

Hearing Officer Transmittal Checklist

Hearing Date
5/17/16
Agenda Item No.
5

Project Number: R2014-01939-(5)

Case(s): Conditional Use Permit Case No. 201400081

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
 R2014-01939 - (5)

HEARING DATE
 May 17, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400081
 Environmental Assessment No. 201400147

PROJECT SUMMARY

OWNER / APPLICANT

Westower/AT&T Mobility

MAP/EXHIBIT DATE

February 19, 2016

PROJECT OVERVIEW

The applicant, Westower/AT&T Mobility, is requesting authorization of a Conditional Use Permit ("CUP") for the continued operation and maintenance of a wireless telecommunications facility ("WTF") within the public right-of-way of Sierra Highway in the A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) Zone and Soledad Zoned District. The project site is within the Santa Clara River Significant Ecological Area. No modifications are proposed to the existing WTF. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements. A CUP is required in the A-1 (Light Agricultural) zone for radio towers, including WTFs, pursuant to Section 22.24.100 of the Los Angeles County Code.

LOCATION

13684 Sierra Highway, Santa Clarita

ACCESS

Sierra Highway

ASSESSORS PARCEL NUMBER(S)

ROW adjacent to 3214-022-012

SITE AREA

272 square feet (16' x 17')

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

RL10 (Rural Land 10)

ZONE

A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

Agua Dulce

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)
 - 22.24.100 (A-1-2 Zone Uses Subject to Permit)
 - 22.44.113 (Agua Dulce Community Standards District)
 - 22.56.215 (Significant Ecological Area Requirements)

CASE PLANNER:

