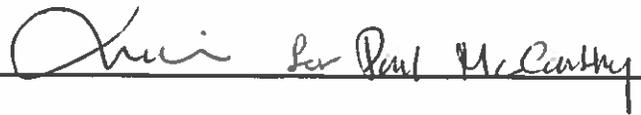


Hearing Officer Transmittal Checklist

Hearing Date 11/4/2014
Agenda Item No. 3

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
 November 4, 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

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

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:

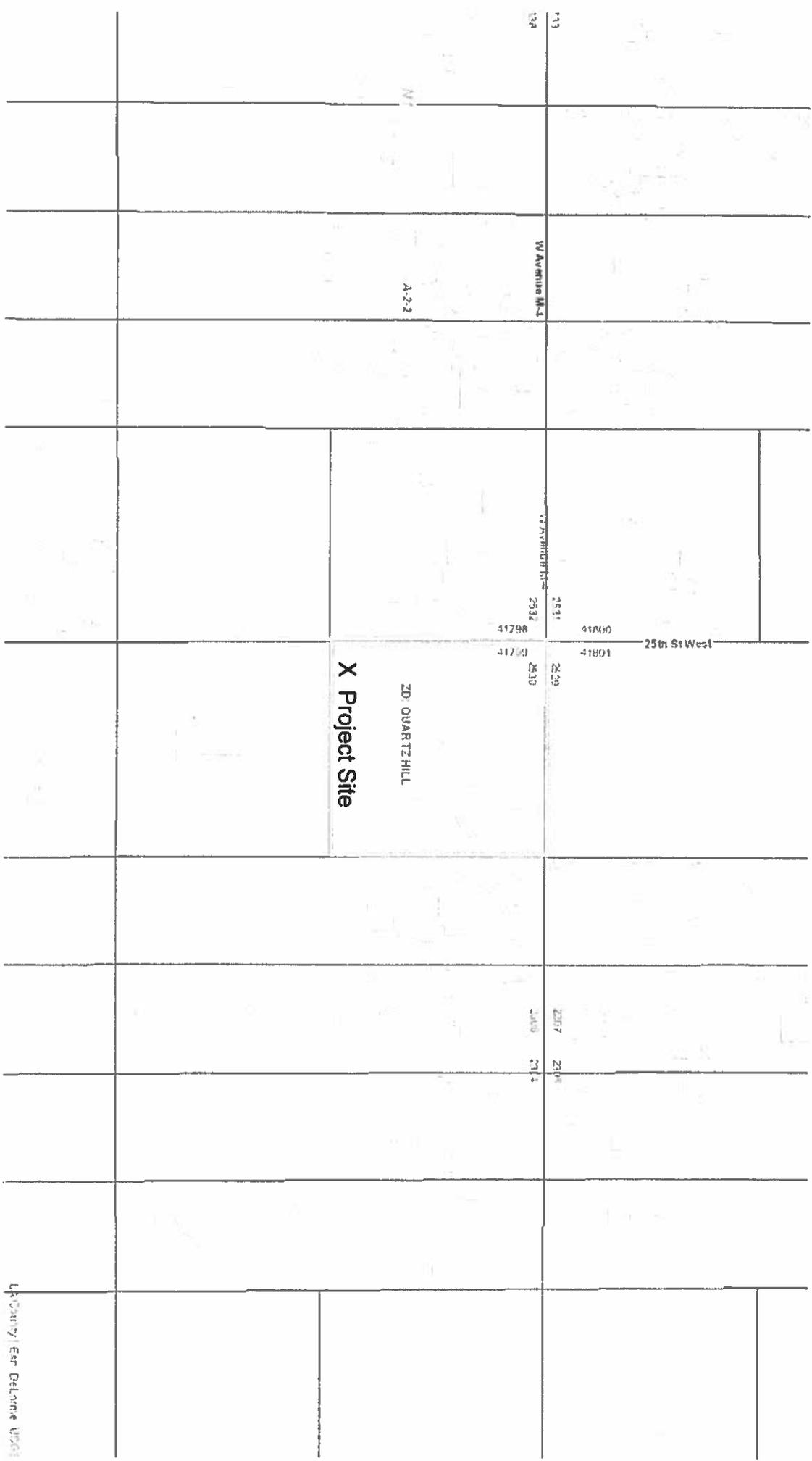
Richard Claghorn

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

rclaghorn@planning.lacounty.gov



X Project Site

ZD QUARTZ HILL

25th St West

W Avenue H-4

41798

41799

41800

41801

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.

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 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. 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, 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.

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.

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 Section 22.60.174 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, 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. However, the required on-site property posting by the applicant was not done within 30 days of the hearing date as required by Section 22.60.175 of the County Code. Therefore, the hearing date will need to be continued to December 2, 2014, so that the required on-site posting requirement will be done correctly before the hearing.

PUBLIC COMMENTS

Staff has not received any written comments at this time. One phone call was received from a neighbor who is opposed to the Project. He has concerns about the proposed location of the facility in a residential neighborhood and the height and visual

appearance of the WTF. He said he would provide written comments regarding the Project.

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 **CONTINUANCE** of the public hearing for Project Number R2014-00855 – (5), Conditional Use Permit Number RCUP 201400034 based on the fact that the required notice poster was not posted on the Project Site at least 30 days before the scheduled hearing date.

SUGGESTED CONTINUANCE MOTION

I, THE HEARING OFFICER, CONTINUE THE PUBLIC HEARING FOR CONDITIONAL USE PERMIT NUMBER 201400034 SUBJECT TO THE ATTACHED FINDINGS.

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:rcw
10/20/14

**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 not received any comments from members of the public at this time.
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. Pursuant to the provisions of Section 22.60.174 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, 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. However, the required on-site property posting by the applicant was not done within 30 days of the hearing date as required by Section 22.60.175 of the County Code. Therefore, the hearing date will need to be continued to December 2, 2014, so that the required on-site posting requirement will be done correctly before the hearing.
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.
- E. The on-site hearing notice poster was not posted on the Project Site at least 30 days before the public hearing as required by Section 22.60.175 of the County Code. Additional time is needed so that the required notice poster can be posted on the Project Site.

