

Hearing Officer Transmittal Checklist

Hearing Date
10/21/2014
Agenda Item No.
3

Project Number: R2014-01904-(5)
Case(s): Conditional Use Permit Case No. 201400077
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
R2014-01904 - (5)

HEARING DATE
October 21, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400077
Environmental Assessment No. 201400144

PROJECT SUMMARY

OWNER / APPLICANT

Westower / AT&T Mobility

MAP/EXHIBIT DATE

June 26, 2014

PROJECT OVERVIEW

The applicant, AT&T Mobility, is requesting authorization for a Conditional Use Permit (“CUP”) to reauthorize a wireless telecommunications facility (“WTF”) within the public right-of-way (“ROW”) of Sierra Highway which was approved by the Regional Planning Commission on May 21, 2003 under CUP 02-073 and which expired on May 21, 2013. A CUP is required in the M-1 (Light Manufacturing) zone for radio towers, including WTFs, pursuant to Sections 22.28.260 and 22.32.070 of the Los Angeles County Code. The applicant is also proposing to add additional equipment within an 8’ x 16’ enclosure with an 8’ high cinder block wall, replacement antennas and other equipment on the utility pole.

LOCATION

15400 Sierra Hwy., Canyon Country

ACCESS

Sierra Hwy.

ASSESSORS PARCEL NUMBER(S)

ROW adjacent to 2813-018-802

SITE AREA

8’ x 96’ (768 square feet)

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Bouquet Canyon

LAND USE DESIGNATION

Light Industrial

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Santa Clarita Valley Area 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)
 - 22.32.070 & 22.28.260 (M-1 Zone Uses Subject to Permit)

CASE PLANNER:

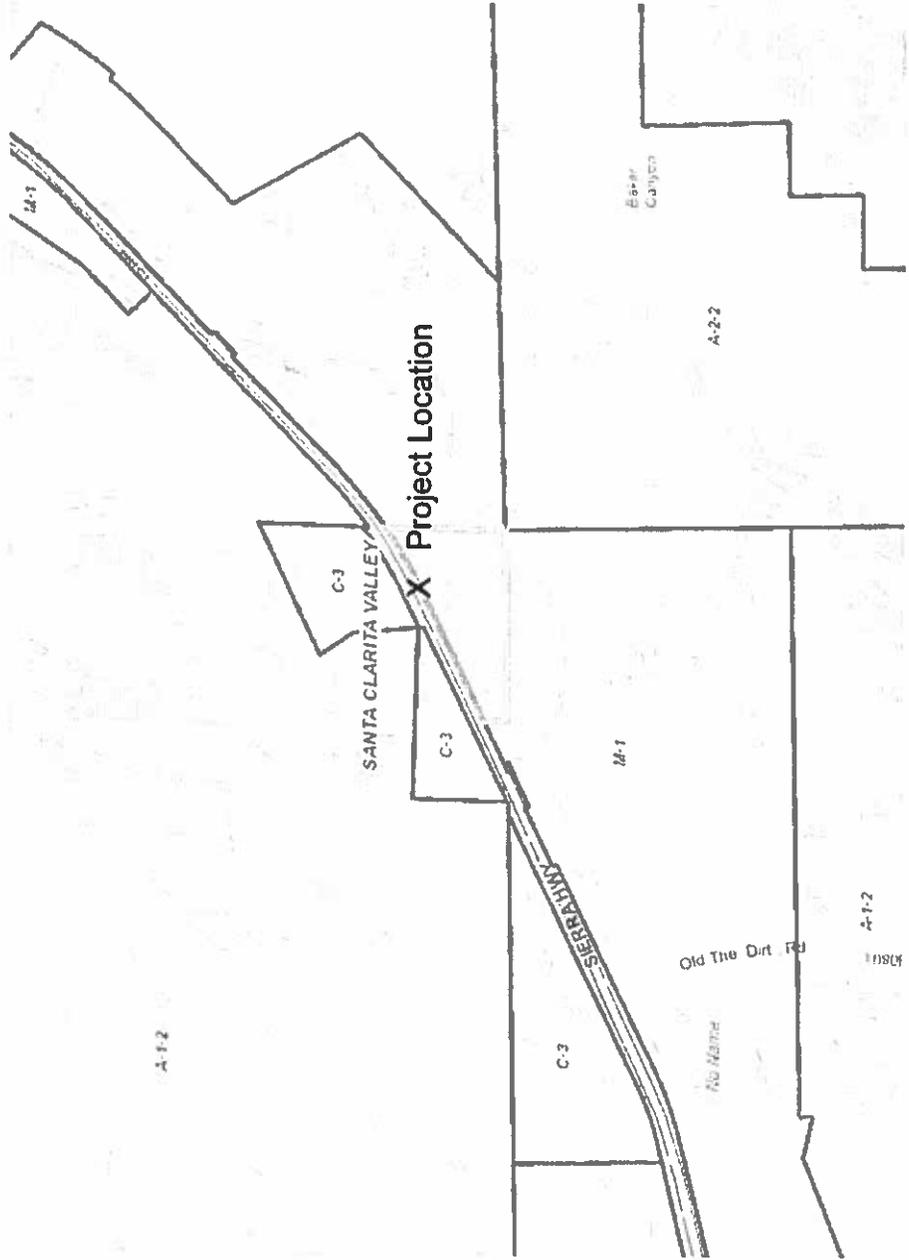
Richard Claghorn

PHONE NUMBER:

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E-MAIL ADDRESS:

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ENTITLEMENTS REQUESTED

Conditional Use Permit ("CUP") for continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") in the M-1 (Light Manufacturing) Zone pursuant to Los Angeles County ("County") Code Sections 22.32.070 and 22.28.260.

PROJECT DESCRIPTION

The applicants, Westower Communications and AT&T Mobility ("permittee"), are requesting authorization for the continued operation and maintenance of an existing WTF ("Project") in the M-1 Zone. The existing WTF consists of two 48" antennas and related equipment mounted to a 43 foot high utility pole and two adjacent meter pedestals, one for AT&T and one for Verizon. Changes are proposed to the WTF, including replacement of two 48" antennas with two new 48" antennas, removal of NIUs and microcells from the pole, two new LTE 2C RRUs on the pole, and a new 8' x 16' equipment enclosure surrounded by an 8 foot high wall, which will contain 8 UMTS RRUs, two LTE 1C RRUs, two stacked Purcell cabinets, and one power plant cabinet. The existing and proposed WTF and appurtenant equipment are located in the public right of way ("ROW") of Sierra Highway ("Project Site") adjacent to 15400 Sierra Highway (Assessor's Parcel Number 2813-018-802) in the unincorporated area of Canyon Country. The WTF use was previously established through CUP No. 02-073.

SITE PLAN DESCRIPTION

The site plan for the Project, which is dated June 26, 2014, depicts the location of the utility pole within the ROW on the south side of Sierra Highway and the new 8' x 16' equipment enclosure, which is located 79 feet east of the center of the utility pole, and which is also in the ROW. It also depicts the two existing meter pedestals, which are approximately 4.5 feet in height and located at 8 feet and 14 feet northeast of the utility pole. The equipment enclosure will be located approximately 21 feet south of the edge of pavement and 24 feet from the white line at the edge of the highway.

EXISTING ZONING

The subject property is zoned M-1.

Surrounding properties are zoned as follows:

- North: C-3 (Unlimited Commercial), A-1-2 (Light Agricultural, Two Acre Minimum Required Lot Area)
- South: M-1
- East: M-1, A-2-2 (Heavy Agricultural, Two Acre Minimum Required Lot Area)
- West: C-3, A-1-2

EXISTING LAND USES

The Project Site is developed with a 43 foot high utility pole and equipment related to the WTF located within the ROW.

Surrounding properties are developed as follows:

North: Vacant land, machinery yard
South: Auto sales, single-family residence, electrical power line and tower
East: Vacant land
West: Vacant land

PREVIOUS CASES/ZONING HISTORY

The existing WTF on a utility pole within the ROW at the Project Site was approved by the Regional Planning Commission through CUP 02-073 on May 21, 2003. At the time, the site was zoned C-3. The zone was changed to M-1 as of December 27, 2012. CUP 02-073 expired on May 21, 2013.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Class 1, Existing Facilities, 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. Although additional equipment is being added, the WTF is an established use and the alterations to the facility are minor in nature and will have negligible impacts.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Light Industrial land use category of the Santa Clarita Valley Area Plan ("Community Plan"). This designation is intended for a wide range of light industrial uses and other uses allowed by the underlying zoning designation. The Project involving the continued operation and minor alteration of the existing WTF is allowed within the M-1 Zone and is therefore consistent with the land use plan.

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 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.

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

- *SCVA Plan, Guiding Principles, Infrastructure, Principle 29: "Public infrastructure shall be improved, maintained, and expanded as needed to meet the needs of projected population and employment growth and contribute to the Valley's quality of life."*

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. Although this facility is not considered public infrastructure, it will provide a benefit to the general public by improving cell phone service in the vicinity. This will facilitate communications in the area and will increase public safety by allowing the public to contact emergency service providers 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 phone technology. The improvement in service is consistent with guiding principles of the SCVA 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 Sections 22.32.070 and 22.28.260 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone M-1, 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) dated July 26, 2010. The height of the WTF is less than 50 feet as required by the development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant shall obtain an encroachment permit from the Los Angeles County Department of Public Works. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.

The WTF policy memo's development guidelines for WTFs in the public ROW state that all appurtenant equipment that is not structure-mounted shall be placed underground, unless the applicant provides documentation showing that undergrounding is infeasible. The permittee is proposing additional equipment in an above-ground fenced enclosure rather than in an underground vault. The permittee has said that placing the equipment underground is infeasible because there is an existing underground utility run adjacent to the WTF and that the vault would have to be placed in the dirt parkway between the street and utility run. It would be too close to the path of travel of Sierra Highway for workers to safely access the vault.

