflaged as a pine tree will visually fit in with the surrounding area.

23. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The proposed facility is located adjacent to 25th Street West. The existing service facilities in the area are adequate to accommodate this use, and the new WTF use will not burden the existing infrastructure. The WTF will be unmanned and will not increase traffic. Occasional routine maintenance visits approximately once per month are the only trips that will be generated by the use once it is operational.

24. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.

25. The Hearing Officer finds that 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. All neighboring property owners within 1,000 feet of the Project Site were notified by mail on August 28, 2014, including 61 different owners. Additionally, the case materials were available on Regional Planning's website and at the Quartz Hill Library. A total of 10 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Quartz Hill Zoned District.

26. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER 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 HEARING OFFICER:

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); and

2. Approves Conditional Use Permit No. 201400034, subject to the attached conditions.

ACTION DATE: December 2, 2014

PMC:rwc
November 17, 2014

c: Hearing Officer, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00855-(5)
CONDITIONAL USE PERMIT NO. 201400034

PROJECT DESCRIPTION

This grant authorizes a new unmanned wireless telecommunications facility ("WTF") including a 75 foot high monopine and an 11.5' x 20' equipment shelter surrounded by a block wall enclosure near the southwest corner of a lot with a single-family residence. This grant is 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 December 2, 2029**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code 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 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 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 **February 2, 2015.**

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 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.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the new unmanned wireless telecommunications facility ("WTF") including a 75 foot high monopine and an 11.5' x 20' equipment shelter surrounded by a block wall enclosure near the southwest corner of a lot with a single-family residence.

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. The maximum height of the facility shall not exceed 75 feet above grade.

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

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

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

37. 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.

38. Appurtenant equipment boxes shall be screened or camouflaged.

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.
See Additional Attached Page
B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
See Additional Attached Page
C. That the proposed site is adequately served: 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
See Additional Attached Page

CUP Burden of Proof Form:
Attached Additional Pages

AT&T Mobility
Site Number: CLV6416
Site Address: 2344 West Avenue M4, Palmdale, CA 93551
APN: 3111-009-002

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 facility is compatible with the current use of the property. The use will not adversely affect surrounding residents or workers in the enjoyment of their health, peace, comfort or welfare. In search of the ideal candidate to place a wireless facility, I had conversations with 17 property owners in the direct vicinity of the subject property. The responses I received from these owners were one of genuine excitement for three reasons. First, they shared that having good phone coverage in the area would make their lives a lot easier, provide more enjoyment, and more freedom and flexibility. Secondly, having wireless coverage actually increases the value of their property and neighborhood. Having good wireless coverage is something people look for when buying a home. Lastly, they were very interested in the possibility of having the actual facility on their property. I heard more than once, "I definitely have the room in the back of my property". The parcels in this area consist of homes built on 2.5 to 5 acres of bare dirt. The roads are dirt and the yards are dirt. Having a fake 75-foot pine tree may arguably improve the skyline. The equipment enclosure is screened from below. In addition, the facility will not increase noise, odor or vibration. The proposed facility is unmanned and will not be materially detrimental to properties in the vicinity or constitute a menace.

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 facility location is on a portion of an existing parcel with no other uses. The facility generates only infrequent periodic maintenance visits. The area taken by the proposed facility is a small fraction of the parcel. No parking or loading area beyond the access drive is needed. The parcel shape and size are adequate to accommodate the facility. The placement on the site is designed to maximize the screening of the facility and make it the least visually intrusive design possible. The property location and the siting of the facility is such that it is integrated with the surrounding area.

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 facility location is accessed from a paved road. As the facility generates nothing more than a routine maintenance visit every month or so, there are no significant traffic-related impacts and the existing roadway system is sufficient to accommodate the facility. The necessary public utilities for this use are on site and are adequate.

Conditional Use Permit

CLV6416

2344 West Avenue M4, Palmdale, CA 93551
(APN: 3111-009-002)

Owners: Michael and Lynn Gates
Applicant: AT&T Mobility
Representative: James Ireys

Wireless Telecommunication Facility
Site and Design Analysis Statement

Site Analysis – Alternative Site Feasibility:

In the course of determining the best location for this facility, the site analysis team (leasing, zoning, utilities and structural design professionals) began by using the information generated by the radio-frequency engineer's technical specifications for the needs and objectives of the network in this area. Those specifications are location dependent, i.e., there is a limited geographic area within which the team must search.

Based first on the jurisdiction's policies and requirements and design criteria and then the technical requirements of the network, the zoning team member determines the jurisdiction's most desired location for the facility. With that information in hand, the leasing team member seeks out property owners and landlords that are amenable to placement of the facility on their land. The utility and structural team members help determine if the amenable landlord's property is a feasible location for the facility. This process of the narrowing down of options based on these often-competing needs have led the team to conclude that the subject property, location and design is the least visually intrusive, and most accessible site that also provides a fulfillment of the technical requirements for the network in closing a significant gap in coverage.

No co-location opportunity was identified close to the coverage objective or the search area reasons:

The general search area consisted entirely of 2.5 to 5 acre Single Family Residential properties. Siting of the facility requires consideration of certain lines-of-sight into the coverage and service objectives. Given the size of the residential lots in the surrounding area, the team identified multiple parcels near the intersection of 25th Street W and Avenue M-4 that could physically meet the coverage objective. These surrounding parcels that had some of the desirable traits were investigated for this facility but were rejected for the following reasons:

- **3111-008-028:** The Property Owner was originally agreeable but chose to decline citing his desire to sell the undeveloped vacant residential parcel without the encumbrances of a wireless telecommunication facility limiting any future development.

- **3111-006-016:** Similar situation as above. The owner was originally very interested. This is a vacant residential parcel directly across the street. They too are selling their parcel. The team and the property owner agreed that it would be better for all parties to choose a candidate that had already been developed and not in the middle of being sold.
- **2532 W Avenue M-4, Palmdale APN: 3111-006-013:** The Property Owner was very interested and excited about the chance to have a cell site on his property however there were access issues. In addition to the access issues the property owner was not agreeable to the basic of Lease terms..
- **2819 W Avenue M-4, Palmdale APN: 3111-007-023**: The Property Owner was very interested. This candidate was rejected by the RF Engineers for not being able to meet the coverage objective as well as the other candidates located near the epicenter of the coverage objective.

The facility is located on the subject parcel in a way that maximizes the use of the owner's property. The property owner required that the site be placed in the Southwest corner of the lot and the RF Engineers preferred it as well. All in all, the team identified 17 potiential candidates and though not all of their properties fit the criteria, every property owner was excited that this AT&T site was coming to the area.

Design Analysis:

The visual design of wireless telecommunication facilities are driven by two factors:

- The desired design requirements of a community as expressed through the local zoning ordinance and plans, and
- The technical requirements of the network.