THEREFORE, THE HEARING OFFICER:

1. Continues the public hearing for Conditional Use Permit No. 201400034 to December 2, 2014.

ACTION DATE: November 4, 2014

PMC:rcw
October 20, 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.

10/7/14



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.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 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
<p>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.</p>
See Additional Attached Page
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 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**

Page 1 of 2

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.



CLV6416

GATES

2344 WEST AVENUE M4 PALMDALE CA 93551



LOCATION ©2014 Google Maps



EXISTING



PROPOSED LOOKING SOUTHWEST FROM WEST AVENUE M4



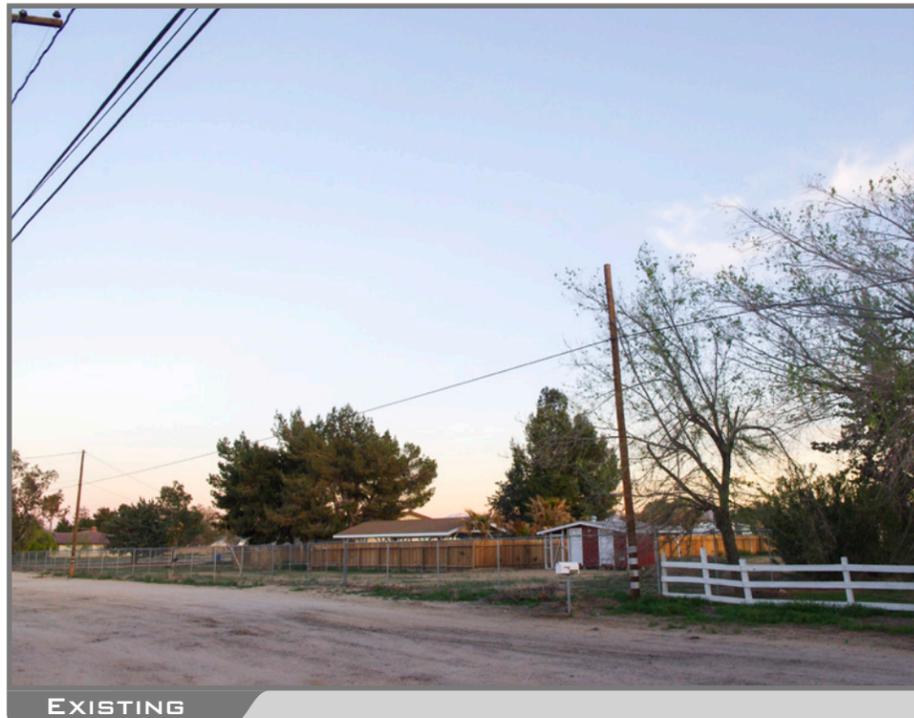
CLV6416

GATES



2344 WEST AVENUE M4 PALMDALE CA 93551