Also, Southern California Edison ("SCE") guidelines prohibit placing meters or service equipment in an underground vault unless approved by SCE. SCE discourages underground vaults due to numerous problems with the vaults. If electrical components fail in a confined underground vault, they can be difficult and dangerous to access and repair. Water tends to accumulate in underground vaults, so water often needs to be pumped out before equipment can be repaired, so above-ground equipment is faster and easier to repair. The runoff water that accumulates in vaults is often contaminated with motor oil, pesticides, and other hazardous materials. Pumping out and testing the water for proper treatment and disposal, as required by environmental laws, as well as

cleaning of the equipment itself, is another problem with underground vaults cited in SCE's guidelines. Therefore, the applicant has requested to maintain equipment above ground behind an enclosure. Due to the location and safety problems because of the existing underground utility line and the other problems with underground vaults cited by SCE, it has been found that there is adequate justification for allowing the equipment to be above ground.

Site Visit

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

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 of the County Code. The Burden of Proof statements with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof requirements.

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 existing WTF is installed on a wooden utility pole located within the public ROW, is small in size, and it blends in with the utility equipment and has very little visual impact on the area. The facility is not detrimental to the surrounding area or the residents of the area. It is located at least 800 feet from any residence. The WTF has been operating for over 10 years and is in compliance with the conditions of the original CUP and without any adverse effects to the health, peace, comfort, or welfare of persons residing, working, or passing through the community. This WTF provides a benefit to the safety of the community by providing communication service to a rural area in a Very High Fire Hazard Severity Zone. This facility fulfills a vital need for emergency communications, benefiting public safety in the area.

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 use is an existing approved WTF mounted to a utility pole in the public ROW. The facility is unmanned and does not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance can be provided in the shoulder area of Sierra Highway, which is wide enough to provide temporary parking for maintenance vehicles.

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 existing facility is located along Sierra Highway and has adequate access. The WTF does not generate an increase in traffic or require public services such as water, sewer, or waste management. The facility is serviced by telephone and electrical power and is adequately served by the existing road and utility infrastructure.

Neighborhood Impact/Land Use Compatibility

The existing WTF design is appropriate for the site and area. The WTF equipment is located on an existing utility pole. The equipment that is visible above ground is fully screened with a block wall and blends into the surroundings and does not have a significant visual impact.

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 site. This WTF will continue to provide cell phone service in the area, including the ability for the public to make emergency phone calls. It is in a Very High Fire Hazard Severity Zone, so the need for good cell phone service is very important for public safety. The cell phone coverage provided by this WTF will be beneficial for residents and emergency personnel, such as the County Fire and Sheriff's Departments.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Los Angeles County Fire Department on June 26, 2014, which recommended clearance of the Project for public hearing and which did not have any recommended conditions. The Los Angeles County Department of Public Works indicated on July 18, 2014 that they did not need to review the Project. No other comments were received from other departments for this Project.

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 11 different owners. Additionally, the case materials were available on Regional Planning's website and at the Acton Agua Dulce Library. A total of 14 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Bouquet Canyon Zoned District. However, there was an error in the mailed notices and the information for this project was mistakenly omitted from the notice and another project's information was included on the mailed notices. Because of this error, a new hearing date was scheduled and new notices with the correct project information were sent on September 18, 2014. The new hearing date is October 21, 2014.

PUBLIC COMMENTS

Staff has not received any comments from members of the public regarding the Project 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 R2014-01904, Conditional Use Permit Number 201400077, 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 201400077 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Richard Claghorn, Principal Regional Planning Assistant, Zoning Permits North Section

Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Letter from Sheriff

PROJECT NO. R2014-01904-(5)
CONDITIONAL USE PERMIT NO. 201400077

STAFF ANALYSIS
PAGE 7 OF 7

Site Photographs, Aerial Image
Site Plan, Land Use Map

PMC:rcw
10/7/14

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01904-(5)
CONDITIONAL USE PERMIT NO. 201400077**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on October 21, 2014, in the matter of Project No. R2014-01904-(5), Conditional Use Permit No. 201400077 ("CUP").
2. The applicants, Westtower Communications and AT&T Mobility ("permittee"), are requesting a Conditional Use Permit to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") with modifications ("Project"), on a site located within the public right-of-way ("ROW") in the unincorporated community of Canyon Country ("Project Site") in the M-1 (Light Manufacturing) Zone in the Bouquet Canyon Zoned District pursuant to County Code Sections 22.32.070 and 22.28.260.
3. The Project Site is in the ROW adjacent to 15400 Sierra Highway. It is located northwest of Assessor's Parcel Number (APN) 2813-018-802, a parcel owned by Southern California Edison ("SCE") and containing a used car sales lot and a large lattice tower for electric power lines. The topography of the Project Site is flat.
4. The Project Site is located in the Bouquet Canyon Zoned District and is currently zoned M-1.
5. The Project Site is located within the Light Industrial land use category of the Santa Clarita Valley Area Plan ("Community Plan") Land Use Policy Map. The utility pole and WTF are consistent with this category.
6. Surrounding Zoning includes:
 - North: C-3 (Unlimited Commercial), A-1-2 (Light Agricultural, Two Acre Minimum Required Lot Area)
 - South: M-1
 - East: M-1, A-2-2 (Heavy Agricultural, Two Acre Minimum Required Lot Area)
 - West: C-3, A-1-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Vacant land, machinery yard
 - South: Auto sales, single-family residential property, electrical power line and tower
 - East: Vacant land
 - West: Vacant land
8. The Project Site is accessible from Sierra Highway.

9. The County Fire Department cleared the Project for public hearing on July 29, 2014. There were no requirements or conditions from the Fire Department.
10. The existing WTF on a utility pole within the ROW at the Project Site was approved by the Regional Planning Commission through CUP 02-073 on May 21, 2003. At the time, the site was zoned C-3. The zone was changed to M-1 as of December 27, 2012. CUP 02-073 expired on May 21, 2013.
11. Proposed modifications to the WTF include replacement of two 48" antennas with two new 48" antennas, removal of NIUs and microcells from the pole, two new LTE 2C RRUs on the pole, and a new 8' x 16' equipment enclosure surrounded by an 8 foot high wall, which will contain 8 UMTS RRUs, two LTE 1C RRUs, two stacked Purcell cabinets, and one power plant cabinet.
12. Regional Planning staff determined that the Project qualified for a Class 1 (Existing Facilities) 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 continued use of an existing WTF and minor changes to the facility.
13. 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.
14. Staff has not received any comments from members of the public at this time.
15. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
16. 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 Santa Clarita Valley Area 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.
17. The Hearing Officer finds that 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 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.
18. The Hearing Officer finds that the following policy of the Community Plan is applicable to the proposed project. *SCVA Plan, Guiding Principles, Infrastructure, Principle 29: "Public infrastructure shall be improved, maintained, and expanded as needed to meet the needs of projected population and employment growth and*

contribute to the Valley's quality of life." 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. Although this facility is not considered public infrastructure, it will provide a benefit to the general public by improving cell phone service in the vicinity. This will facilitate communications in the area and will increase public safety by allowing the public to contact emergency service providers 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 phone technology. The improvement in service is consistent with guiding principles of the SCVA Plan.

19. The Hearing Officer finds that the proposed use is consistent with the M-1 zoning classification. Although 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 Sections 22.32.070 and 22.28.260 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone M-1, provided that a CUP is first obtained. In Section 22.32.070 of the County Code, the M-1 Zone allows any use listed in the C-M Zone (22.28.260), subject to the same limitations and conditions. In Section 22.28.260 of the County Code, the C-M Zone requires a CUP for radio or television stations and towers. Therefore, a CUP is required for a WTF in the M-1 Zone.
20. 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 height of the WTF is less than 50 feet as required by the development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant shall obtain an encroachment permit from the Los Angeles County Department of Public Works. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.
21. The Hearing Officer finds that the WTF policy memo's development guidelines for WTFs in the public ROW state that all appurtenant equipment that is not structure-mounted shall be placed underground, unless the applicant provides documentation showing that undergrounding is infeasible. The permittee is proposing additional equipment in an above-ground walled enclosure rather than in an underground vault. The permittee has said that placing the equipment underground is infeasible because there is an existing underground utility run adjacent to the WTF and that the vault would have to be placed in the dirt parkway between the street and utility run. It would be too close to the path of travel of Sierra Highway for workers to safely access the vault.
22. The Hearing Officer finds that SCE guidelines prohibit placing meters or service equipment in an underground vault unless approved by SCE. SCE discourages underground vaults due to numerous problems with the vaults. If electrical components fail in a confined underground vault, they can be difficult and dangerous

to access and repair. Water tends to accumulate in underground vaults, so water often needs to be pumped out before equipment can be repaired, so above-ground equipment is generally faster and easier to repair. The runoff water that accumulates in vaults is often contaminated with motor oil, pesticides, and other hazardous materials. Pumping out and testing the water for proper treatment and disposal, as required by environmental laws, as well as cleaning of the equipment itself, is another problem with underground vaults cited in SCE's guidelines. Therefore, the applicant has requested to maintain equipment above ground behind an enclosure.

23. The Hearing Officer finds that due to the location and safety problems because of the existing underground utility line and the other problems with underground vaults cited by SCE, it has been found that there is adequate justification for allowing the equipment to be above ground, pursuant to the WTF Policy Memo.
24. 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.
25. 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 existing WTF is installed on a wooden utility pole located within the public ROW, is small in size, and it blends in with the utility equipment and has very little visual impact on the area. The additional equipment will be screened by a small earth-toned enclosure and will have little visual impact on the area. The facility is not detrimental to the surrounding area or the residents of the area. It is located at least 800 feet from any residence. The WTF has been operating for over 10 years and is in compliance with the conditions of the original CUP and without any adverse effects to the health, peace, comfort, or welfare of persons residing, working, or passing through the community. This WTF provides a benefit to the safety of the community by providing communication service to a rural area in a Very High Fire Hazard Severity Zone. This facility fulfills a vital need for emergency communications, benefiting public safety in the area.
26. 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 use is an existing approved WTF mounted to a utility pole in the public ROW. The facility is unmanned and does not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance can be provided in the shoulder area of

Sierra Highway, which is wide enough to provide temporary parking for maintenance vehicles.