For the subject facility, the technical requirements of the network narrowed the design options to a small area. Within this area, the height proposed is essential for the signal performance and network integrity. The least visually intrusive design option is a stealth monopine to blend with the trees planted near the homes of the subject facility and other surrounding properties.. The greater part of the visual environment at this location is large 2.5 to 5 acre parcels with trees planted near the homes. Therefore, the smallest visual intrusion for this facility is the stealth monopine design that also meets the technical requirements of the network.

CLV6416

GATES

2344 West Avenue M4 Palmdale CA 93551

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Location ©2014 Google Maps

Existing

Proposed Looking southwest from West Avenue M4

Accuracy of photo simulation based upon information provided by project applicant.

CLV6416

GATES

2344 West Avenue M4 Palmdale CA 93551

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Location ©2014 Google Maps

Existing

Proposed Looking southeast from West Avenue M4

Accuracy of photo simulation based upon information provided by project applicant.

CLV6416

GATES

2344 West Avenue M4 Palmdale CA 93551

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3

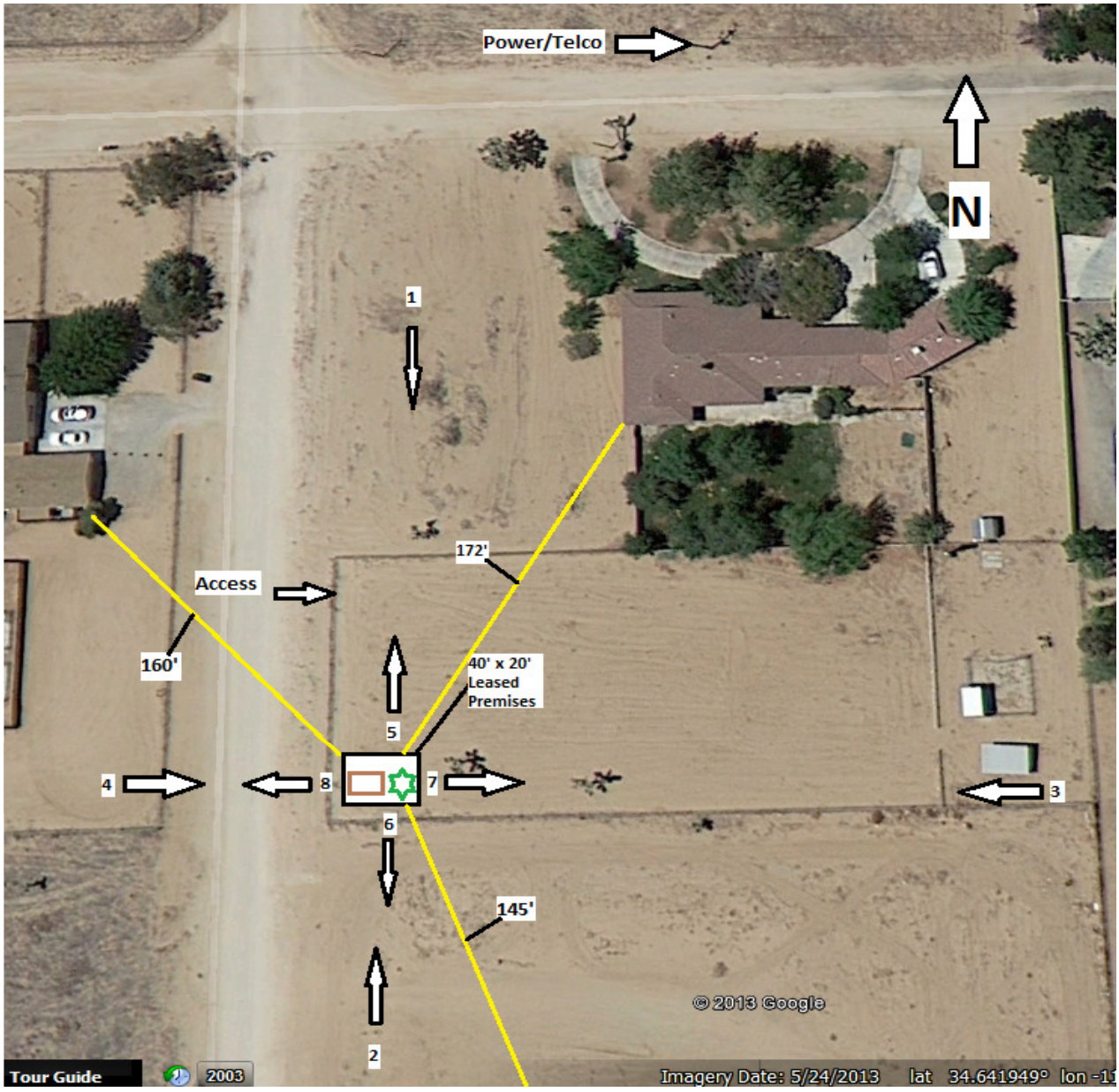
Location ©2014 Google Maps

Existing

Proposed Looking north from 25th Street West

Accuracy of photo simulation based upon information provided by project applicant.

Photo Sheet Key Map - AT&T Site CLV6416



Directional Photos of Site (PAGE 1 of 6)

1.

VIEW OF SITE FROM NORTH

2.

VIEW OF SITE FROM SOUTH

Directional Photos of Site (PAGE 2 of 6)

3.

VIEW OF SITE FROM EAST

4.

VIEW OF SITE FROM WEST

Directional Photos of Site (PAGE 3 of 6)

5.

VIEW FROM SITE LOOKING NORTH

6.

VIEW FROM SITE LOOKING SOUTH

Directional Photos of Site (PAGE 4 of 6)

7.

VIEW FROM SITE LOOKING EAST

8.