VIEW 2



EXISTING



PROPOSED LOOKING SOUTHEAST FROM WEST AVENUE M4



CLV6416

GATES

2344 WEST AVENUE M4 PALMDALE CA 93551



LOCATION

©2014 Google Maps



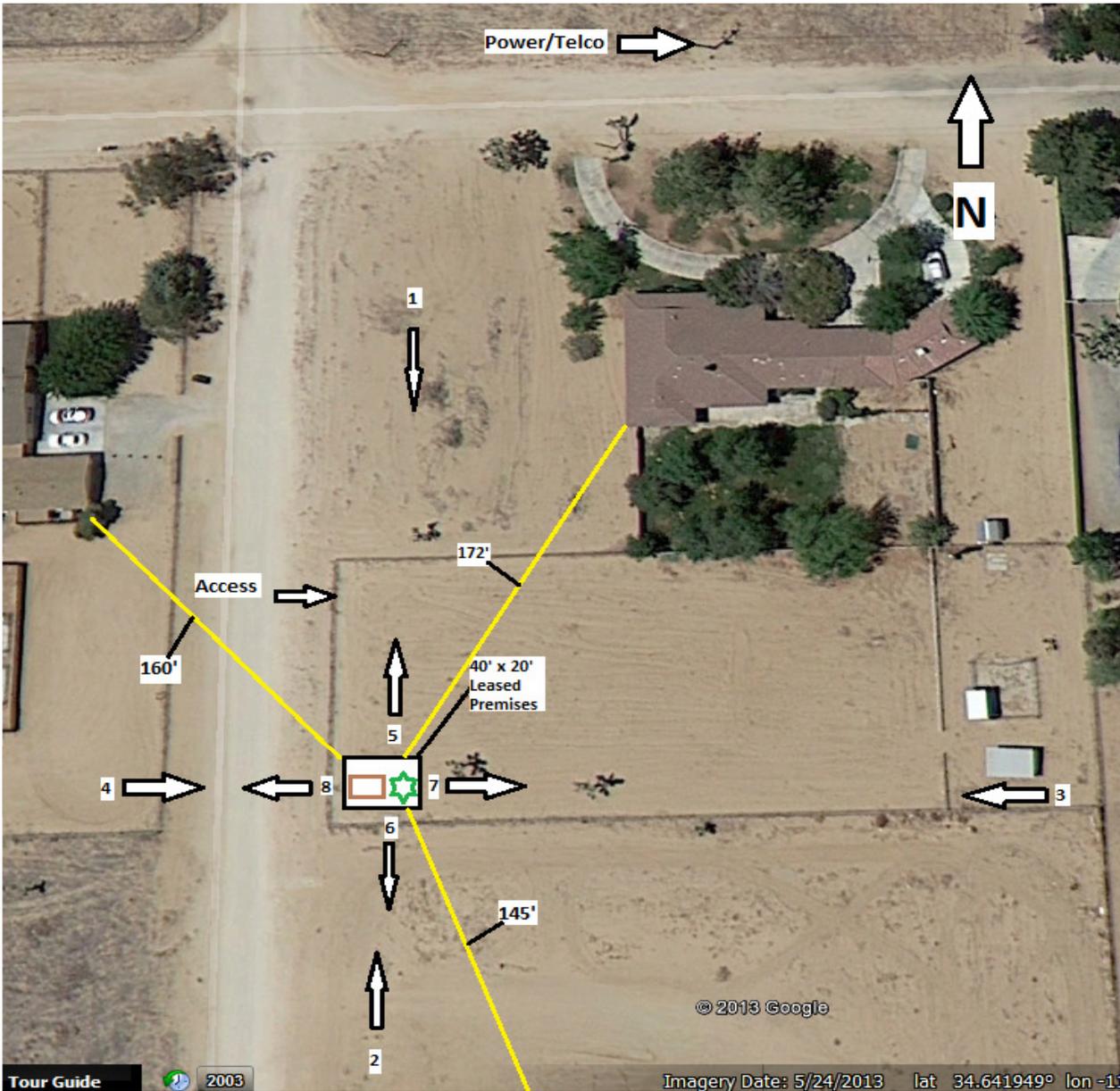
EXISTING



PROPOSED

LOOKING NORTH FROM 25TH STREET WEST

Photo Sheet Key Map - AT&T Site CLV6416



1.



VIEW OF SITE FROM NORTH

2.



VIEW OF SITE FROM SOUTH

3.



VIEW OF SITE FROM EAST

4.



VIEW OF SITE FROM WEST

5.



VIEW FROM SITE LOOKING NORTH

6.



VIEW FROM SITE LOOKING SOUTH

7.



VIEW FROM SITE LOOKING EAST

8.



VIEW FROM SITE LOOKING WEST



VIEW OF PROPOSED EQUIPMENT LOCATION



VIEW OF SITE ACCESS



VIEW OF AVAILABLE TELCO



VIEW OF AVAILABLE POWER



Created in GIS-NET3

R2014-0855 Vicinity Map

Printed: Sep 10, 2014



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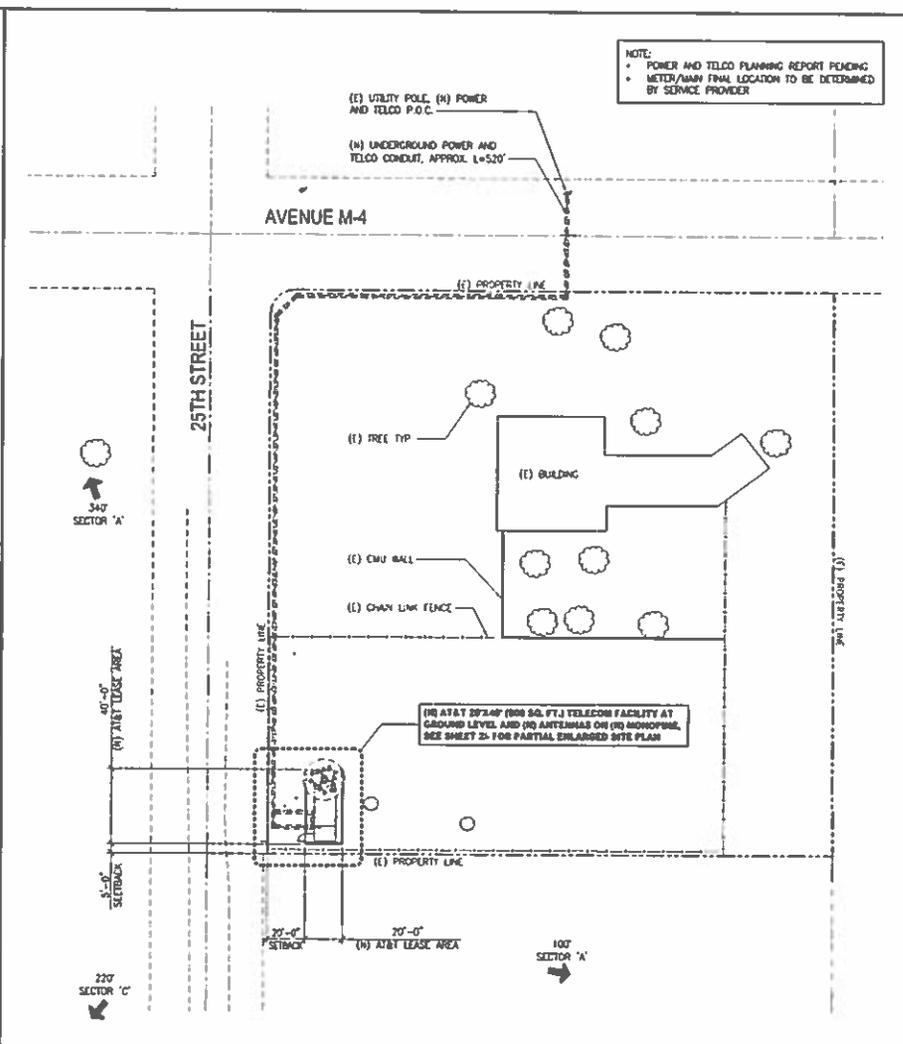
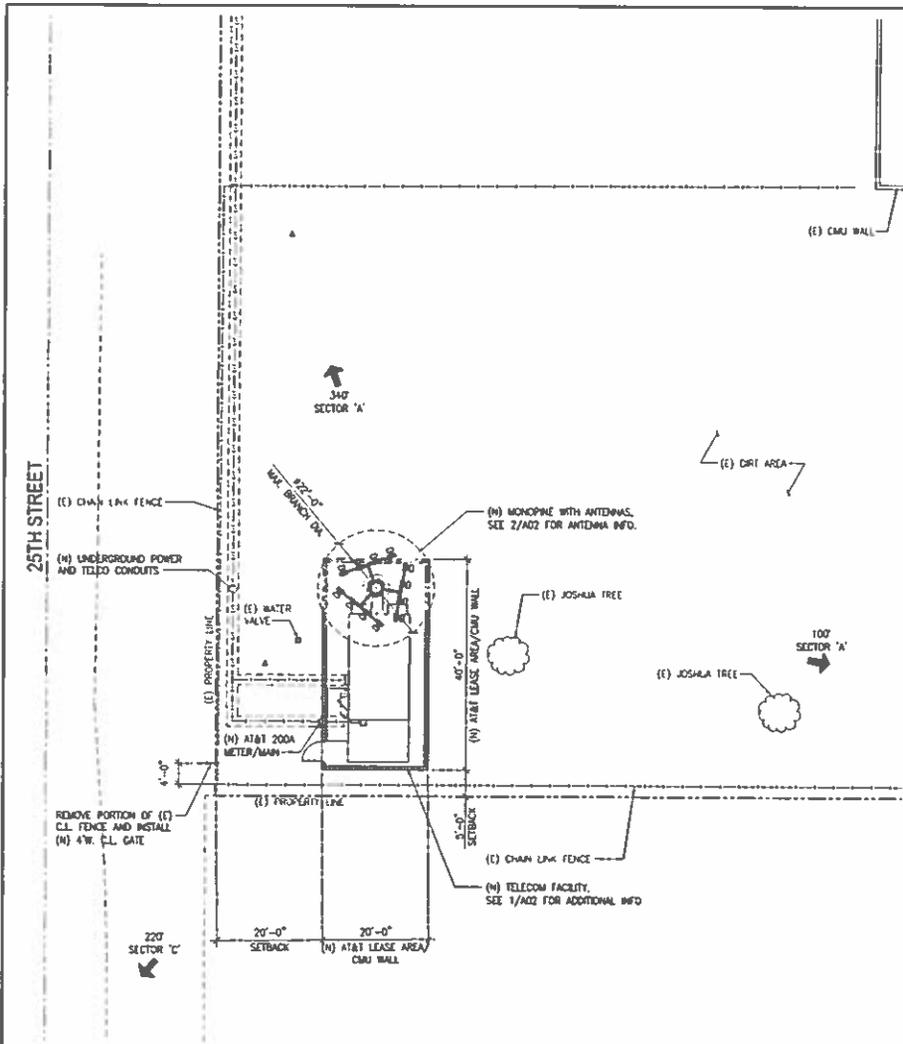