27. 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 existing facility is located along Sierra Highway and has adequate access. The WTF does not generate an increase in traffic or require public services such as water, sewer, or waste management. The facility is serviced by telephone and electrical power and is adequately served by the existing road and utility infrastructure.
28. 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.
29. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was notified of the public hearing by newspaper, property posting, library posting at the Acton Agua Dulce Library and DRP website posting. Notices were mailed on August 14, 2014 to all neighboring property owners within 1,000 feet of the Project Site, including 11 different owners, for the original hearing date of October 7, 2014. A total of 14 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Bouquet Canyon Zoned District. However, there was an error in the mailed notices and the information for this project was mistakenly omitted from the notice and another project's information was included on the mailed notices. Because of this error, a new hearing date was scheduled and new notices with the correct project information were sent on September 18, 2014. The new hearing date is October 21, 2014.
30. 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 1, Existing Facilities); and
2. Approves Conditional Use Permit No. 201400077, subject to the attached conditions.

ACTION DATE: October 21, 2014

PMC:rcw
September 25, 2014

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01904-(5)
CONDITIONAL USE PERMIT NO. 201400077**

PROJECT DESCRIPTION

This grant authorizes the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") located on a 43 foot high utility pole within the public right of way of Sierra Highway. 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 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. 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 October 21, 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the existing unmanned WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the use being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by December 8, 2014.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation and maintenance of an existing unmanned WTF and appurtenant equipment as shown on the plans marked Exhibit "A".

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. Any 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. 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.
27. The maximum height of the facility shall not exceed 50 feet above existing grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant. All structures, including antennae and above-ground equipment shall be a neutral, earth-tone color, excluding black, to blend into and harmonize with the surroundings.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired 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.
31. 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.
32. 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.
33. 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.

34. Flags other than the national, state or local government flag, such as: signs, pennants, banners, streamers, balloons, graphic markings, and other attention-getting devices on the facility shall be prohibited, with the exception of public safety devices required by law.
35. Appurtenant equipment boxes shall be screened or camouflaged.
36. Prior to the construction of the project, the permittee shall obtain an encroachment permit from Public Works and provide a copy of the permit to the Zoning Enforcement Section of Regional Planning.
37. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
38. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition No.8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to either obtain a new conditional use permit to relocate its facilities or to install a new pole or poles and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
39. Upon termination of this grant or after the construction of this facility, and 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. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
40. The facilities shall be on flat rate power. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.
41. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.
42. If Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to

such projects shall be fully borne by the owner or permittee of the wireless facilities involved.

43. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Public Works.
44. Maintain standard Americans with Disabilities Act clearances around all above ground wireless telecommunication equipment including poles within the public right of way to the satisfaction of Public Works, where applicable.
45. 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.

CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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.

1. The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for every day personal and business use.

The proposed wireless telecommunications which AT&T Mobility will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.
3. This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

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 will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole-mounted panel antennas will be replaced by two LTF capable panel antennas painted brown to emulate the color of the utility pole and attached utility service equipment. The proposed radio equipment cabinets meter will be placed on a concrete platform and enclosed with a decorative block wall enclosure with a redwood access door.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width an 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.

1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

2. The proposed facility only utilizes minimal electric service, which is available on the property. No water, sewer, refuse or other additional services shall be required.



SITE PHOTOS

Proposed Wireless Telecommunications Facility Modification

Site Location and Photo-Vantage Map



Date: 6/24/14

Site Name: LA0201 Aloha Auto Sales

Address: Adjacent to 15400 Sierra Highway
Santa Clarita, CA 91390

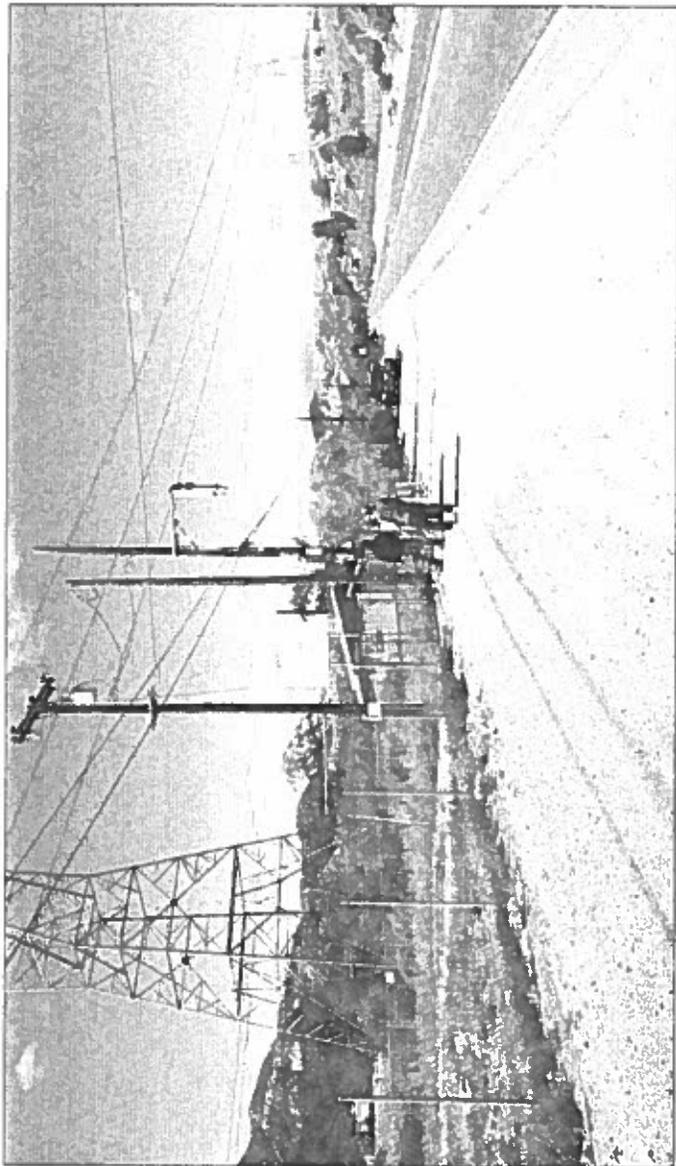
Applicant: AT&T Mobility
12900 Park Plaza Dr.
Cerritos, CA 90703

Contact: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

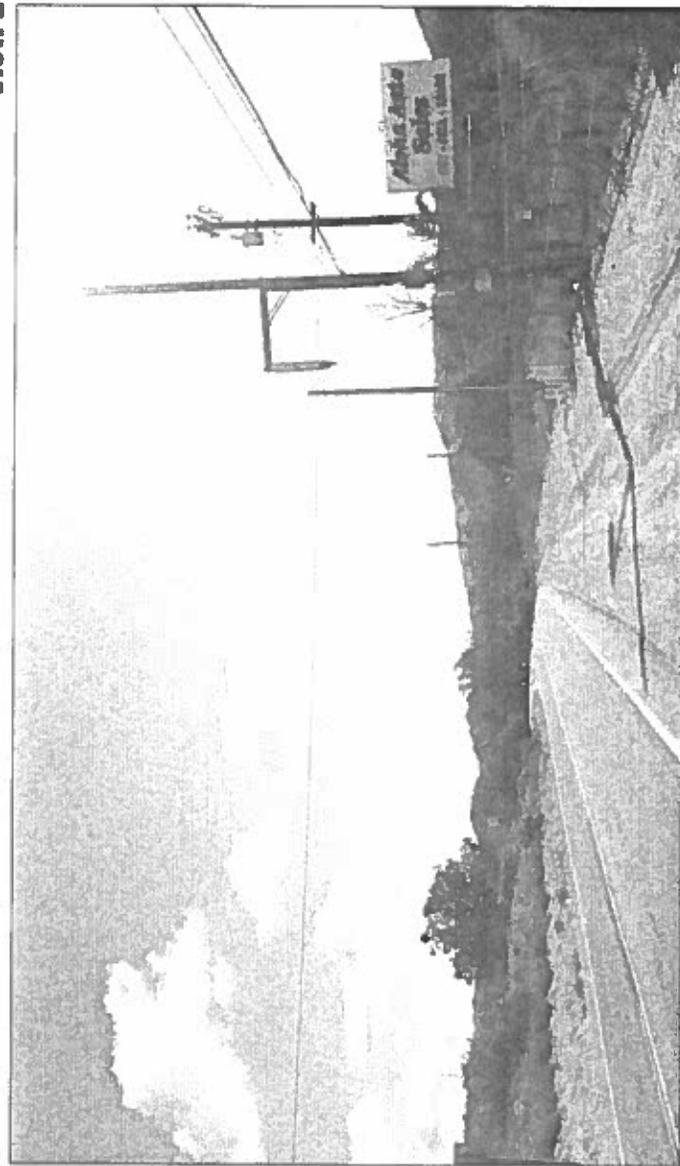
Project Description: Replace existing two (2) 4' antennas with two (2) 4' 8-port antennas (like for like). Place new equipment cabinets, H-frame and related radio equipment on a 16'x8' concrete pad, with an 8' block-wall enclosure and decorative redwood access doors.

Certificate of Authenticity / Disclaimer:
Cable Engineering Services warrants that this photo simulation is an accurate representation of the project. It is not intended to be a project plan and additional information provided by the Applicant. This final certificate may vary.