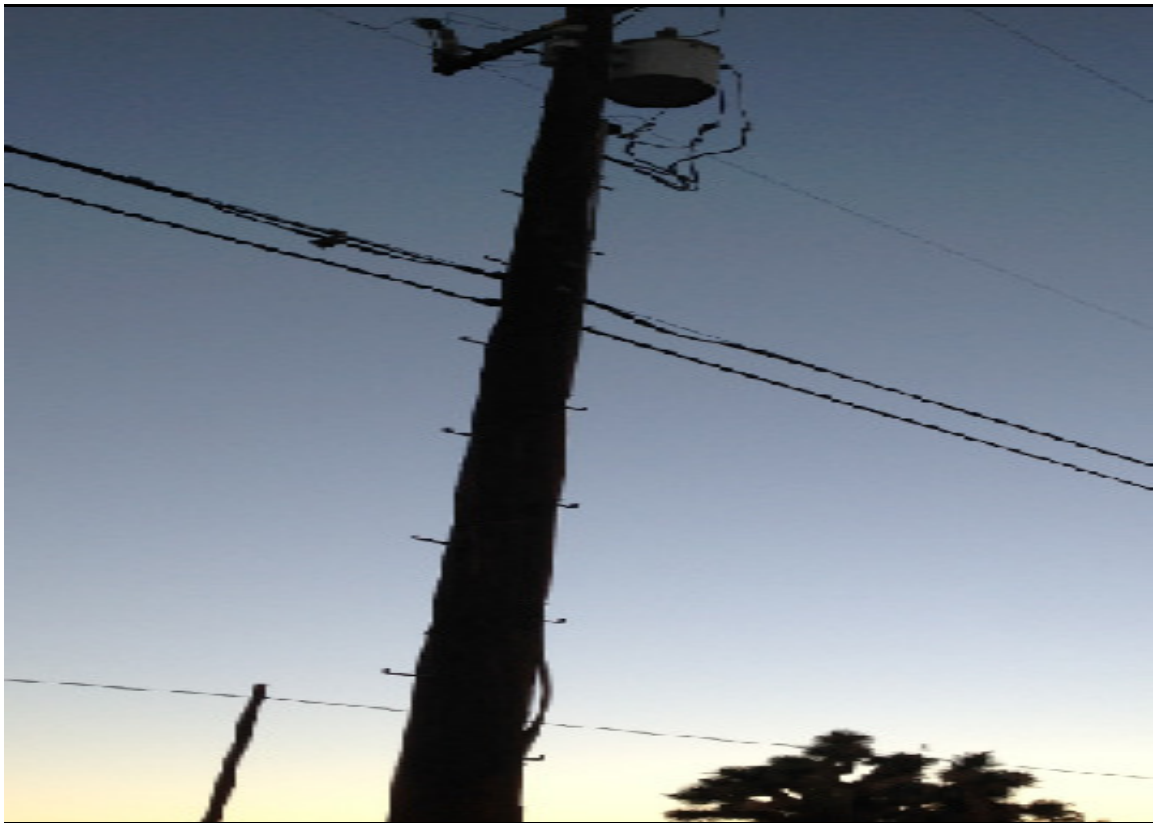
VIEW FROM SITE LOOKING WEST

Directional Photos of Site (PAGE 5 of 6)

VIEW OF PROPOSED EQUIPMENT LOCATION

VIEW OF SITE ACCESS

Directional Photos of Site (PAGE 6 of 6)



VIEW OF AVAILABLE TELCO

VIEW OF AVAILABLE POWER

Created in GIS-NET3

R2014-0855 Vicinity Map

Printed: Sep 10, 2014

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N

0 500

Feet

SITE NUMBER: CLV6416
SITE NAME: GATES

DRAWING INDEX (ZONING)

REV.		
T01	TITLE SHEET	1
A01	SITE PLAN & PARTIAL ENLARGED SITE PLAN	1
A02	EQUIPMENT & ANTENNA LAYOUT PLANS	1
A03	ELEVATIONS	1
A04	ANTENNA & RRU EQUIPMENT TABLES	1
B01	TOPOGRAPHIC SURVEY	1
B02	TOPOGRAPHIC SURVEY	1

CODE COMPLIANCE

** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

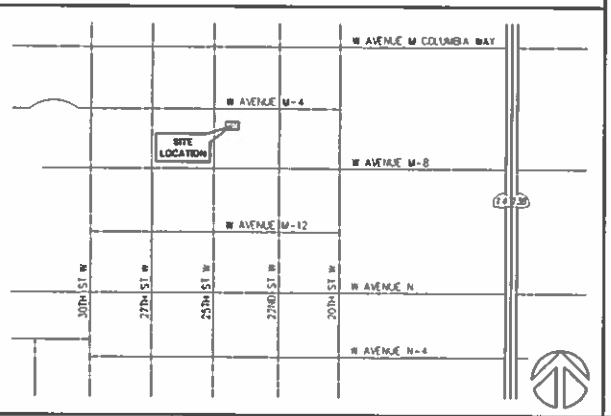
1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)
7. 2013 CALIFORNIA GREEN CODE
8. 2013 CALIFORNIA REFERENCES STANDARDS CODE

DIRECTIONS

DRIVING DIRECTIONS FROM AT&T WIRELESS CERRITOS

FROM AT&T CERRITOS OFFICE (12900 PARK PLAZA DRIVE, CERRITOS, CA 90703).
1. START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE
2. TURN LEFT ONTO SHOEMAKER AVE
3. TURN LEFT ONTO ARTESIA BLVD
4. MERGE ONTO CA-91 W
5. MERGE ONTO I-605 N TOWARD ALONDRA BLVD
6. MERGE ONTO I-5 N TOWARD LOS ANGELES
7. KEEP RIGHT TO TAKE I-5 N TOWARD SACRAMENTO / SANTA MONICA
8. KEEP RIGHT TO TAKE I-5-TRUCK N TOWARD CA-14 N
9. MERGE ONTO CA-14 N TOWARD PALMDALE / LANCASTER
10. TAKE THE AVENUE N EXIT, EXIT 39
11. TURN LEFT ONTO W AVENUE N
12. TURN RIGHT ONTO 20TH ST W
13. TAKE THE 3RD LEFT ONTO W AVENUE M-4 (PORTIONS UNPAVED)
14. 2344 W AVENUE M4 IS ON LEFT

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:
1. (1) MONOPINE
2. (12) ANTENNAS ON MONOPINE
3. (24) REMOTE RADIO UNITS AND (4) DC SURGE SUPPRESSORS AT ANTENNA LEVEL
4. 20'x40' CMU ENCLOSURE AT GROUND LEVEL
5. PRE-FABRICATED EQUIPMENT SHELTER INSIDE CMU ENCLOSURE
6. (1) GPS ANTENNAS MOUNTED ON EQUIPMENT SHELTER
7. POWER, TELCO AND FIBER RUNS

SITE ADDRESS:	2344 WEST AVENUE M4 PALMDALE, CA 93551	APPLICANT:	AT&T MOBILITY SERVICES 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
PROPERTY OWNER:	MICHAEL AND LYNN GATES	CONTACT PHONE:	RENA BOUDACHAN (562) 207-8487
ADDRESS:	2344 WEST AVENUE M4 PALMDALE, CA 93551	SITE ACQUISITION PHONE:	JIMMY KREYS (949) 813-9234
PHONE:	(310) 244-4543	ZONING PHONE:	JIMMY KREYS (949) 813-9234
BUILDING SUMMARY:			
OCCUPANCY:	U (UNMANNED TELECOM)	RF ENGINEER PHONE:	JIMMY DIAZ (805) 340-0002
TYPE OF CONSTRUCTION	V-B		
LEASE AREA:	800 SQ FT		
ZONING:	A-2-2 (HEAVY AGRICULTURE)		
JURISDICTION:	COUNTY OF LOS ANGELES		
LATITUDE (NAD83)	34° 38' 28.79" N		
LONGITUDE (NAD83)	118° 10' 26.76" W		
ELEVATION (NAVD88)	2544' A.M.S.L.		
APN:	3011-009-002		
ACCESSIBILITY REQ'D:	UNMANNED TELECOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED		