SITE NUMBER: CLV6416

SITE NAME: GATES

DRAWING INDEX (ZONING)	REV.	DIRECTIONS	PROJECT INFORMATION																																						
T01 TITLE SHEET A01 SITE PLAN & PARTIAL ENLARGED SITE PLAN A02 EQUIPMENT & ANTENNA LAYOUT PLANS A03 ELEVATIONS A04 ANTENNA & RRU EQUIPMENT TABLES B01 TOPOGRAPHIC SURVEY B02 TOPOGRAPHIC SURVEY	1 1 1 1 1 1 1	<p style="text-align: center; font-size: small;">DRAWING DIRECTIONS FROM AT&T WIRELESS, CERRITOS</p> FROM AT&T CERRITOS OFFICE (12900 PARK PLAZA DRIVE, CERRITOS, CA 90703): 1. START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOENMAKER AVE 2. TURN LEFT ONTO SHOENMAKER AVE 3. TURN LEFT ONTO ARTESA 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 SRD LEFT ONTO W AVENUE M-4 (PORTIONS UNPAVED) 14. 2344 W AVENUE M-4 ON LEFT	<p>SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:</p> <ol style="list-style-type: none"> 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 																																						
		<p>VICINITY MAP</p>	<p>SITE ADDRESS: 2344 WEST AVENUE M4 PALMDALE, CA 93551</p> <p>PROPERTY OWNER: MICHAEL AND LYNN GATES</p> <p>ADDRESS: 2344 WEST AVENUE M4 PALMDALE, CA 93551</p> <p>PHONE: (310) 244-4543</p> <p>BUILDING SUMMARY: OCCUPANCY: U (UNMANNED TELECOM) TYPE OF CONSTRUCTION: V-B LEASE AREA: 600 SQ FT ZONING: A-2-2 (HEAVY AGRICULTURE) JURISDICTION: COUNTY OF LOS ANGELES LATITUDE (NAD83): 34° 36' 28.79" N LONGITUDE (NAD83): 118° 10' 26.76" W ELEVATION (NAVD88): 2544' A.M.S.L. APN: 5111-009-002 ACCESSIBILITY REQ'D: UNMANNED TELECOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED</p>																																						
			<p>APPLICANT: AT&T MOBILITY SERVICES 12900 PARK PLAZA DRIVE CERRITOS, CA 90703</p> <p>CONTACT: REHA BOUDAGHAN (562) 207-6487</p> <p>SITE ACQUISITION PHONE: JIMMY HEYS (949) 815-9234</p> <p>ZONING PHONE: JIMMY HEYS (949) 815-9234</p> <p>RF ENGINEER: JIMMY DAZ (805) 340-0002</p>																																						
<p>CODE COMPLIANCE</p> <p>1 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 7 (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 (2012 EDITION INTERNATIONAL MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 5 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6 2013 CALIFORNIA FIRE CODE (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7 2013 CALIFORNIA GREEN CODE 8 2013 CALIFORNIA REFERENCED STANDARDS CODE</p>																																									
<p>DCI PACIFIC A/E/C WORKS</p> <p style="font-size: x-small;">ARCHITECTURE ENGINEERING CONSULTING 10000 WILSON AVENUE, SUITE 1000, WESTLAKE, CA 91361</p>	<p>Velotera</p> <p style="font-size: x-small;">7831 LAMPSON AVENUE GARDEN GROVE, CA 92641</p>	<p>CLV6416 GATES</p> <p>2344 WEST AVENUE M4 PALMDALE, CA 93551</p>	<p>at&t Mobility</p> <p style="font-size: x-small;">17000 PARK PLAZA DRIVE CERRITOS, CA 90703</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>1</td> <td>01/28/14</td> <td>LEASE AREA CHANGE AND SETTINGS</td> <td>TR</td> <td>BOB</td> <td>DCI</td> </tr> <tr> <td>2</td> <td>03/27/14</td> <td>REVISED FOR ZONING APPROVAL (TRUCK BUS)</td> <td>TR</td> <td>BOB</td> <td>DCI</td> </tr> <tr> <td>3</td> <td>02/24/14</td> <td>REVISED FOR ID REVIEW AND COMMENT (RCS 201)</td> <td>TR</td> <td>BOB</td> <td>DCI</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>SCALE: AS SHOWN DESIGNED: DRAWN:</p>	NO.	DATE	REVISIONS	BY	CHK	APP'D	1	01/28/14	LEASE AREA CHANGE AND SETTINGS	TR	BOB	DCI	2	03/27/14	REVISED FOR ZONING APPROVAL (TRUCK BUS)	TR	BOB	DCI	3	02/24/14	REVISED FOR ID REVIEW AND COMMENT (RCS 201)	TR	BOB	DCI	4						5						<p style="text-align: right;">SHEET TITLE: TITLE SHEET</p> <p style="text-align: right;">SHEET NUMBER: T01</p>
NO.	DATE	REVISIONS	BY	CHK	APP'D																																				
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NOTE:
 * POWER AND TELCO PLANNING REPORT FENCING
 * METER/MAN FINAL LOCATION TO BE DETERMINED
 BY SERVICE PROVIDER