View 1



View 2

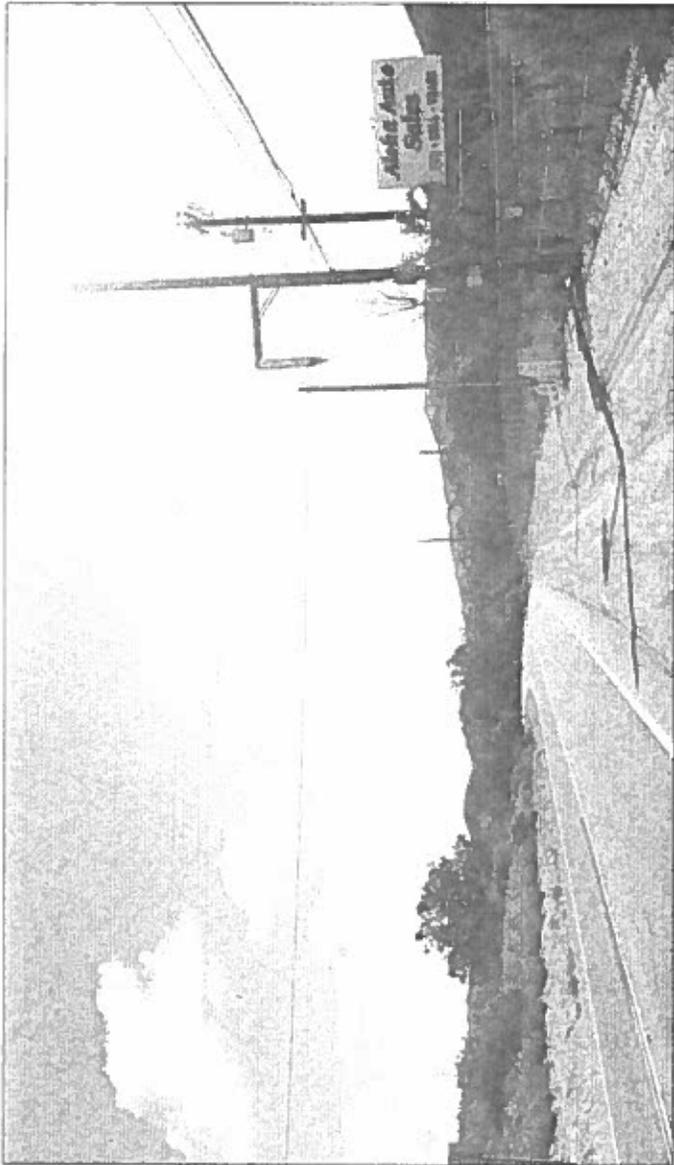


Cable Engineering Services
 10640 Sepulveda Blvd.
 Mission Hills, CA 91345
 (818) 898-2352

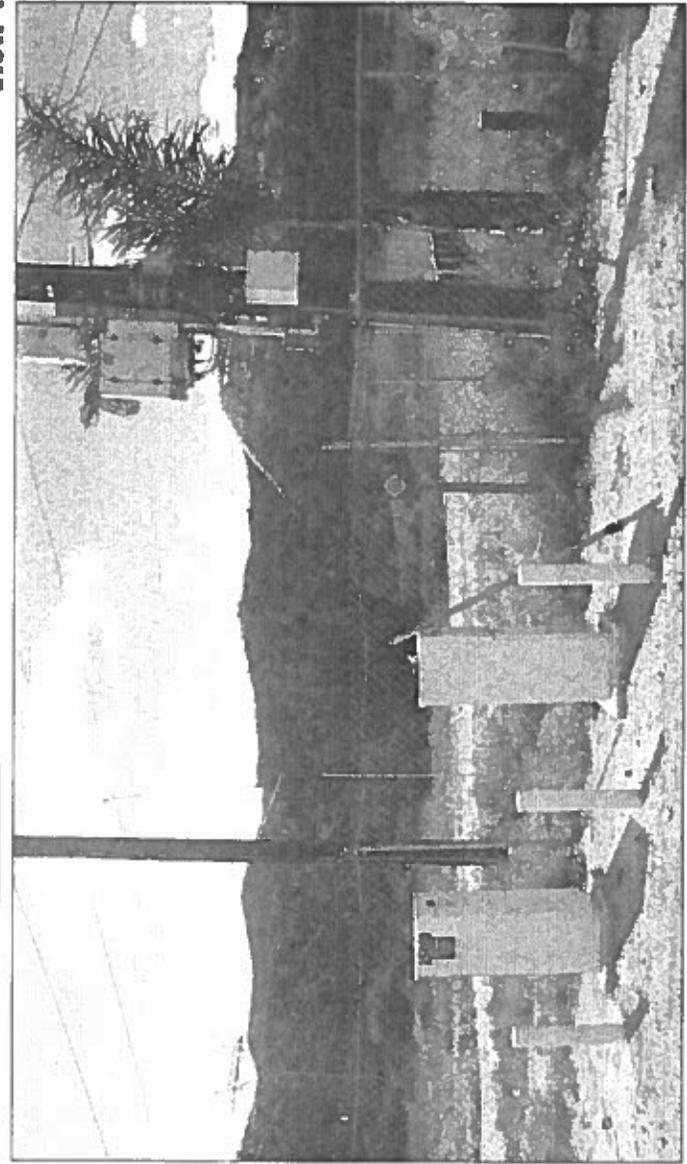


Address: Adjacent to 15400 Sierra Highway
 Santa Clarita, CA 91390

Date: 5/7/14
Site Id: LA0201 Alpha Auto Sales



View 3



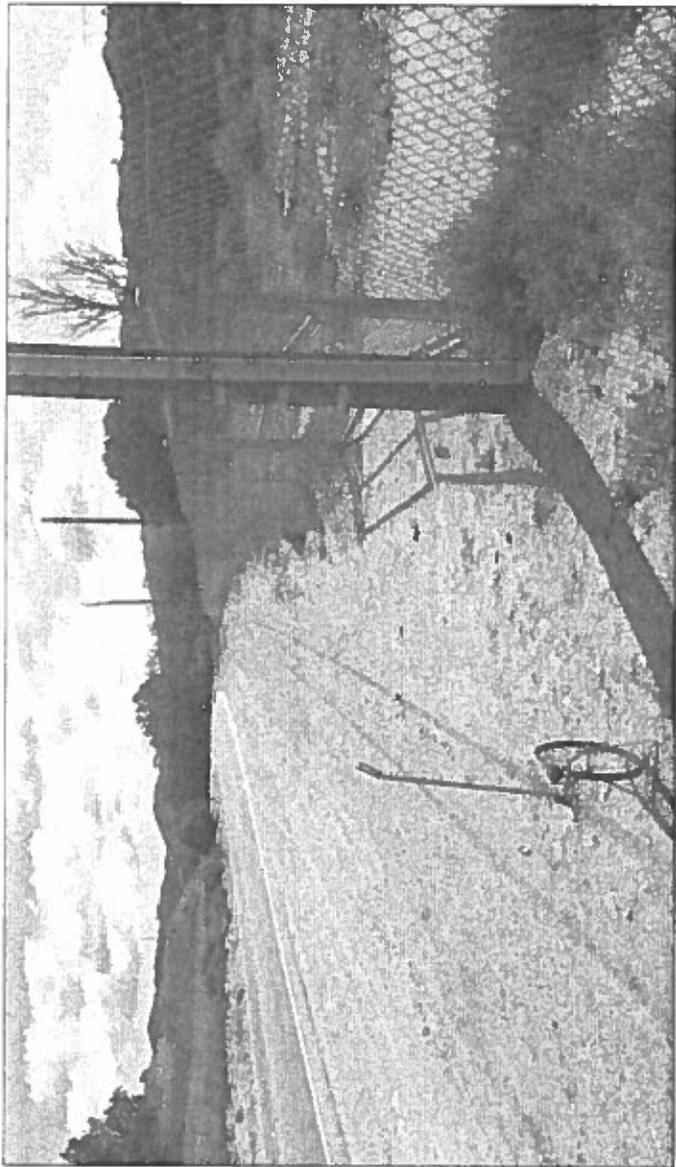
View 4



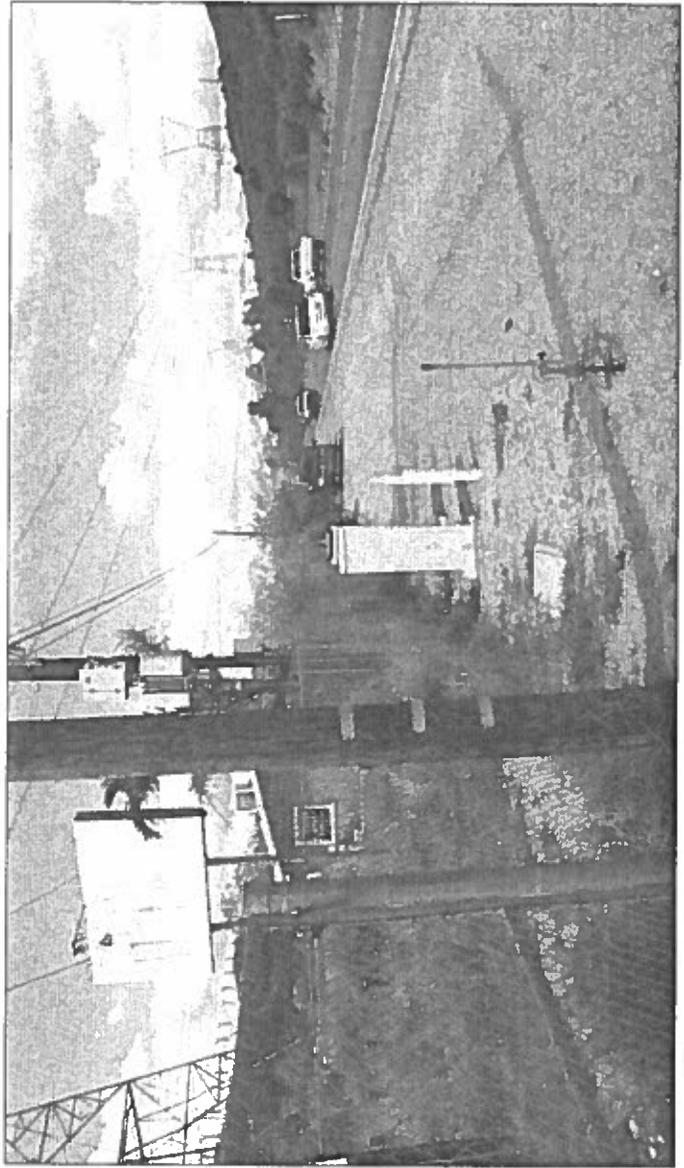
Cable Engineering Services
 10540 Sepulveda Blvd.
 Mission Hills, CA 91345
 (818) 898-2352

Date: 5/7/14
 Site Id: LA0201 Alpha Auto Sales

Address: Adjacent to 15400 Sierra Highway
 Santa Clarita, CA 91390



View 5



View 6



CES cable engineering services
 Prescott Communications Inc.