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING

VelaTera
7431 LAMPSON AVENUE
GARDEN GROVE, CA 92841

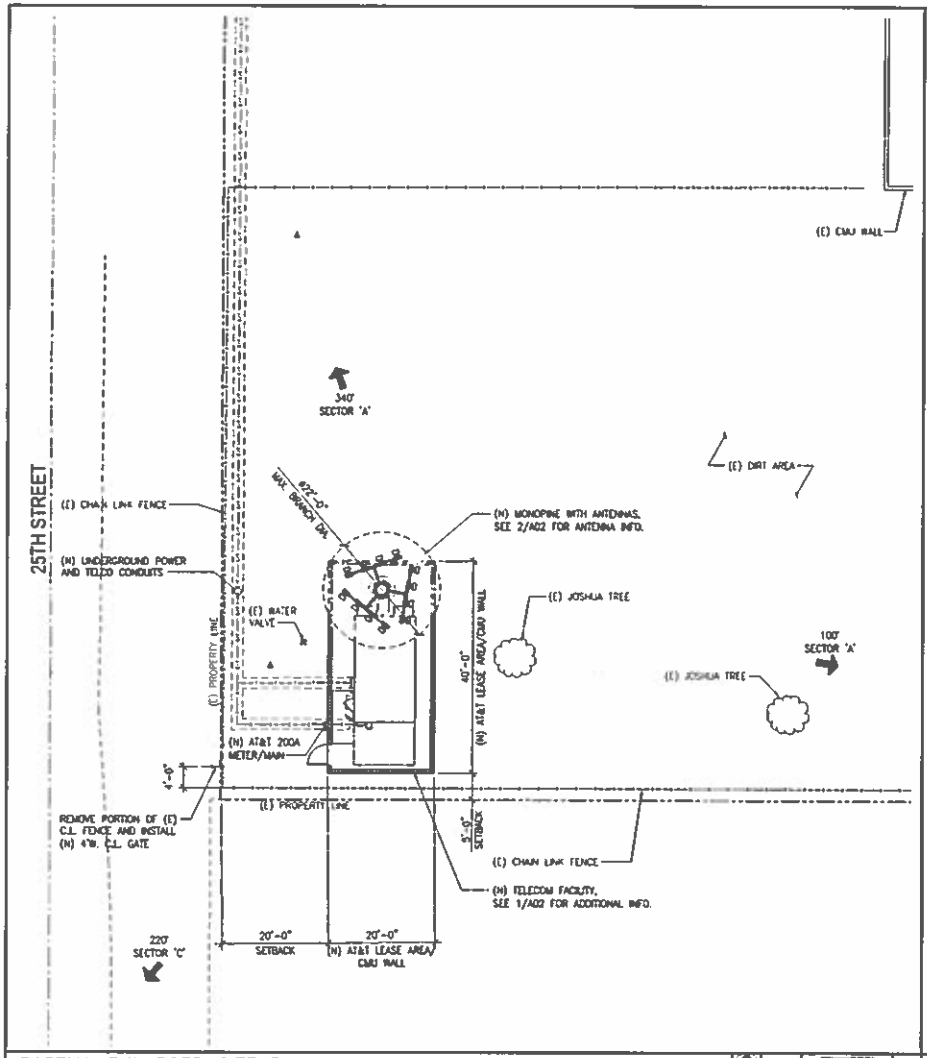
CLV6416
GATES
2344 WEST AVENUE M4
PALMDALE, CA 93551

at&t Mobility
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

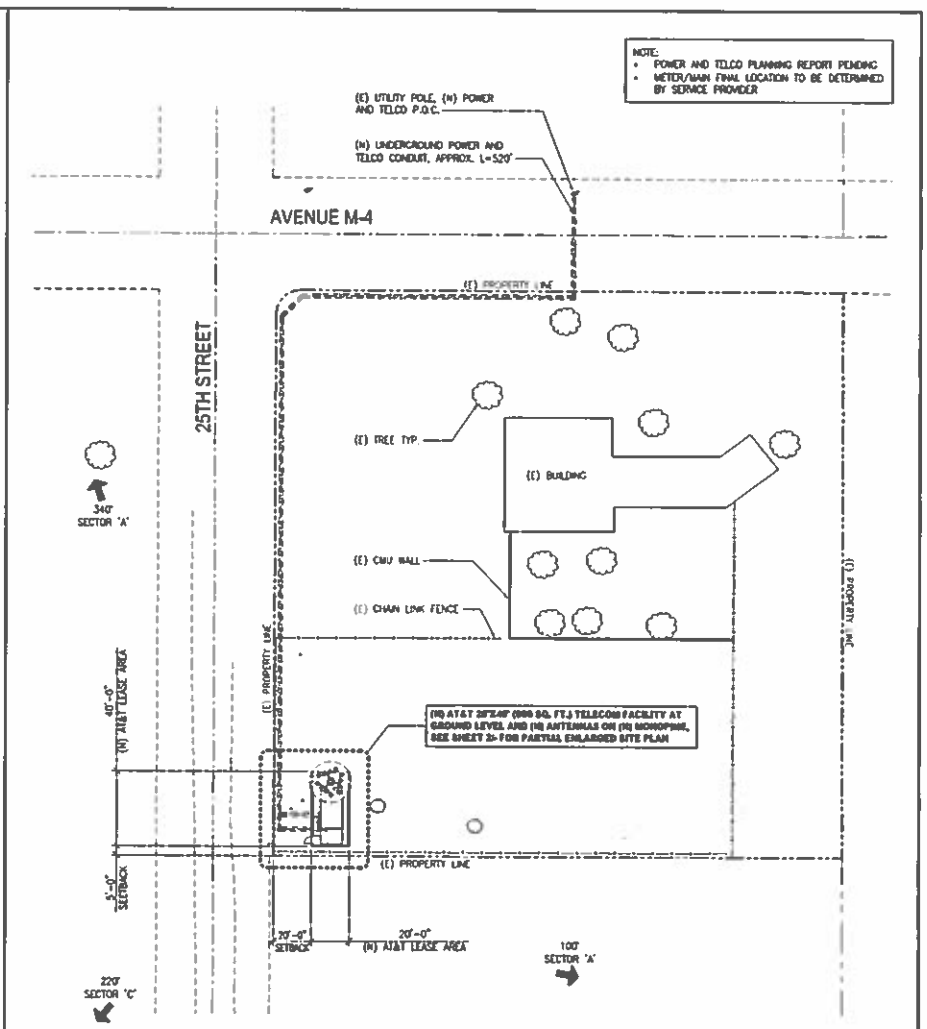
NO	DATE	REVISIONS	BY	CHK	APP'D
1	07/28/16	LEASE AREA CHANGE PER SITEWORKS	FY	BDH	DHZ
D	03/07/16	RE-ISSUED FOR ZONING APPROVAL (100% ZD)	FY	BDH	DHZ
A	02/24/16	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FY	BDH	DHZ