PARTIAL ENLARGED SITE PLAN

2 SITE PLAN

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

VeloTera
 743 LAMPSON AVENUE
 GARDEN GROVE, CA 92641

CLV6416
 GATES
 2544 WEST AVENUE M4
 PALMDALE, CA 93551

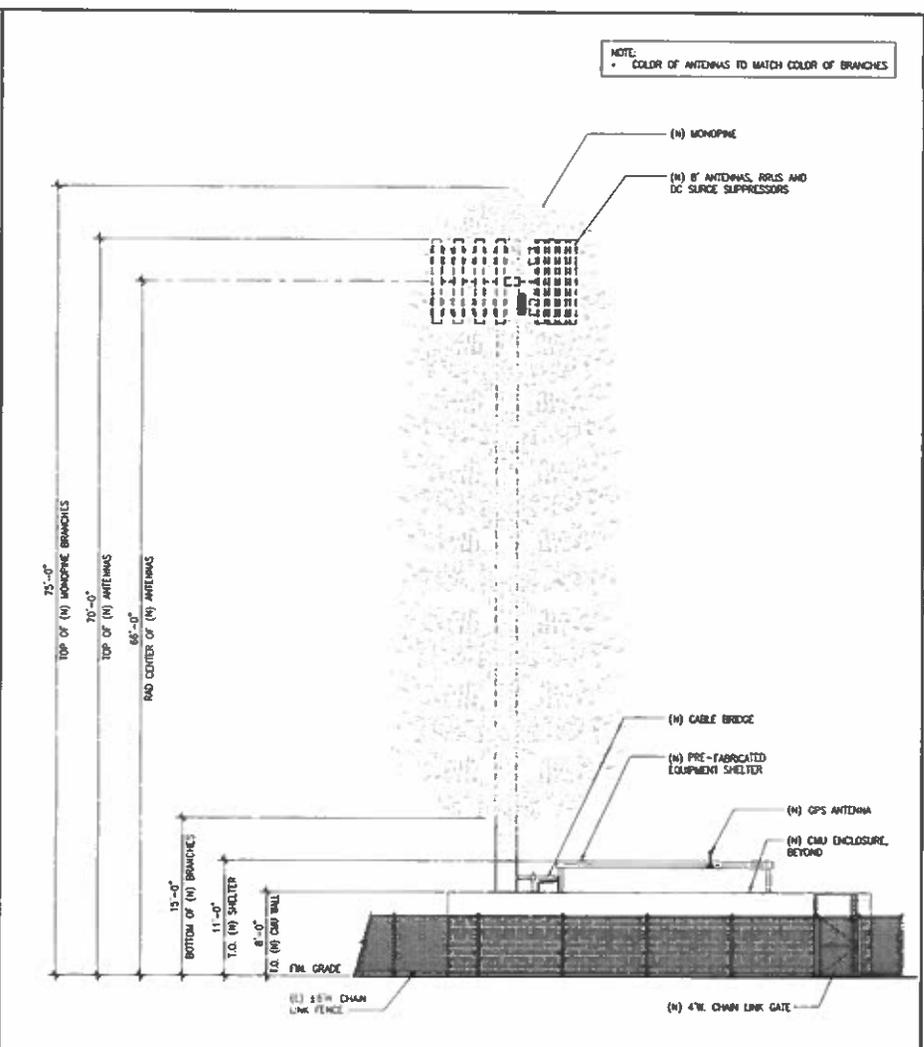
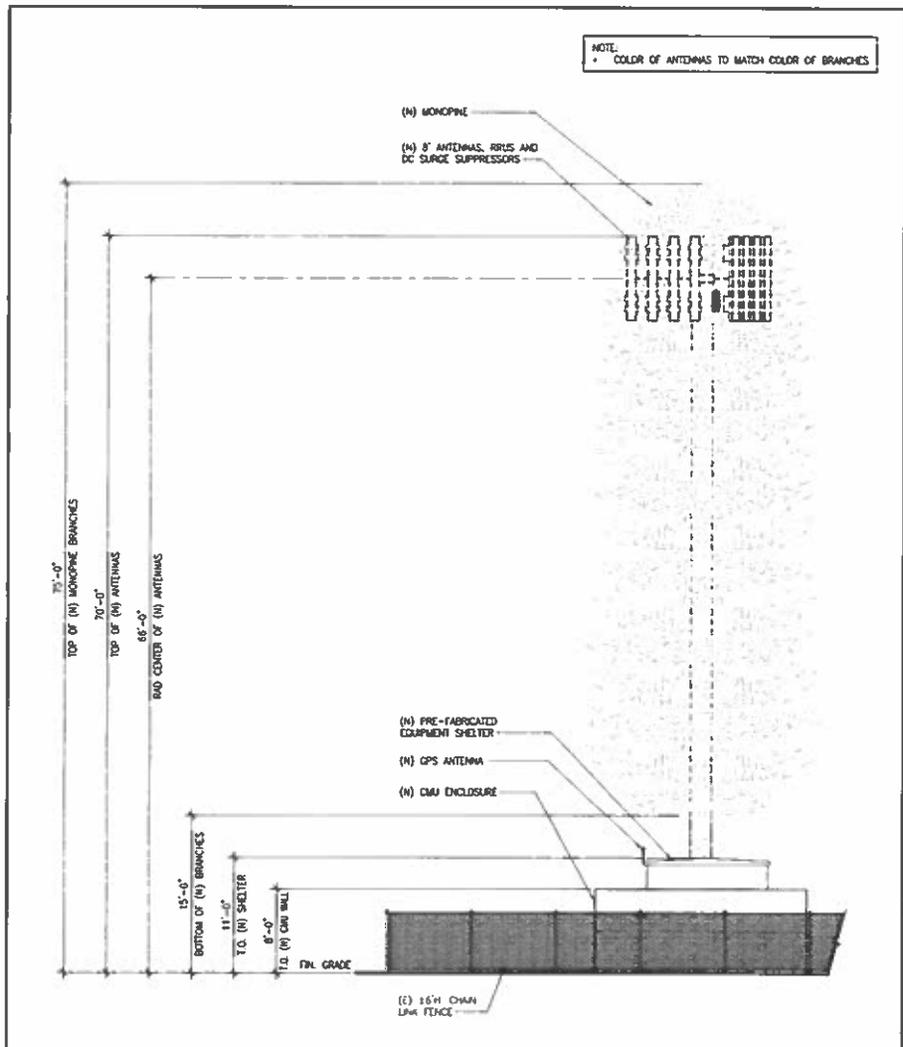
at&t
 1700 PARK PLAZA DRIVE
 CLARKVILLE, CA 95702