Cable Engineering Services
 10640 Sepulveda Blvd.
 Mission Hills, CA 91345
 (818) 898-2352

Date: 5/7/14
 Site Id: LA0201 Aloha Auto Sales

Address: Adjacent to 15400 Sierra Highway
 Santa Clarita, CA 91390



SITE PHOTOSIMULATIONS

Proposed Wireless Telecommunications Facility Modification

Site Location and Photo-Vantage Map



Date: 6/24/14

Site Name: LA0201 Aloha Auto Sales

Address: Adjacent to 15400 Sierra Highway
Santa Clarita, CA 91390

Applicant: AT&T Mobility
12900 Park Plaza Dr.
Cerritos, CA 90703

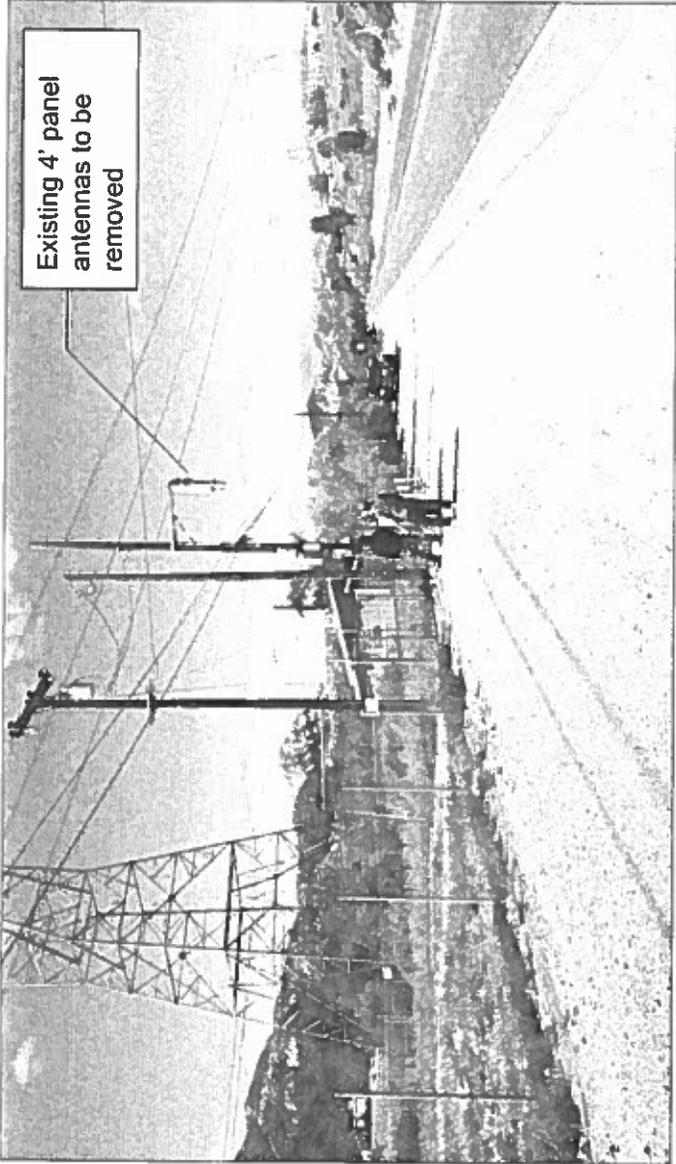
Contact: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

Project Description: Replace existing two (2) 4' antennas with two (2) 4' 8-port antennas (like for like). Place new equipment cabinets, H-frame and related radio equipment on a 16'x8' concrete pad, with an 8' block-wall enclosure and decorative redwood access doors.

Certificate of Authenticity / Disclaimer:
Cable Engineering Services warrants that its photo simulations are accurate representations of the proposed site layout upon the project plans and additional information provided by the Applicant. The final construction site may vary.

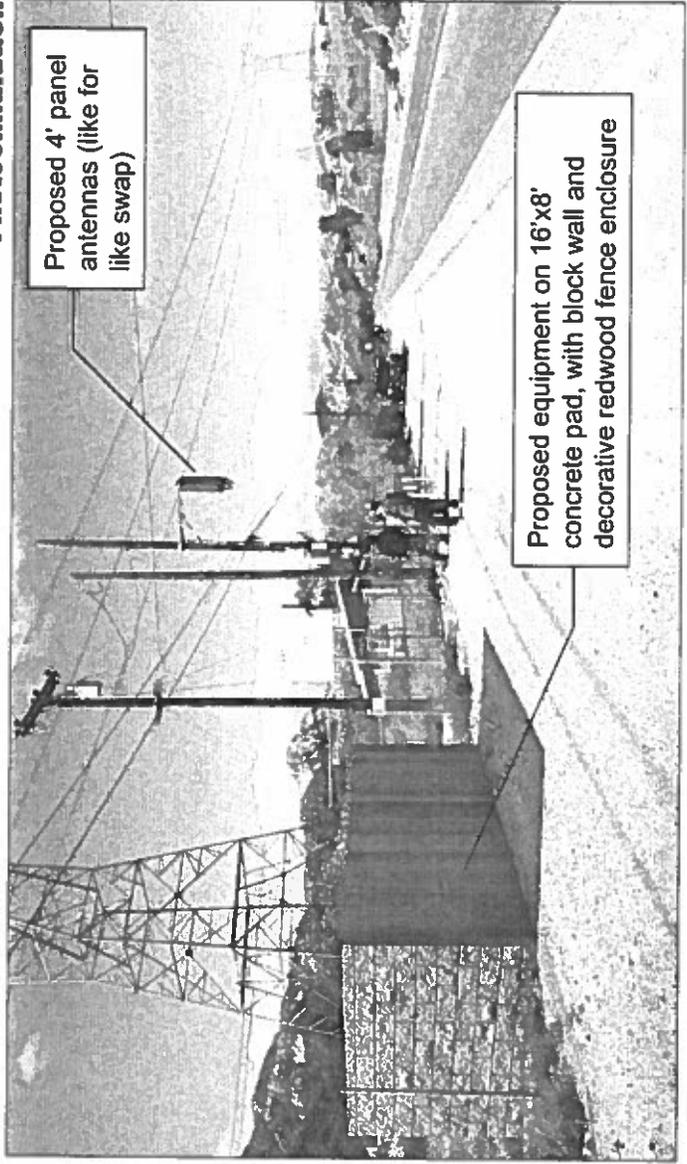


Prescott Communications Inc.



Existing

Photosimulation

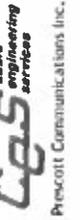


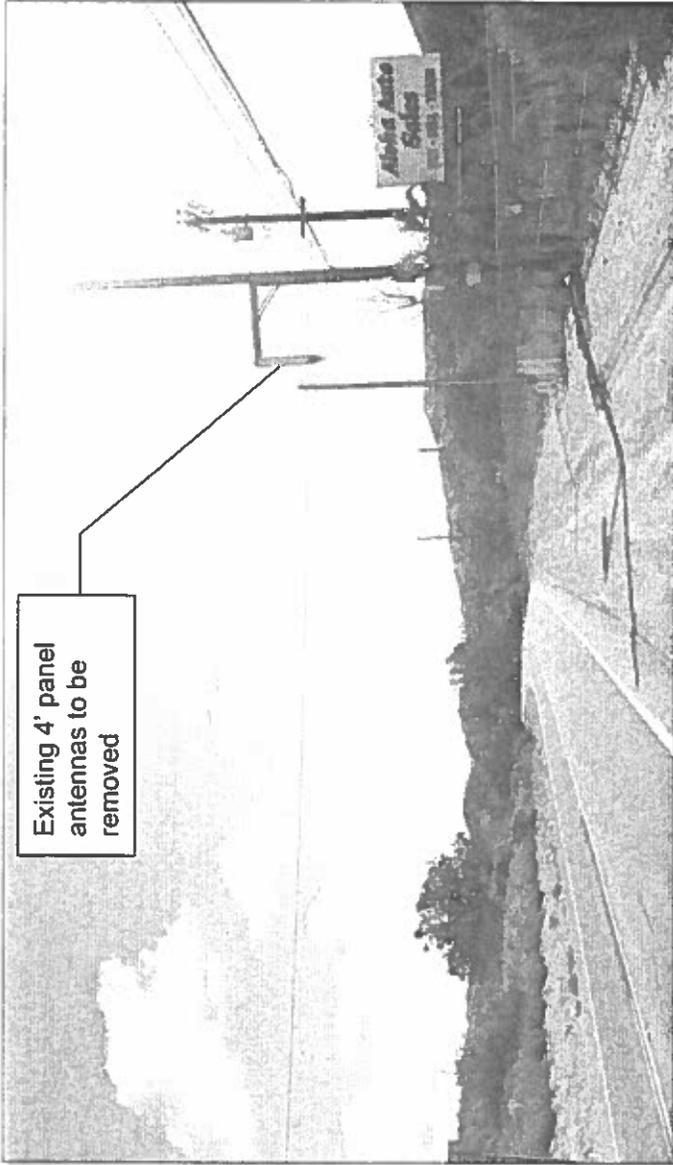
View 1
Looking south from Sierra Highway toward subject site.