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: TITLE SHEET
SHEET NUMBER: T01



PARTIAL ENLARGED SITE PLAN



SITE PLAN

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VelaTera
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CLV6416
GATES
2344 WEST AVENUE M4
PALMDALE, CA 93551

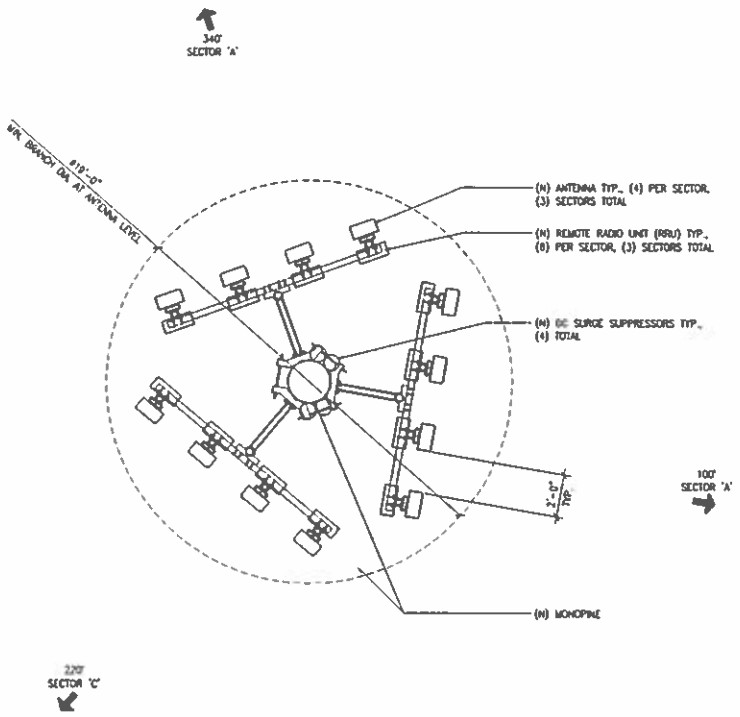
at&t
12555 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO	DATE	REVISIONS	BY	CHK
C	07/28/16	LEASE AREA CHANGE PER SETBACKS	FS	BCH DKO
B	03/07/16	ISSUED FOR ZONING APPROVAL (100% ZD)	FS	BCH DKO
A	02/24/16	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FS	BCH DKO

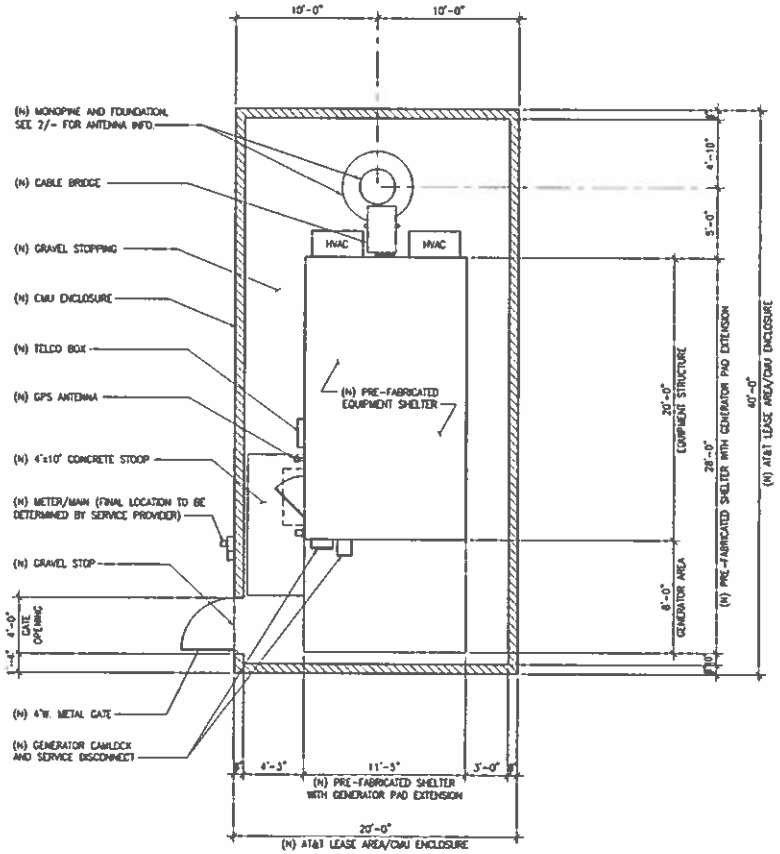
SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: SITE PLAN & PARTIAL ENLARGED SITE PLAN

SHEET NUMBER: A01



ANTENNA LAYOUT PLAN



EQUIPMENT AREA PLAN

1	07/28/16	LEASE AREA CHANGE PER SETBACKS	FV	BDK	DKZ
0	05/27/16	ISSUED FOR ZONING APPROVAL (CDOR ZD)	FV	BDK	DKZ
A	02/29/16	ISSUED FOR ZD REVIEW AND COMMENT (NCR ZD)	FV	BDK	DKZ
NO	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN | DESIGNED | DRAWN