NO.	DATE	REVISIONS	BY	CHK	APP.
1	07/26/14	LEASING AREA CHANGE PER SETBACKS	CV	BNH	DKC
2	08/27/14	ISSUED FOR FENCING APPROVAL (1/2015 ZD)	CV	BNH	DKC
3	02/14/14	ISSUED FOR ZD REVIEW AND CORRECTION (1/21 ZD)	CV	BNH	DKC

SCALE: 1" = 30'-0"

SHEET TITLE: **SITE PLAN & PARTIAL ENLARGED SITE PLAN**

SHEET NUMBER: **A01**



SOUTH ELEVATION SCALE: 1/8" = 1'-0" SHEET NO. 2

WEST ELEVATION SCALE: 1/8" = 1'-0" SHEET NO. 1

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

VeloTera
1431 LAMPLION AVENUE
GARDEN GROVE, CA 92641

CLV6416
GATES
2348 WEST AVENUE M4
PALMDALE, CA 93551

at&t
1203 PERRY PLAZA DRIVE
CERRITOS, CA 94530

01/26/14	ISSUE AREA CHANGE PER SITEWORKS	TY	SCN	242
01/27/14	ISSUED FOR ZONING APPROVAL (1/20/14)	TY	SCN	252
02/17/14	ISSUED FOR 2D REVIEW AND COMMENT (02/21)	TY	SCN	262
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	272
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	282
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	292
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	302
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04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	682
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04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	752
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	762
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	772
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	782
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	792
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	802
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	812
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	822
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	832
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	842
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	852
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	862
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	872
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	882
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	892
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	902
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	912
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	922
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	932
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	942
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	952
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	962
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	972
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	982
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	992
04/18/14	ISSUED FOR 2D REVIEW AND COMMENT (04/21)	TY	SCN	1002

SHEET TITLE: ELEVATIONS SHEET NUMBER: A03

REMOTE RADIO UNITS (RRUs)						
SECTION	RRU UP or DOWN	RRU COLUMN	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES		
				ABOVE	BELOW	SIDES
SECTION A	A1	UP	2	<12'	18"	8" 8"
	A2	UP	2	<12'	18"	8" 8"
	A3	UP	2	<12'	18"	8" 8"
SECTION B	B1	UP	2	<12'	18"	8" 8"
	B2	UP	2	<12'	18"	8" 8"
	B3	UP	2	<12'	18"	8" 8"
SECTION C	C1	UP	2	<12'	18"	8" 8"
	C2	UP	2	<12'	18"	8" 8"
	C3	UP	2	<12'	18"	8" 8"

- NOTES TO CONTRACTOR:**
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - 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									
SECTION	PROPOSED TECHNOLOGY	ANTENNA			RAD CENTER	TRANSMISSION LINES (LENGTH #1)			
		AIR or NON-AIR	SIZE (S)	AZ-MUTH		FEEDEr/LAMPER LENGTH	FEEDEr/LAMPER TYPE	DC CABLE	
SECTION A	A1	LTE	HEX	8"	100	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	A2	LTE	HEX	8"	100	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	A3	LAMTS	HEX	8"	100	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
SECTION B	B1	LTE	HEX	8"	100	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	B2	LTE	HEX	8"	220	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	B3	LAMTS	HEX	8"	220	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
SECTION C	C1	LTE	HEX	8"	220	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	C2	LTE	HEX	8"	340	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)
	C3	LAMTS	HEX	8"	340	66°-0'	<12'	LOF-4 (1/2")	+/- 100' (AWG #18)

NOT USED SCALE: N.T.S. 7 NOT USED SCALE: N.T.S. 5 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
7131 LAMPSON AVENUE
GARDEN GROVE, CA 92641

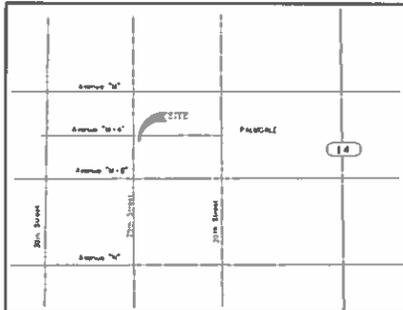
CLV6416
GATES
2344 WEST AVENUE M4
PALMDALE, CA 93551

at&t
1200 PARK PLAZA DRIVE
CLAYTON, CA 94515

NO.	DATE	REVISION	BY	CHK	APPV.
1	01/28/14	CLASH AREA CHANGE PER DETAILERS	TV	SK	DKC
2	02/07/14	ISSUED FOR ZONING APPROVAL (11026 ZD)	TV	SK	DKC
3	02/24/14	ISSUED FOR JD REVIEW AND COMMENT FEED (2)	TV	SK	DKC
4					