Address: Adjacent to 15400 Sierra Highway
Santa Clarita, CA 91390

Date: 5/7/14
Site Id: LA0201 Aloha Auto Sales

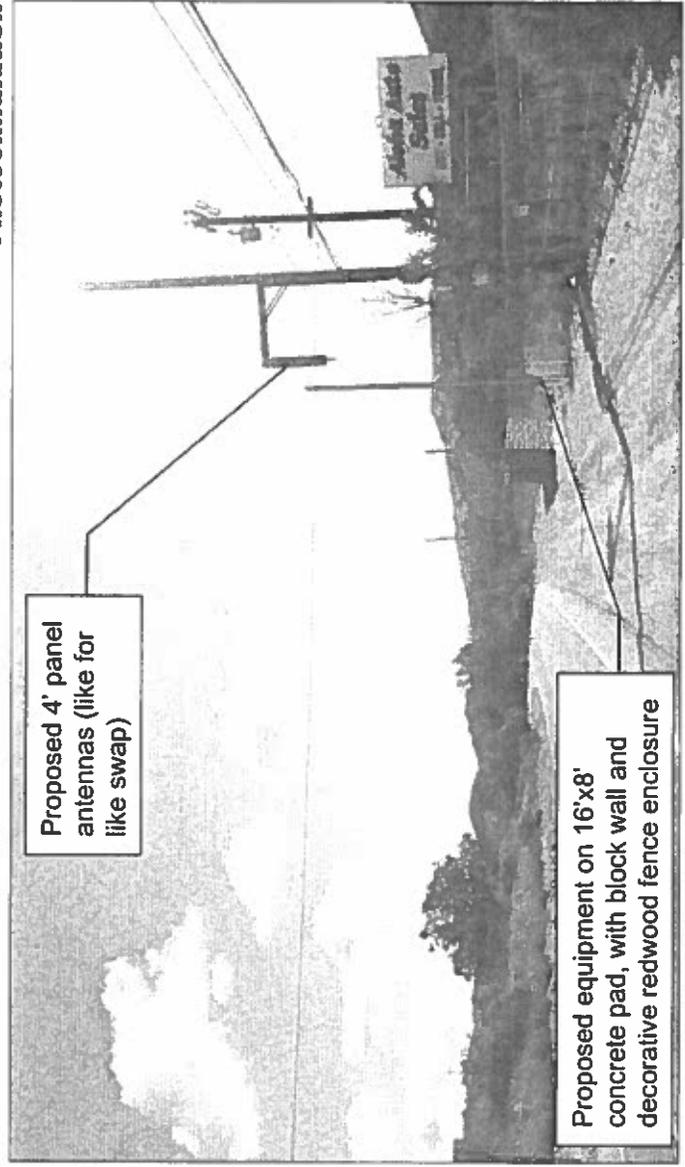
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352





Existing

Photosimulation



View 2

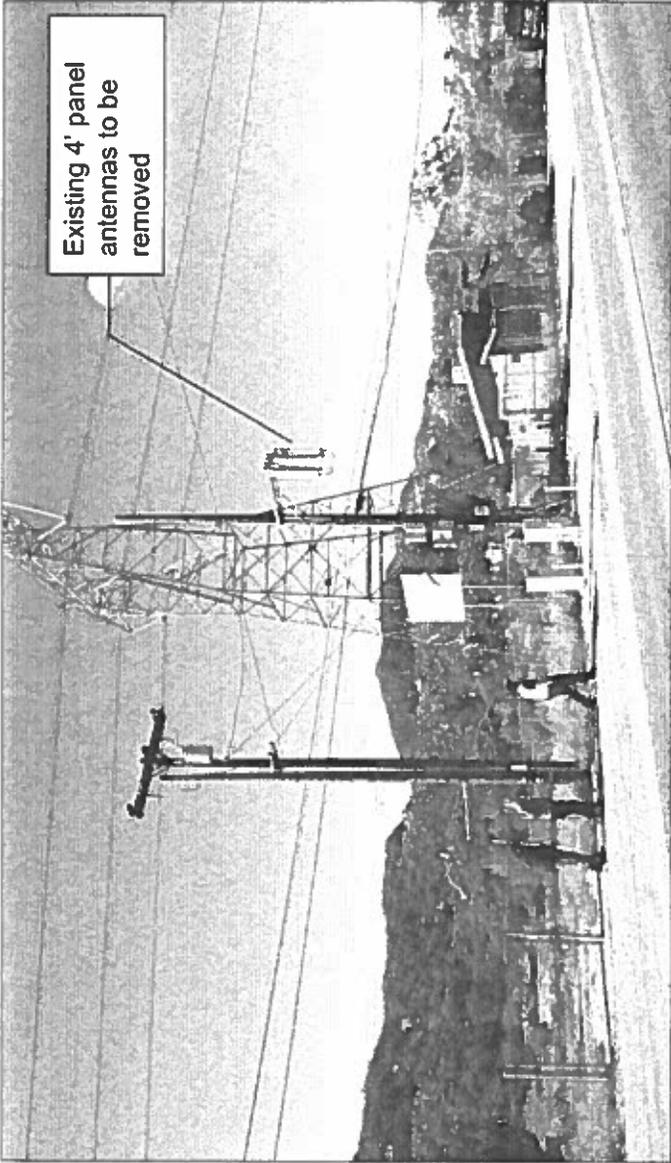
Looking north from Sierra Highway toward subject site.



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352

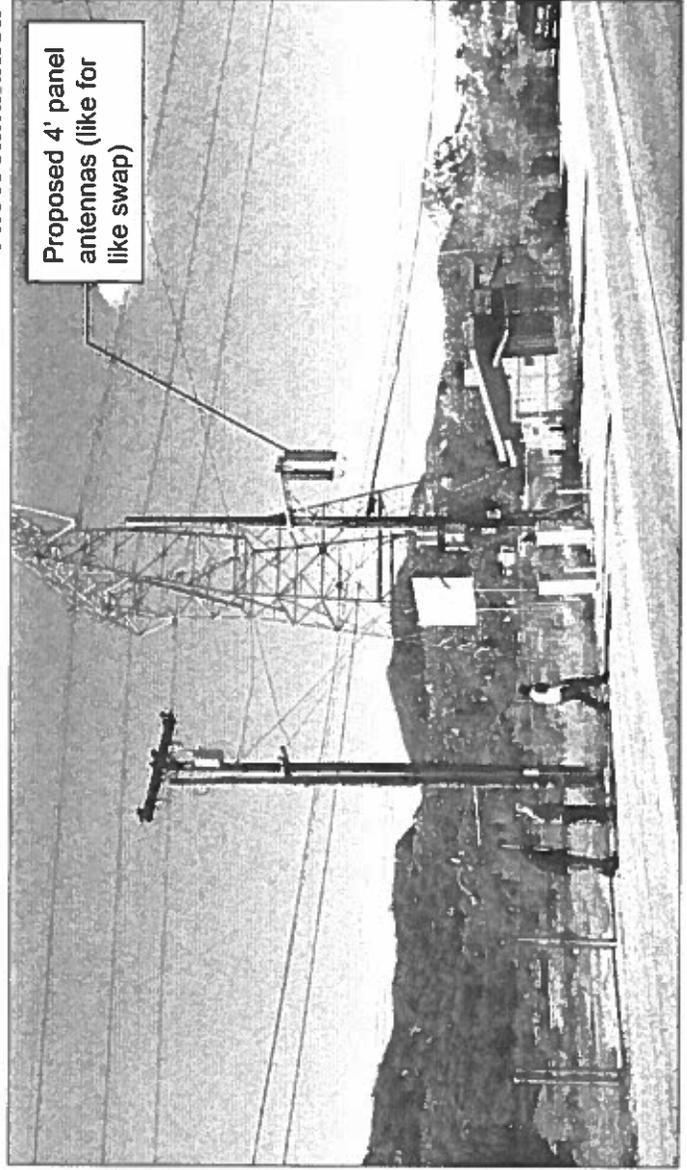
Date: 5/7/14
Site Id: LA0201 Alpha Auto Sales

Address: Adjacent to 15400 Sierra Highway
Santa Clarita, CA 91390



Existing

Photosimulation



View 3

Looking southeast from Sierra Highway toward subject site.



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 698-2352

Date: 5/7/14
Site Id: LA0201 Aloha Auto Sales

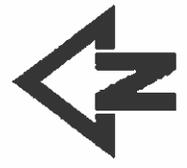
Address: Adjacent to 15400 Sierra Highway
Santa Clarita, CA 91390



Created in GIS-NET3 R2014-01904 Aerial Photo

Printed: Sep 09, 2014

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ENGINEERING

2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 UNIFORM PLUMBING CODE
 TB/DA-222-C OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT AIR QUALITY IMPACTS. THERE WILL BE NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL. IS REQUIRED AND NO COMMERCIAL SERVICE IS PROPOSED.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 800-327-2400
 *CALL BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER: COUNTY OF LOS ANGELES
 ADDRESS: DORCAS CHRISTIAN CENTER
 200 TRINITY DRIVE
 LOS ANGELES, CA 90012
 PHONE: (310) 971-8470

APPLICANT: WESTTOWER COMMUNICATIONS
 ADDRESS: 18 CONTEMPORITE DRIVE
 LA PALMA, CA 90633

APPLICANT REPRESENTATIVE: WESTTOWER COMMUNICATIONS
 ADDRESS: 18 CONTEMPORITE DRIVE
 LA PALMA, CA 90633

APPROXIMATE COORDINATES: 34° 28' 08.10" N
 -118° 23' 54.90" W

LENGTH (MID AS): 31.488181'
 WIDTH (MID AS): 118.399252'

GROUND ELEVATION: 1400 BU
 APN #: N/A
 ZONING: LOS ANGELES COUNTY
 PUBLIC RIGHT OF WAY: UNMANNED TELECOM FACILITY
 PROPOSED USE: UNMANNED TELECOM FACILITY