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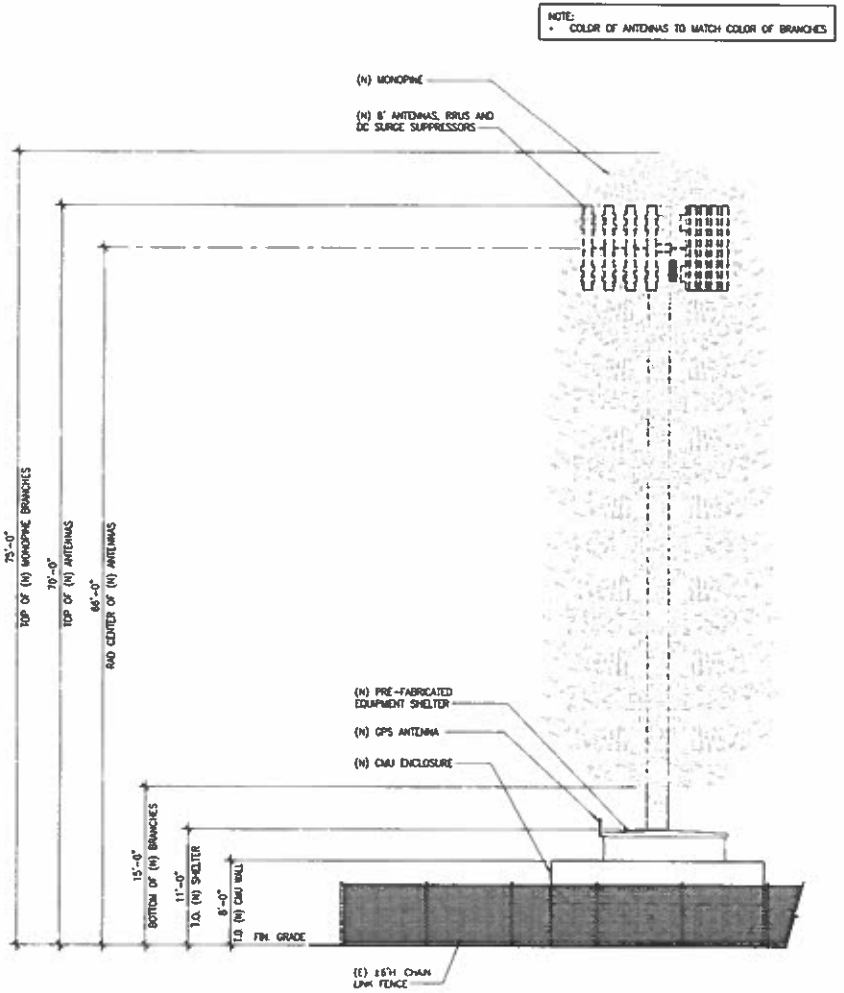
GARDEN GROVE, CA 92841

CLV6416
GATES
2344 WEST AVENUE M4
PALMDALE, CA 93551

at&t
12800 PARK PLAZA DRIVE
CERRITOS, CA 90703

SHEET TITLE: EQUIPMENT & ANTENNA LAYOUT PLANS

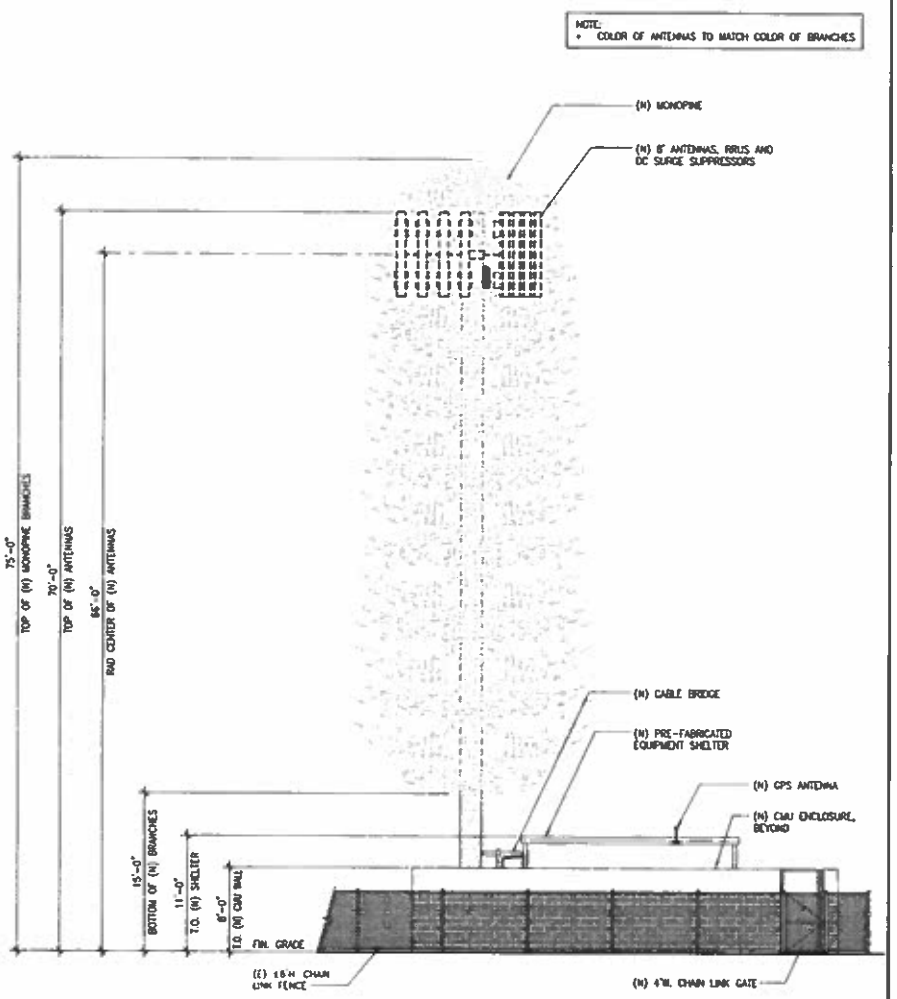
SHEET NUMBER: A02



SOUTH ELEVATION

SCALE: 1/16"=1'-0" 0 1' 2' 4'

2



WEST ELEVATION

SCALE: 1/16"=1'-0" 0 1' 2' 4'

1

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CLV6416
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2344 WEST AVENUE M4
PALMDALE, CA 93551

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO	DATE	REVISIONS	BY	CHK	APP'D
1	07/28/14	...EASE AREA CHANGE PER SETBACKS	FV	BDH	DHD
B	03/07/14	ISSUED FOR ZONING APPROVAL [illegible]	FV	BDH	DHD
A	02/24/14	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FV	BDH	DHD

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A03

NOT USED SCALE: N.T.S. 7

NOT USED SCALE: N.T.S. 5

REMOTE RADIO UNITS (ARU'S)							
SECTOR		RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN CLEARANCES		
					ABOVE	BELOW	SIDES
SECTOR "A"	A1	UP	2	<12'	18"	8"	8"
	A2	UP	2	<12'	18"	8"	8"
	A3	UP	2	<12'	18"	8"	8"
	A4	UP	2	<12'	18"	8"	8"
SECTOR "B"	B1	UP	2	<12'	18"	8"	8"
	B2	UP	2	<12'	18"	8"	8"
	B3	UP	2	<12'	18"	8"	8"
	B4	UP	2	<12'	18"	8"	8"
SECTOR "C"	C1	UP	2	<12'	18"	8"	8"
	C2	UP	2	<12'	18"	8"	8"
	C3	UP	2	<12'	18"	8"	8"
	C4	UP	2	<12'	18"	8"	8"