SCALE: AS SHOWN DESIGNED: DRAWN:

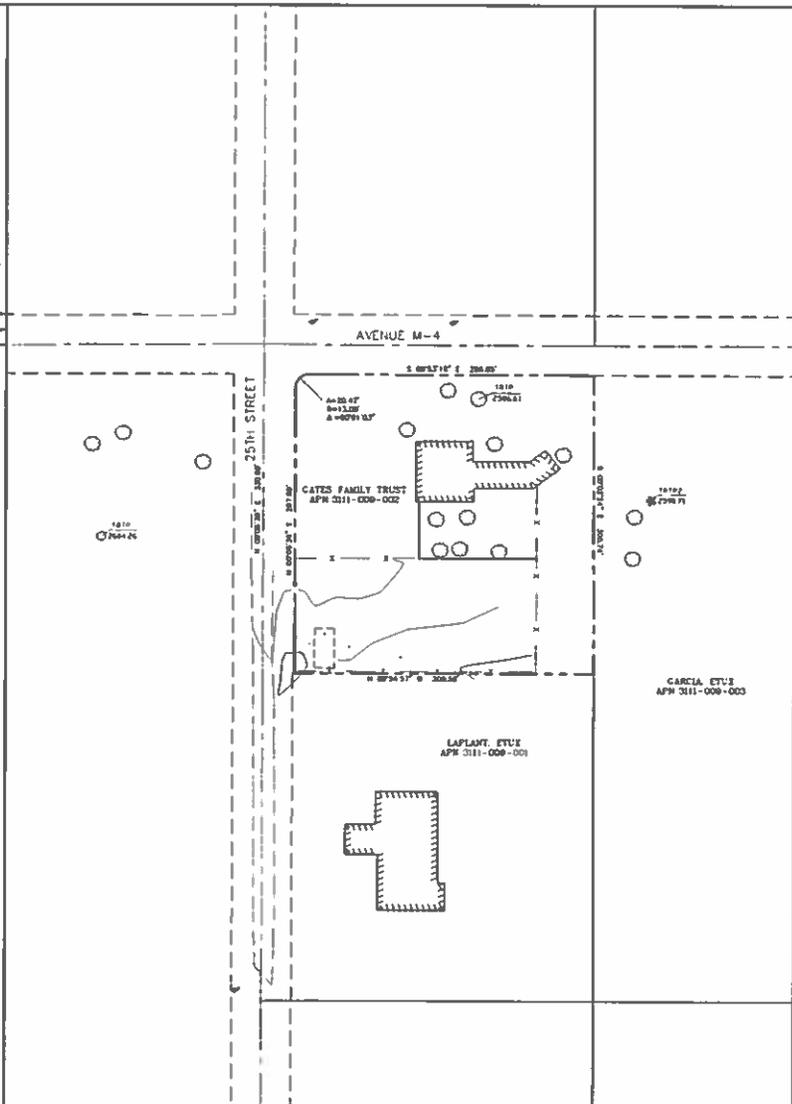
SHEET TITLE: ANTENNA & RRU EQUIPMENT TABLES
SHEET NUMBER: A04



VICINITY MAP

SCALE:
N.T.S.

PARCEL 41, 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 15 PERCENT OF ALL OIL, GAS AND MINERAL RIGHTS UPON SAID LAND AS RECEIVED IN THE DEED FROM THE ANGELES COUNTY FARM LANDS COMPANY, A CORPORATION, RECORDED MARCH 19, 1948, AS INSTRUMENT NO 793, IN BOOK 26727, PAGE 32, OFFICIAL RECORDS.



OVERALL SITE PLAN

SCALE: 30' = 1" (GRAPHIC SCALE)

TITLE REPORT NOTES

THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO 06321131 PREPARED BY EDMONDWEALTH LAND TITLE COMPANY AND DATED DECEMBER 16, 2013 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY.

ITEM #1 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Roadway
Recording: October 4, 1948, as instrument no 2687, in Book 28306, 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
Recording: 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: February 24, 1949
Recording no: as instrument no 1671, 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: Rows and conduits
Recording Date: December 26, 1952
Recording No: as instrument no 1110, 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, remove, change the size of and remove one or more pole lines
Recording Date: October 4, 1985
Recording No: as instrument no 85-1164856, 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

BAIS OF BEARINGS: (HAD B.S. Epoch 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 8, AS DETERMINED BY GPS OBSERVATIONS USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODEIC OFFICE 140 SOP FRAME.

BAIS OF ELEVATIONS: (HAD 1988)
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODEIC SURVEY SURS REFERENCE STATIONS. 1) B.M. ELEVATION = 1811.16 AND 2) T.M.P. ELEVATION = 103.97 WITH GEOID 2012 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: Los Angeles Effective Date: 9/28/2008
Map/Panel: 06037CD420F
The Flood Zone Designation for this site is: ZONE X

FEMA FLOOD ZONE INFORMATION

NO	DATE	REVISIONS	BY	CHK	APP'D
1	7/29/14	NEW ECLIPMENT AREA	DMF	DMF	
2	3/10/14	ISSUED FOR ZONING SUBMITTAL	DMF	DMF	

SCALE: AS SHOWN DESIGNED DRAWN

LEGEND

These standard symbols will be found in the drawing

- FOUND MONUMENT
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- WATER VALVE
- EP EDGE OF DIRT ROAD
- HC GROUND SPOT ELEVATION
- RTOP ROOF TOP
- TRTP TREE TOP DECIDUOUS
- TRTP2 TREE TOP PALM
- TR BALL TOP
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X 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 triangulated the topographic survey to record information using the two found monuments shown hereon. No laser research was performed by Floyd Surveying.