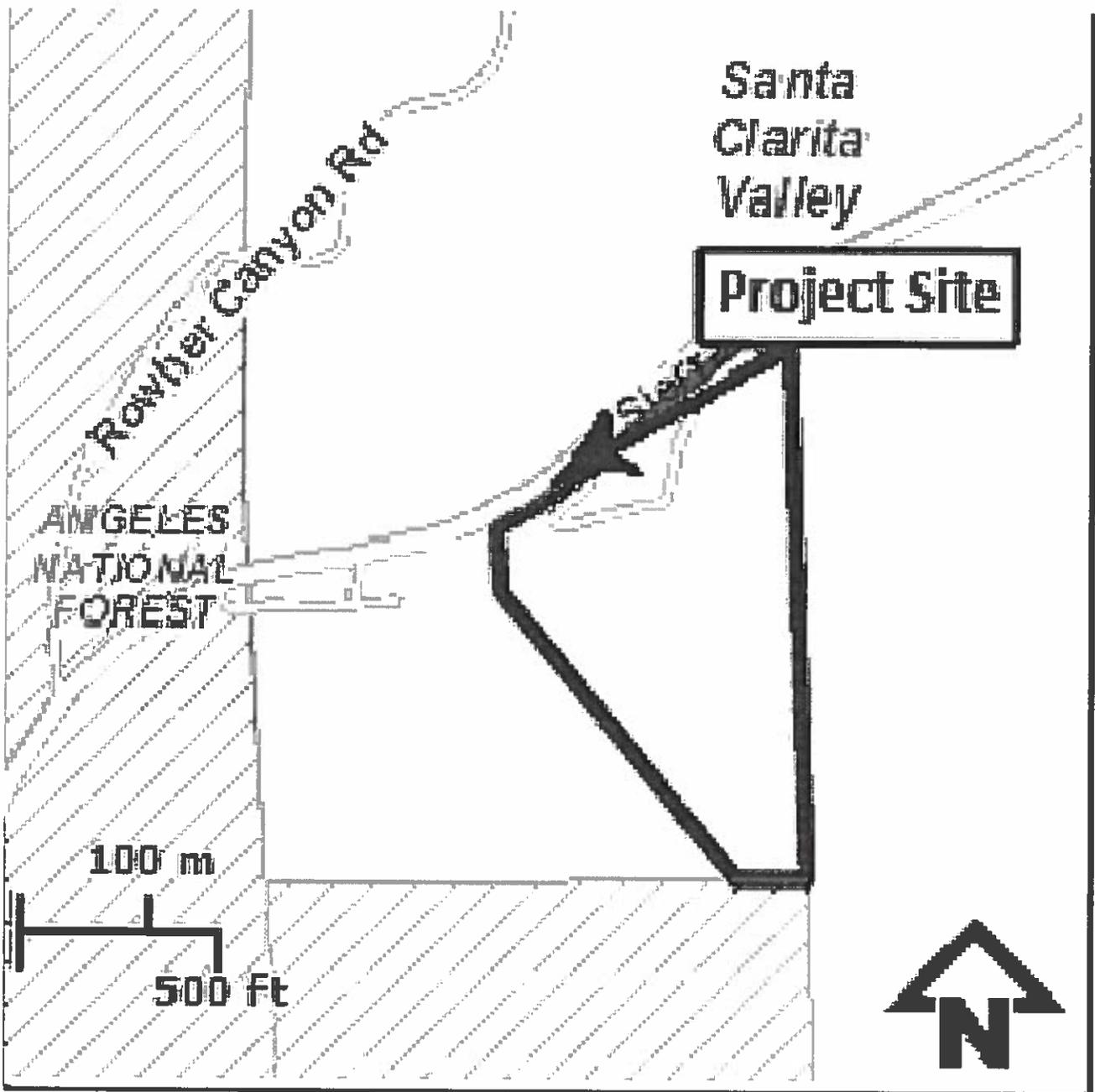
Richard Claghorn

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

rclaghorn@planning.lacounty.gov



ENTITLEMENTS REQUESTED

Conditional Use Permit ("CUP") 201400081 is for the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") in the A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.24.100.

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 A-1-2 Zone. The existing WTF consists of two 48" antennas attached to six-foot cross bars mounted to a 42'-6" high utility pole, microcells and related equipment mounted to the pole, and an adjacent meter pedestal. The existing and proposed WTF and appurtenant equipment are located in the public right of way ("ROW") of Sierra Highway ("Project Site") adjacent to 13684 Sierra Highway (Assessor's Parcel Number 3214-022-012) in the Agua Dulce Community Standards District ("CSD"). The Project Site is located within the Santa Clara River Significant Ecological Area ("SEA"). The WTF use was previously established through CUP No. 02-139, which has expired. No changes are proposed to the existing facilities.

SITE PLAN DESCRIPTION

The site plan for the Project, which is dated February 19, 2016, depicts the location of the utility pole within the ROW on the south side of Sierra Highway. It also depicts the existing meter pedestal, which is approximately 4.5 feet in height above grade and located approximately 11 feet east of the utility pole. Elevation plans were provided of the 42'-6" high utility pole and the WTF antennas and equipment from two vantage points, one looking north and one looking east. The extension arms supporting the antennas are shown at 29 feet above grade level, and the other WTF equipment is at a lower height.

EXISTING ZONING

The subject property is zoned A-1-2.

Surrounding properties within 500 feet are zoned as follows:

North: A-1-2
South: A-1-2
East: A-1-2
West: A-1-2

EXISTING LAND USES

The Project Site is developed with a 42'-6" high utility pole and equipment related to the WTF located within the ROW.

Surrounding properties within 500 feet are developed as follows:

North: Single-family residence, vacant

South: Recreational facilities (closed)
East: Recreational facilities (closed)
West: Restaurant (closed) (used for filming)

PREVIOUS CASES/ZONING HISTORY

The existing WTF on a utility pole within the ROW at the Project Site was approved by a Hearing Officer through CUP 02-139 on June 3, 2003. At the time, the site was zoned A-1-1 (Light Agricultural, One-Acre Minimum Required Lot Area), which was established for this site under Ordinance No. 7339, effective June 5, 1958. The zone was changed to A-1-2 through Ordinance 2012-0055Z, effective December 27, 2012. This change in the zoning occurred concurrently with the adoption of the updated Santa Clarita Valley Area Plan ("2012 SCV Plan"), which also designated the Project Site as part of the Santa Clara River SEA. CUP 02-139 expired on June 3, 2013. CUP 201400081, the current Project, was filed on July 3, 2014.

Initially, the Project included a proposed 8-foot high block wall equipment enclosure within the ROW. Because the Project is within an SEA, and new development was being proposed, this proposal was presented to the Significant Ecological Area Technical Advisory Committee ("SEATAC") on September 15, 2014. SEATAC determined that the Project was consistent with the SEA compatibility criteria. On October 27, 2014, the Los Angeles County Department of Public Works ("DPW") issued a letter which did not recommend approval of the site plan. The permittee subsequently worked with DPW to revise the site plan to be consistent with DPW requirements. Ultimately, the permittee decided to keep the WTF in its existing condition, and revised plans showing the WTF as remaining as it currently exists were submitted to Regional Planning in March 2016.

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. No change is proposed to the existing facility.

STAFF EVALUATION

General Plan/Community Plan Consistency

The following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*

The Project will maintain the existing WTF to continue the available telecommunications service in the area. Removal of the facility would be contrary to this goal.

- *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."*

The use of the utility pole for this WTF helps to minimize visual impacts. It is designed to blend in with the existing utility infrastructure, and it does not stand out or draw attention to itself.

- *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."*

The Project will enhance safety for the area by providing reliable communications services.

The Project Site is located within the Rural Land 10 (RL10) land use category of the Santa Clarita Valley Area Plan ("SCVA Plan"). This designation is intended for low density residential uses with a maximum density of one unit per 10 acres. It also permits uses allowed in the underlying zoning, which includes WTFs.