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO AT&T 'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									
SECTOR		PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
			AIR or NON-AIR	SIZE (8')			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE
SECTOR "A"	A1	LTE	HEX	8'	100	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	A2	LTE	HEX	8'	100	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	A3	UMTS	HEX	8'	100	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	A4	LTE	HEX	8'	100	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
SECTOR "B"	B1	LTE	HEX	8'	220	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	B2	LTE	HEX	8'	220	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	B3	UMTS	HEX	8'	220	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	B4	LTE	HEX	8'	220	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
SECTOR "C"	C1	LTE	HEX	8'	340	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	C2	LTE	HEX	8'	340	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	C3	UMTS	HEX	8'	340	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)
	C4	LTE	HEX	8'	340	66'-0"	<12'	LDF4 (1/2")	+/- 100' (AWG #8)

ANTENNA & RRU EQUIPMENT TABLES SCALE: N.T.S. 1

NOT USED SCALE: N.T.S. 8

NOT USED SCALE: N.T.S. 6

NOT USED SCALE: N.T.S. 4

NOT USED SCALE: N.T.S. 2

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING

VeloTera
7431 LAMPSON AVENUE
GARDEN GROVE, CA 92841

CLV6416
GATES
2344 WEST AVENUE M4
PALMDALE, CA 93551

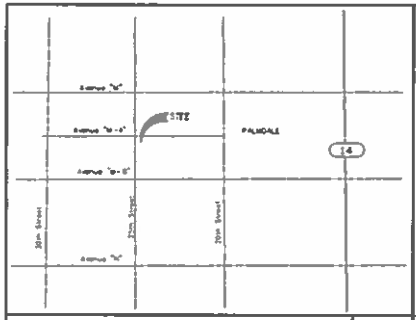
at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO	DATE	REVISIONS	BY	CHK	APP'D
1	07/28/14	LEASE AREA CHANGE PER SETBACKS	FV	BCH	DKD
0	03/07/14	ISSUED FOR ZONING APPROVAL (100% ZD)	FV	BCH	DKD
A	02/14/14	ISSUED FOR ZD REVIEW AND COMMENT (80% ZD)	FV	BCH	DKD

SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE: ANTENNA & RRU EQUIPMENT TABLES

SHEET NUMBER: A04



VICINITY MAP

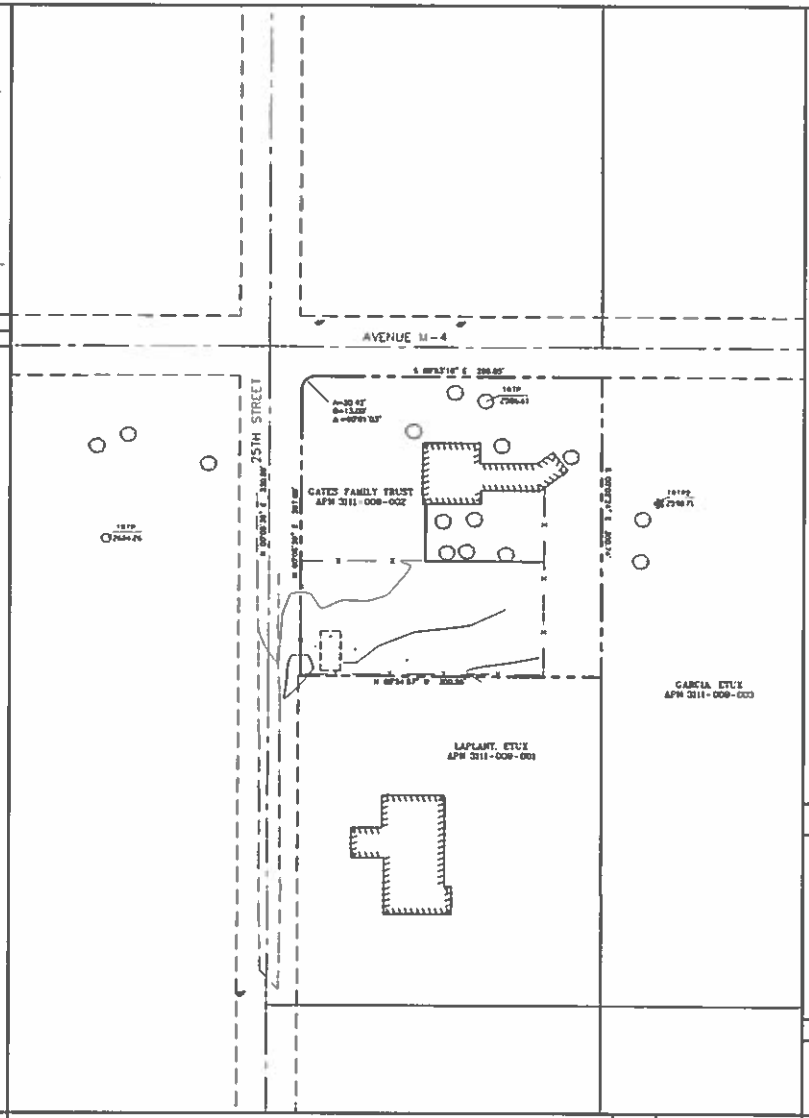
SCALE: NOT TO SCALE

PARCEL 61, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY, FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS.

EXCEPT THEREFROM THE SOUTH HALF THEREOF

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/3 PERCENT OF ALL OIL, GAS AND MINERAL RIGHTS UPON SAID LAND, AS RESERVED IN THE DEED FROM LOS ANGELES COUNTY FARM LANDS COMPANY, A CORPORATION, RECORDED MARCH 18, 1948, AS INSTRUMENT NO. 793, IN BOOK 26727, PAGE 32, OFFICIAL RECORDS.

PROPERTY LEGAL DESCRIPTION



OVERALL SITE PLAN

SCALE: 1"=60' (60 30 0 60)

TITLE REPORT NOTES.

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.0BC21871 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND DATED DECEMBER 16, 2013. FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #1 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Roadway
Recorded: October 4, 1948, as Instrument No. 2687, in Book 28386, Page 217, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Pole lines, conduits
Recorded: October 4, 1948, as Instrument No. 2686, in Book 28408, Page 357, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #4 - The effect of the dedication of certain streets, (apparently private) as shown on the Record of Survey filed in Book 61, Pages 14 and 15 of Record of Surveys, of said County.
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #5 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document
Purpose: Pole lines
Recording Date: February 24, 1949
Recording No.: as Instrument No. 1679, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM # 6 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document.
Purpose: Poles and conduits
Recording Date: December 26, 1952
Recording No.: as Instrument No. 1310, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document
Purpose: Right-of-way to lay, construct, maintain, operate, repair, renew, change the size of and remove one or more pipe lines
Recording Date: October 4, 1983
Recording No.: as Instrument No. 83-1164896, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #8 - An irrevocable offer to dedicate an easement over a portion of said Land for
Purpose(s): Public road, highway
Recording Date: July 3, 1985
Recording No.: as Instrument No. 85-773211, Official Records
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

ITEM #9 - An irrevocable offer to dedicate an easement over a portion of said Land for
Purpose(s): Public road, highway
Recording Date: July 3, 1985
Recording No.: as Instrument No. 85-773212, Official Records
Affects: said land as described therein
(AS SHOWN HEREON-LOCATED IN RIGHT OF WAY)

END OF EASEMENTS

"ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT CROSS THE PROPOSED LEASE AREA."