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

3) These drawings & calculations 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 in the field site. Any discrepancies shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on FEBRUARY 20, 2014

PROPERTY LEGAL DESCRIPTION

FLOYD SURVEYING
28936 OLD TOWN FRONT ST
SUITE 203
THERESA, CA 92580
OFFICE: (851) 844-8647
EMAIL: floyd@floydsurveying.com

DCI PACIFIC
A/E/C WORKS
ARCHITECTURE ENGINEERING-CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
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GATES
CLV6416
2344 W. AVENUE M-4
PALMDALE, CA 93551

at&t
Moddy
1280 PAIN PLAZA DRIVE
CERRITOS, CA 94733

GENERAL NOTES

SHEET TITLE: TOPOGRAPHIC SURVEY
SHEET NUMBER: B01

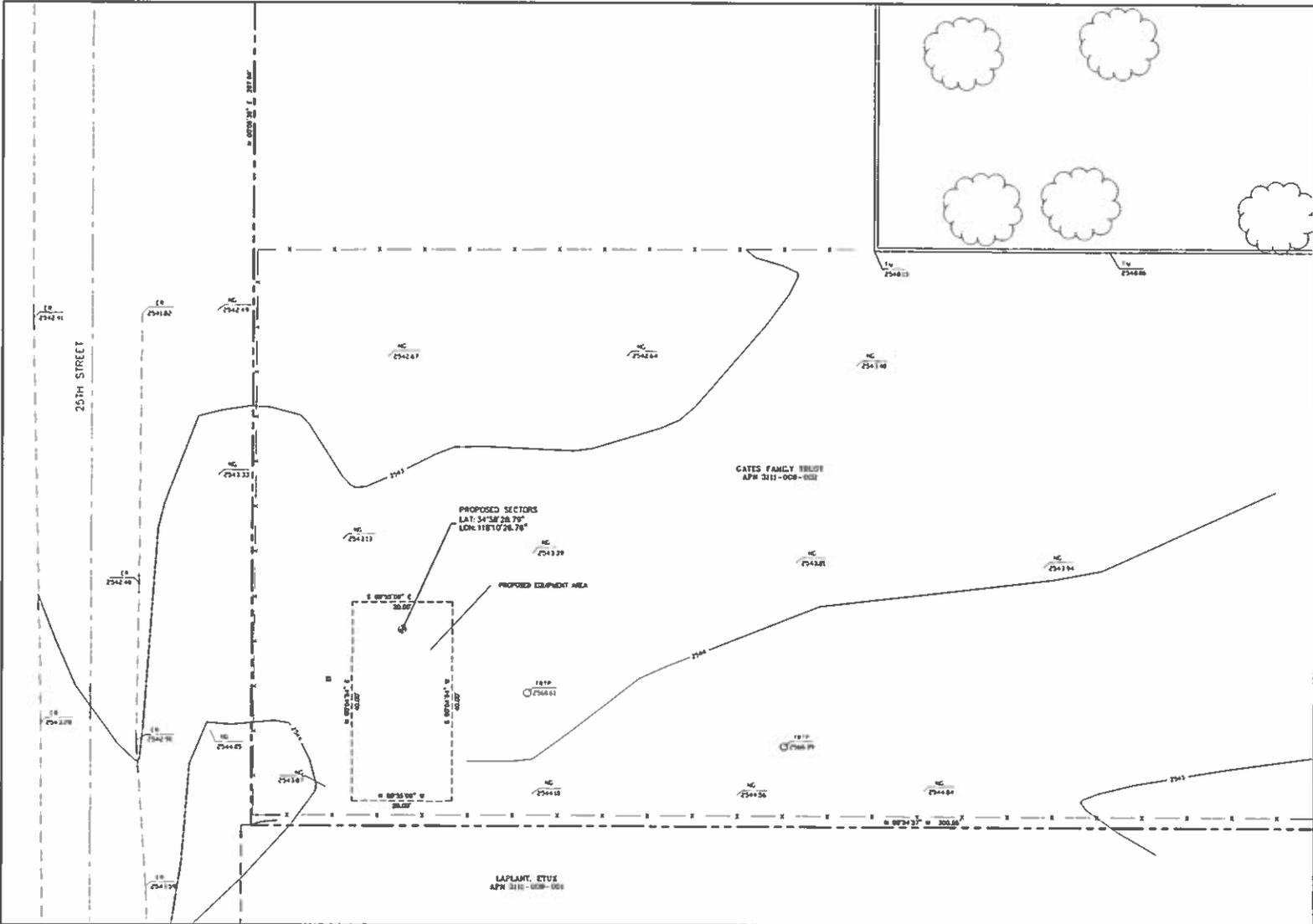
GENERAL NOTES

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 triangulated the topographic survey to record information using the two found monuments shown hereon. No laser research was performed by Floyd Surveying.

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4) Field survey completed on FEBRUARY 20, 2014



LEGEND

- These standard symbols are to be found in the drawing
- FOUND MONUMENT
 - TREE DECIDUOUS
 - ⊙ TREE PALM
 - ⊕ UTILITY POLE
 - ⊖ WATER VALVE
 - ED EDGE OF DIRT ROAD
 - NC GROUND SPOT ELEVATION
 - RTOP ROOF TOP
 - TRTP TREE TOP DECIDUOUS
 - TRTP2 TREE TOP PALM
 - WT 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 detailed topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying conducted the topographic survey to record information using the true found monuments shown hereon. No line research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan without the written consent of Floyd Surveying releases 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 have 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

DETAIL SITE PLAN

SCALE: 1" = 10'

GENERAL NOTES

FLOYD SURVEYING
 28926 OLD TOWN FRONT ST
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 TEMECULA, CA 92590
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GATES CLV6416
 2344 W. AVENUE M-4
 PALMDALE, CA 93551

at&t
 mobility
 12802 PARK PLAZA DRIVE
 CERRITOS CA 94731

NO	DATE	ISSUE FOR ZONING SUBMITTAL	BY	REVISIONS
1	7/29/14	NEW EQUIPMENT AREA	DMF	DMF
2	3/26/14	ISSUE FOR ZONING SUBMITTAL	DMF	DMF

SCALE AS SHOWN DESIGNED DRAWN



SHEET TITLE: **TOPOGRAPHIC SURVEY**
 SHEET NUMBER: **B02**