PROJECT TEAM

PROJECT MANAGER: WESTTOWER COMMUNICATIONS
 10640 SEPULVEDA BLVD. SUITE 110
 LA PALMA, CA 90633
 CONTACT: TERRY WILSON
 PHONE: (949) 899-2332
 EMAIL: terry@westtower.com

ENGINEER: WESTTOWER COMMUNICATIONS
 10640 SEPULVEDA BLVD. SUITE 110
 LA PALMA, CA 90633
 CONTACT: TERRY WILSON
 PHONE: (949) 899-2332
 EMAIL: terry@westtower.com

REGISTERED PROFESSIONAL ENGINEER: WESTTOWER COMMUNICATIONS
 10640 SEPULVEDA BLVD. SUITE 110
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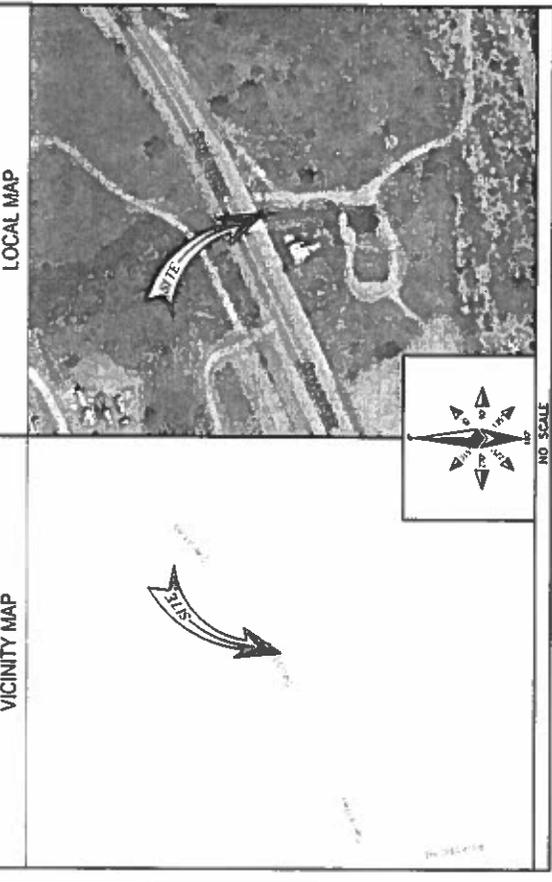
REGISTERED PROFESSIONAL ENGINEER: WESTTOWER COMMUNICATIONS
 10640 SEPULVEDA BLVD. SUITE 110
 LA PALMA, CA 90633
 CONTACT: TERRY WILSON
 PHONE: (949) 899-2332
 EMAIL: terry@westtower.com

SITE NUMBER: LA0201
SITE NAME: ALOHA AUTO SALES



PROJECT: LTE-UMTS (PA #3551430870)
SITE TYPE: R.O.W.
SITE ADDRESS: 15400 SIERRA HIGHWAY
(UNINCORPORATED) SANTA CLARITA, CA 91390

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

1. From AT&T Office (12000 Park Plaza Dr., Carlsbad, CA 92003)
2. Head north on Park Plaza Dr. for 1.5 miles.
3. Turn right onto Highway 101 N.
4. Turn right onto Highway 101 N. for 1.5 miles.
5. Turn right onto Highway 101 N. for 1.5 miles.
6. Turn right onto Highway 101 N. for 1.5 miles.

DIRECTIONS FROM AT&T OFFICE:

1. From AT&T Office (12000 Park Plaza Dr., Carlsbad, CA 92003)
2. Head north on Park Plaza Dr. for 1.5 miles.
3. Turn right onto Highway 101 N.
4. Turn right onto Highway 101 N. for 1.5 miles.
5. Turn right onto Highway 101 N. for 1.5 miles.
6. Turn right onto Highway 101 N. for 1.5 miles.

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & THE INFORMATION CONTAINED THEREIN FOR THE PROJECT DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY REVEAL CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____
 SITE ACQUISITION MANAGER: _____
 PROJECT MANAGER: _____
 ZONING YENDOR: _____
 LEASING YENDOR: _____
 CONSTRUCTION MANAGER: _____
 A/E MANAGER: _____
 PROPERTY OWNER: _____

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO INSTALL AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- AT&T MOBILITY CONTRACTOR TO REMOVE (1) EXIST. 45' ANTENNAS WITH (1) 150W 4G ANTENNAS AND REMOVE EXIST. 210W GSM ANTENNAS. HAS AND (2) EXIST. 45M W/TS ANTENNAS ON EXIST. AT&T MOBILITY SITE POLE (P014224C).
- REMOVE EXIST. 45' ANTENNAS WITH (1) 150W 4G ANTENNAS ON EXIST. AT&T MOBILITY SITE POLE (P014224C).
- AT&T MOBILITY CONTRACTOR TO PLACE (8) W/TS W/TS, (7) 1G, 1G W/TS, (7) STACKED W/TS ANTENNAS AND (1) ALPHA TOWER OF POWER PLANT CABINET INSIDE A NEW 15'x15'x8' METAL FRAME TOWER ON EXIST. EXIST. EQUIPMENT FOUNDATION AT THE EXIST. PROPERTY.

DRAWING INDEX

SHEET NO.	TITLE
1-1	TITLE SHEET
1-2	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
2-1	SITE PLAN & DEDICATED SITE PLAN
2-2	EXISTING ELEVATIONS
2-3	PROPOSED ELEVATIONS
2-4	EQUIPMENT DETAILS

NO.	DATE	DESCRIPTION
0	06/27/11	ISSUE TO PER
1	06/27/11	ISSUE TO PER
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DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



NO.	DATE	DESCRIPTION
0	06/27/11	ISSUE TO PER
1	06/27/11	ISSUE TO PER
2	06/27/11	ISSUE TO PER

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

LA0201 LTE-UMTS
15400 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES AND CONDITIONS

INTENT
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

CONFLICTS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

WARRANTIES & BONDS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

STORAGE
ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN SUCH A MANNER THAT DOES NOT NECESSARILY DISTURB THE FLOOR OF OTHER WORK.

RELATED DOCUMENTS AND COORDINATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

CHANGE ORDER PROCEDURE
CHANGE ORDERS MUST BE INITIATED BY THE OWNER AND FOR THE CONTRACTOR TO PROVIDE A WRITTEN PROPOSAL DESCRIBING THE WORK TO BE DONE AND THE COST THEREOF.

SHOP DRAWINGS
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.

GENERAL NOTES AND CONDITIONS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

PRODUCTS & SUBSTITUTIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

CODE COMPLIANCE
ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST EDITION OF THE FOLLOWING:
2011 CALIFORNIA ELECTRICAL CODE
2011 CALIFORNIA MECHANICAL CODE
2011 CALIFORNIA PLUMBING CODE
2011 CALIFORNIA GAS CODE
2011 CALIFORNIA FIRE CODE
2011 CALIFORNIA BUILDING CODE
2011 CALIFORNIA SOLENOID VALVE CODE
2011 CALIFORNIA WELDER CODE
2011 CALIFORNIA WELDING CODE
2011 CALIFORNIA WELDING CODE
2011 CALIFORNIA WELDING CODE

INSURANCE AND BONDS
1. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE FOR THE MAINTENANCE OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE FOR THE MAINTENANCE OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.

ADMINISTRATION
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

CONTRACTOR'S OBLIGATIONS
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FIELD SYMBOLLOGY

SYMBOL	DESCRIPTION
	EDGE OF DRIVEWAY
	WHITE LINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	CENTER LINE
	CURBSIDE
	PROPERTY LINE
	EXISTING CUT
	CHAIN LINK FENCE
	WOOD FENCE
	WALL
	DRIVEWAY
	BUSHES
	TREE
	UTILITY POLE
	SITE POLE
	STREET LIGHT
	FENCING METER/STREET SIGN
	DOWN CUT
	FIRE HYDRANT
	UTILITY VALVE
	UTILITY MANHOLE
	SEWER MANHOLE
	SQUARE VENT
	ROUND VENT
	DOG-ALERTS
	ADA CURB RAMP

12000 RUISE PLAZA DRIVE
CERRITOS, CA 94703

18 CENTERPOINTE DRIVE, SUITE 110
LA PALMA, CA 90625

13400 Sandstone Blvd, Suite 1, Newport Beach, CA 92646
Phone No. 949-444-2343 Fax No. 949-444-1848

NO.	DATE	DESCRIPTION
1	08/27/14	ISSUE FOR PERMIT
2	08/27/14	ISSUE FOR PERMIT
3	08/27/14	ISSUE FOR PERMIT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SET FORTH IN THE CONTRACT.

LA0201 LTE-UMTS
15400 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
ABBREVIATIONS,
SYMBOLS
AND GENERAL NOTES

SHEET NUMBER
T-2



12900 BARK HAVEN DRIVE
COSTA MESA, CA 92626



19 CENTROTE DRIVE, SUITE 110
LA PALMA, CA 90623



FRESCOTT COMMUNICATIONS INC.
13440 Sandstone Blvd Suite 1, Napa, CA 94558
Phone No. (707) 251-1212 Fax No. (707) 251-1210

NO.	DATE	DESCRIPTION
0	06/28/14	ISSUE NO. 00
1	06/27/14	ISSUE NO. 01
2		

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15400 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
Z-3

NOTE: A COMMON RESIDENT DON FOR CA 50 MILE 8.5 PROJECTS REGULATIONS SHALL BE APPLIED TO THIS PROJECT. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF THE END OF CONSTRUCTION. THE DISTURBED AREA SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 90 DAYS OF THE END OF CONSTRUCTION.

TOP OF POLE (15'-5 1/2' AGL)
AT&T MOBILITY CONTRACTOR TO REPLACE (2) EXIST. 48" PANEL ANTENNAS WITH (2) NEW 48" COCEPT ANTENNAS AND REMOVE EXIST. 2109 GSM MICROCELL RUS AND 3308 UMS MICROCELLS ON EXIST. AT&T MOBILITY SITE POLE #501422AC.