"THE PROPOSED LEASE AREA (AS SHOWN HEREON) IS NOT SITUATED ON ANY PLOTTABLE EASEMENT SHOWN ON SAID TITLE REPORT."

TITLE REPORT NOTES

OWNER'S NAME: GATES FAMILY TRUST

ASSESSOR'S PARCEL NUMBER(S): 3111-009-002

BASIS OF BEARINGS: (NAD 83, Epoch 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5, AS DETERMINED BY GPS OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 160 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) BILL, ELEVATION = 1651.18' AND 2) TORP, ELEVATION = 1013.77' WITH GEOID 2012 CORRECTIONS APPLIED

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: Los Angeles — Effective Date: 9/26/2008
Map/Panel: 06037C0420F
The Flood Zone Designation for this site is: ZONE X

FEMA FLOOD ZONE INFORMATION

LEGEND

These standard symbols will be found in the drawing

- FOUND MONUMENT
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- WATER VALVE
- EB — EDGE OF DIRT ROAD
- NG — GROUND SPOT ELEVATION
- RTOP — ROOF TOP
- TRTP — TREE TOP DECIDUOUS
- TRTP2 — TREE TOP PALM
- TW — WALL TOP
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on the plan without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on FEBRUARY 20, 2014

GENERAL NOTES

FLOYD SURVEYING
28836 OLD TOWN FRONT ST
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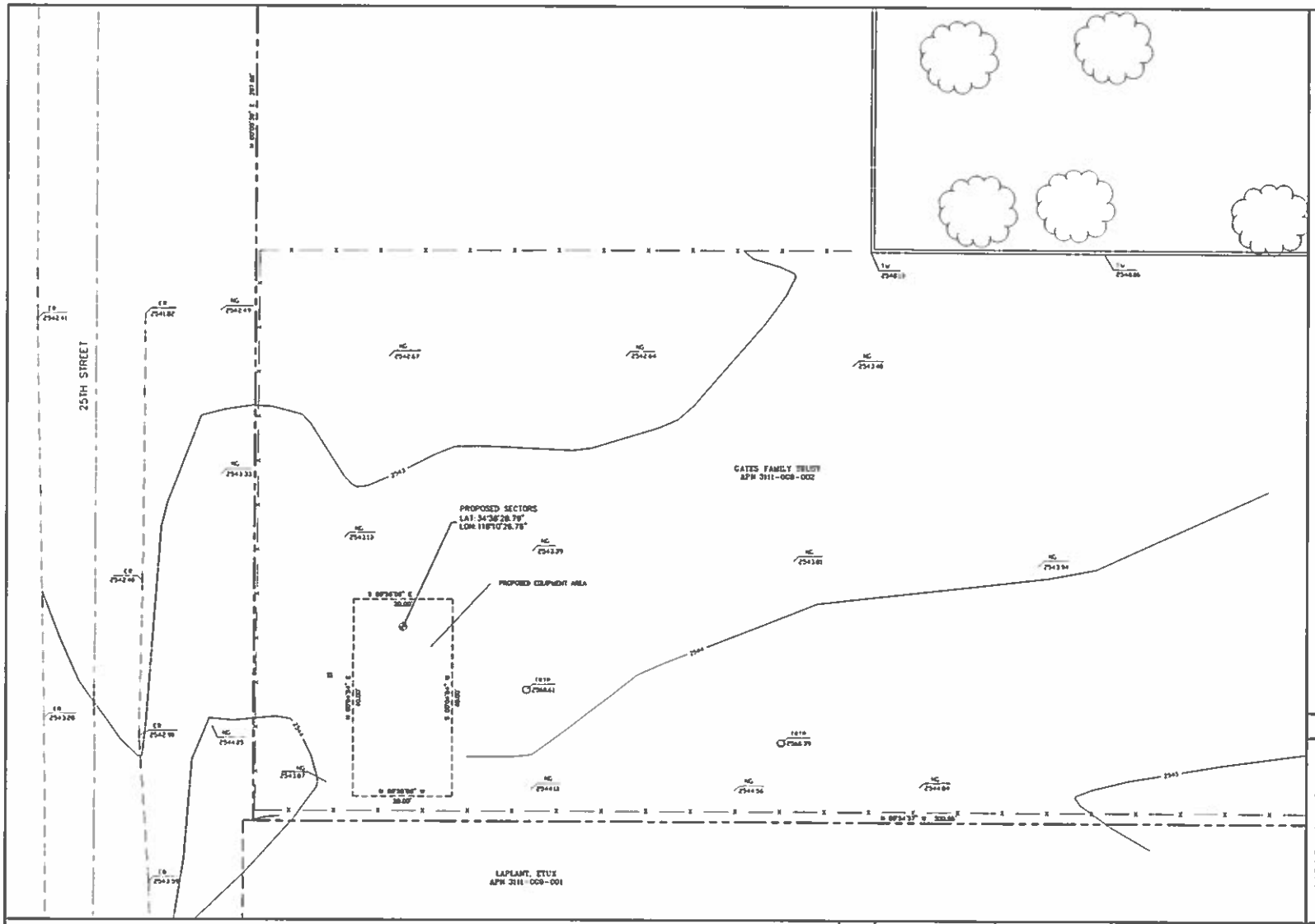
CLV6416
2344 W. AVENUE M-4
PALMDALE, CA 93551

at&t Mobility
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO	DATE	REVISIONS	BY	CHK	APPD
1	7/28/14	NEW EQUIPMENT AREA	DAF	DAF	DAF
0	3/06/14	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: TOPOGRAPHIC SURVEY
SHEET NUMBER: B01



LEGEND

These standard symbols will be found in the drawing

- FOUND MONUMENT
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- WATER VALVE

EA	EDGE OF DIRT ROAD
NG	GROUND SPOT ELEVATION
ATOP	ROOF TOP
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	WALL TOP

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

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4) Field survey completed on FEBRUARY 20, 2014

DETAIL SITE PLAN

SCALE: 1"=10' (10 5 0 10)

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CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	7/20/16	NEW EQUIPMENT AREA	DAF	DAF	DAF
0	3/06/14	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	B02