The following policy of the SCVA 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."*

This facility will provide a benefit to the general public by providing continued cell phone service in the vicinity. This will facilitate communications in the area and will enhance public safety by allowing the public to contact emergency service providers more quickly and easily than would be possible without this facility. It will benefit the large and growing number of users of cell phone technology. The continuation of the existing 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 Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-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 existing WTF does not interfere with the public's unobstructed access, and the applicant has 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 is in an SEA but the WTF was established prior to the inclusion of the Project Site within the SEA, and shall remain the same as before. Its visual and other impacts to the SEA are not significant. Undergrounding of the WTF is not feasible or necessary because it is camouflaged as part of the utility pole and is an existing use with no significant adverse impacts to biotic resources in the area, and no other significant adverse impacts.

Site Visit

A site visit was conducted on April 20, 2016 by County staff. The Project Site was found to be consistent with the site plan and elevation plans. 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. The WTF has been operating for over twelve 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, approximately once per month, 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 electrical power and is adequately served by the existing road and utility infrastructure.

The Project meets the SEA Burden of Proof requirements from Section 22.56.215.E of the County Code. The following facts have been substantiated for this Project:

- 1. That the requested development is designed to be highly compatible with the biotic resources present, including by setting aside appropriate and sufficient undisturbed areas;*
- 2. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;*
- 3. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;*
- 4. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said development;*
- 5. That where necessary, fences or walls are provided to buffer important habitat areas from development; and*
- 6. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.*

SEATAC, in its meeting on September 15, 2014, found that the Project meets the compatibility criteria of the SEA. The impacts of the Project were subsequently reduced by eliminating the proposed block wall enclosure. No watercourses or migratory paths are impacted by the Project. The Project does not involve any new development and consists only of the continued use of existing equipment on an existing utility pole and a small adjacent meter pedestal within a road right-of-way, so the existing impacts are very minimal and no new impacts will result from the Project.

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, except for the adjacent meter pedestal, which is small in size. 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 continue to be beneficial for residents and emergency personnel, such as the County Fire and Sheriff's Departments.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Because no changes are proposed to the existing WTF, no comments from other County departments are required.

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 6 different owners. Additionally, the case materials were available on Regional Planning's website and at the Acton Agua Dulce Library. A total of 25 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Soledad Zoned District.

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 R2014-01939, Conditional Use Permit Number 201400081, 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 201400081 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs, Aerial Image

Site Plan, Land Use Map

RG:RC

5/4/16

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01939-(5)
CONDITIONAL USE PERMIT NO. 201400081**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on May 17, 2016, in the matter of Project No. R2014-01939-(5), Conditional Use Permit No. 201400081 ("CUP").
2. The applicants, Westower 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") ("Project") on a site ("Project Site") located within the public right-of-way ("ROW") in the Agua Dulce Community Standards District ("CSD") in the A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) zone in the Soledad Zoned District pursuant to County Code Sections 22.24.100.
3. The Project Site is in the ROW adjacent to 13684 Sierra Highway. It is located northwest of Assessor's Parcel Number (APN) 3214-022-012. The topography of the Project Site is flat.
4. The Project Site is located within the Santa Clara River Significant Ecological Area ("SEA").
5. The Project Site is located within the Rural Land 10 land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map. The utility pole and WTF are consistent with this category.
6. 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 A-1-2 Zone. The existing WTF consists of two 48" antennas attached to six-foot cross bars mounted to a 42'-6" high utility pole, microcells and related equipment mounted to the pole, and an adjacent meter pedestal. No changes are proposed to the existing facilities.
7. The site plan for the Project, which is dated February 19, 2016, depicts the location of the utility pole within the ROW on the south side of Sierra Highway. It also depicts the existing meter pedestal, which is approximately 4.5 feet in height above grade and located approximately 11 feet east of the utility pole. Elevation plans were provided of the 42'-6" high utility pole and the WTF antennas and equipment from two vantage points, one looking north and one looking east. The extension arms supporting the antennas are shown at 29 feet above grade level, and the other WTF equipment is at a lower height.
8. Surrounding Zoning within 500 feet includes:

North: A-1-2

South: A-1-2
East: A-1-2
West: A-1-2

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

North: Single-family residence, vacant
South: Recreational facilities (closed)
East: Recreational facilities (closed)
West: Restaurant (closed) (used for filming)

10. The Project Site is accessible from Sierra Highway.

11. The existing WTF on a utility pole within the ROW at the Project Site was approved by a Hearing Officer through CUP 02-139 on June 3, 2003. At the time, the site was zoned A-1-1. The zone was changed to A-1-2 as of December 27, 2012. This change in the zoning occurred concurrently with the adoption of the updated Santa Clarita Valley Area Plan ("2012 SCVA Plan"), which also designated the Project Site as part of the Santa Clara River SEA.