SECONDARY POWER (15'-7 1/2' AGL)

EXIST. AT&T MOBILITY JOBSITE & EXTERIOR LUMS (17'-0" x 4" AGL)
PROPOSED ANTENNA TP. #11 (18'-5 1/2" AGL)
PROPOSED ANTENNA #2 (21'-0" x 4" AGL)
PROPOSED BOTTOM OF ANTENNA (22'-5 1/2" AGL)
XTR (20'-5 1/2" AGL)
AIR (15'-11 1/2" AGL)

AT&T MOBILITY CONTRACTOR TO PLACE (8) UMS RRUS, (2) LTE 1C RRUS, (2) STACKED PURCELL CABINETS AND (1) ALPHA 1649Z DC POWER PLANT CABINET INSIDE A NEW 8'x16'x8" HIGH EARTH TONE CHOKER BLOCK EQUIPMENT COMPOUND WITH 3" WIDE DOUBLE REDWOOD ACCESS GATES. (APPROXIMATELY 22' ± OF EXIST. CHAIN LINK FENCE TO BE RE-ROUTED)

EXIST. METER BEARING EXIST. AT&T MOBILITY METER IS DIRECTLY BEHIND EXIST. VIEW METER

EXIST. DRIVE POSTS

DIRT PKWY.

GRADE

SIERRA HIGHWAY (17'-0" x 8")

SIDE VIEW
LOOKING NORTH

GRAPHIC SCALE
0 1.5 3
FEET

PROPOSED ELEVATION

2

TOP OF POLE (15'-5 1/2' AGL)
AT&T MOBILITY CONTRACTOR TO REPLACE (2) EXIST. 48" PANEL ANTENNAS WITH (2) NEW 48" COCEPT ANTENNAS AND REMOVE EXIST. 2109 GSM MICROCELL RUS AND 3308 UMS MICROCELLS ON EXIST. AT&T MOBILITY SITE POLE #501422AC.

SECONDARY POWER (15'-7 1/2' AGL)

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PROPOSED ANTENNA TP. #11 (18'-5 1/2" AGL)
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EXIST. VERIZON WIRELESS METER PEDESTAL

EXIST. CHAIN LINK FENCE

EXIST. AT&T MOBILITY METER PEDESTAL

PROPOSED (2) LTE 2C (UMTS) RRUS

DIRT PKWY.

GRADE

SIERRA HIGHWAY (17'-0" x 8")

FRONT VIEW
LOOKING EAST

GRAPHIC SCALE
0 1.5 3
FEET

PROPOSED ELEVATION

1



12000 PARK PLAZA DRIVE
CORONA, CA 92703



19 CENTENNIAL DRIVE, SUITE 110
LA PALMA, CA 90623



12400 SERRANO ROAD, SUITE 1, MOUNTAIN VIEW, CA 91154
PHONE: 916.411.8823 FAX: 916.411.8828

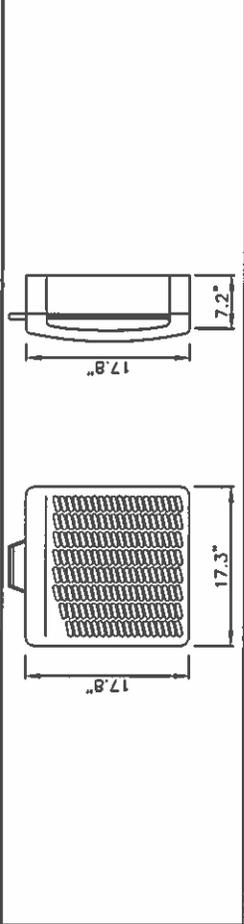
NO.	DATE	DESCRIPTION
1	08/27/14	ISSUE FOR PER
2	08/27/14	ISSUE FOR PER

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND ALL LOCAL ORDINANCES AND REGULATIONS.

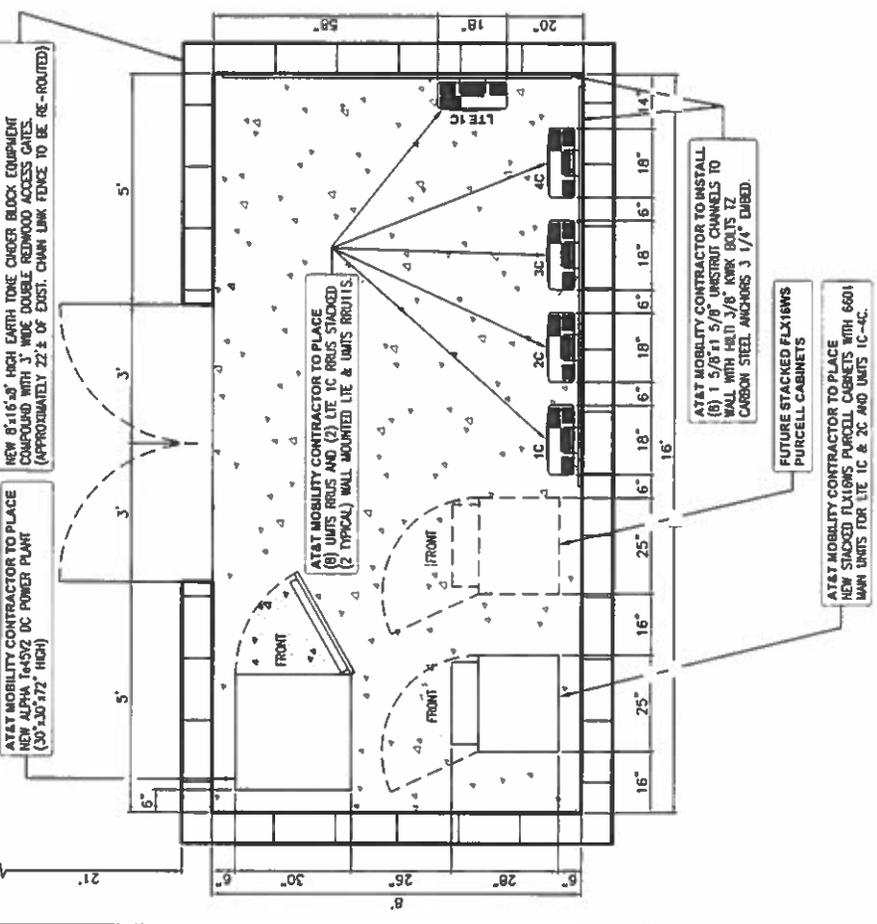
LAO201 LTE-UMTS
15400 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
EQUIPMENT DETAILS

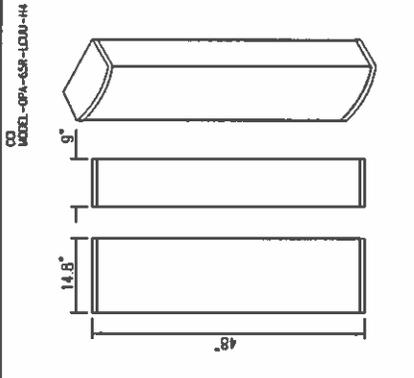
SHEET NUMBER
Z-4



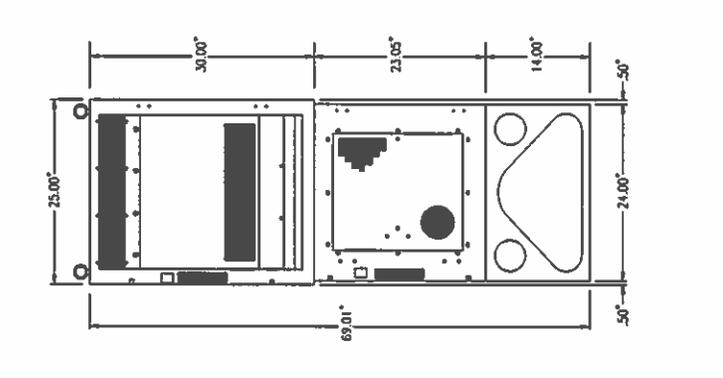
LTE & UMTS RRU11S DETAIL
SCALE: N.T.S.



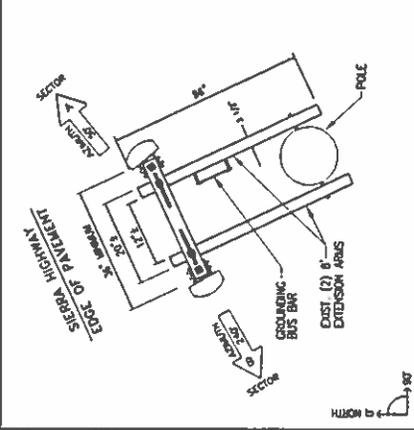
EQUIPMENT COMPOUND DETAIL
SCALE: 3/4" = 1'



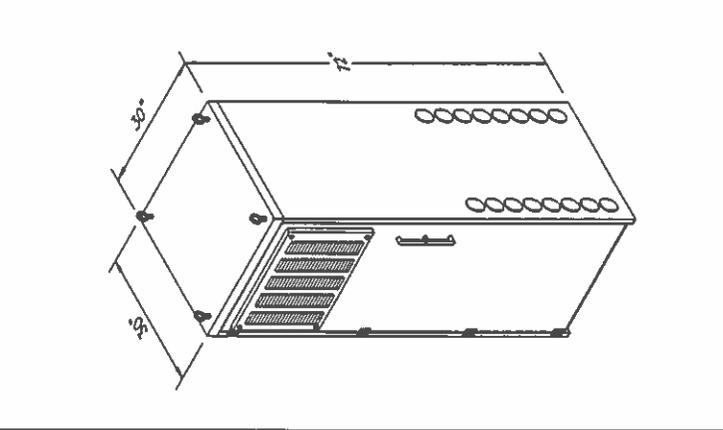
ANTENNA DETAIL
SCALE: N.T.S.



PURCELL CABINET FLX16WS
SCALE: N.T.S.



VECTOR DETAIL
SCALE: N.T.S.



TE45V2 POWER SUPPLY CABINET
SCALE: N.T.S.