12. CUP 02-139 expired on June 3, 2013.

13. No changes are proposed to the existing WTF at this time.

14. Regional Planning staff determined that the 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, because the Project involves the continued use of an existing WTF and no changes to the facility.

15. 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.

16. Staff has not received any comments from members of the public at this time.

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

18. 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 ("Area Plan"), a component of the General Plan. Both the General Plan and the Area Plan contain policies to ensure compatibility of development with the surrounding area.

19. The Hearing Officer finds that the following policies of the General Plan are applicable to the proposed project.

20. *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."* The Project will maintain the existing WTF to continue the available telecommunications service in the area. Removal of the facility would be contrary to this goal.
21. *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."* The use of the utility pole for this WTF helps to minimize visual impacts. It is designed to blend in with the existing utility infrastructure, and it does not stand out or draw attention to itself.
22. *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."* The Project will enhance safety for the area by providing reliable communications services.
23. 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."* This facility will provide a benefit to the general public by providing continued cell phone service in the vicinity. This will facilitate communications in the area and will enhance public safety by allowing the public to contact emergency service providers more quickly and easily than would be possible without this facility. It will benefit the large and growing number of users of cell phone technology. The continuation of the existing service is consistent with guiding principles of the SCVA Plan.
24. The Hearing Officer finds that the Project is consistent with the SEA compatibility criteria. The Project was presented to the Significant Ecological Area Technical Advisory Committee ("SEATAC") on September 15, 2014. SEATAC determined that the Project was consistent with the SEA compatibility criteria. On October 27, 2014, the Los Angeles County Department of Public Works ("DPW") issued a letter which did not recommend approval of the site plan, because at the time the Project included a proposed block wall equipment enclosure within the public right-of-way. The permittee subsequently revised the Project and eliminated the new wall and other equipment, and decided to keep the existing WTF in its existing condition. The modified Project remains consistent with the SEA compatibility criteria, and the Project is no longer required to obtain DPW clearance because no change is proposed to the existing WTF.
25. The Hearing Officer finds that the proposed use is consistent with the A-1-2 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 Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-1, provided that a CUP is first obtained.

26. 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 existing WTF does not interfere with the public's unobstructed access, and the applicant has 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. Undergrounding of the WTF is not feasible or necessary because it is camouflaged as part of the utility pole, it is an existing use with no changes proposed and because it will have no significant adverse impacts to biotic resources in the area, and no other significant adverse impacts.
27. 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. The Project is not required to meet the SEA Burden of Proof requirements because no changes are proposed to the existing use and there are no new impacts from this use.
28. 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 facility is not detrimental to the surrounding area or the residents of the area. The WTF has been operating for over twelve 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.
29. 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, approximately once per month, can be

provided in the shoulder area of Sierra Highway, which is wide enough to provide temporary parking for maintenance vehicles.

30. 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 electrical power and is adequately served by the existing road and utility infrastructure.
31. The Hearing Officer finds that the Project meets the SEA Burden of Proof requirements from Section 22.56.215.E of the County Code. The following facts have been substantiated for this Project:
1. *That the requested development is designed to be highly compatible with the biotic resources present, including by setting aside appropriate and sufficient undisturbed areas;*
 2. *That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;*
 3. *That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;*
 4. *That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said development;*
 5. *That where necessary, fences or walls are provided to buffer important habitat areas from development; and*
 6. *That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.*

SEATAC, in its meeting on September 15, 2014, found that the Project meets the compatibility criteria of the SEA. The impacts of the Project were subsequently reduced by eliminating the proposed block wall enclosure. No watercourses or migratory paths are impacted by the Project. The Project does not involve any new development and consists only of the continued use of existing equipment on an existing utility pole and a small adjacent meter pedestal within a road right-of-way, so the existing impacts are very minimal and no new impacts will result from the Project.

32. 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.

33. 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 March 31, 2016 to all neighboring property owners within 1,000 feet of the Project Site, including 6 different owners, for the original hearing date of October 7, 2014. A total of 25 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Soledad Zoned District.
34. 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. That the requested development is designed to be highly compatible with the biotic resources present, including by setting aside appropriate and sufficient undisturbed areas;
- F. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- G. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

- H. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said development;
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- J. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.

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. 201400081, subject to the attached conditions.

ACTION DATE: May 17, 2016

RG:RC
May 4, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01939-(5)
CONDITIONAL USE PERMIT NO. 201400081**

PROJECT DESCRIPTION

This grant authorizes the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") located on a 42'-6" 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 May 17, 2031.** 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 August 1, 2016.
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. 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".
28. The maximum height of the antennas or other WTF equipment shall not exceed 30 feet above existing 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. 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.
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. 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. Any ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
37. This grant entitles the permittee to maintain 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.
38. 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.
39. 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.
40. 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.
41. 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.

42. 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.

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.

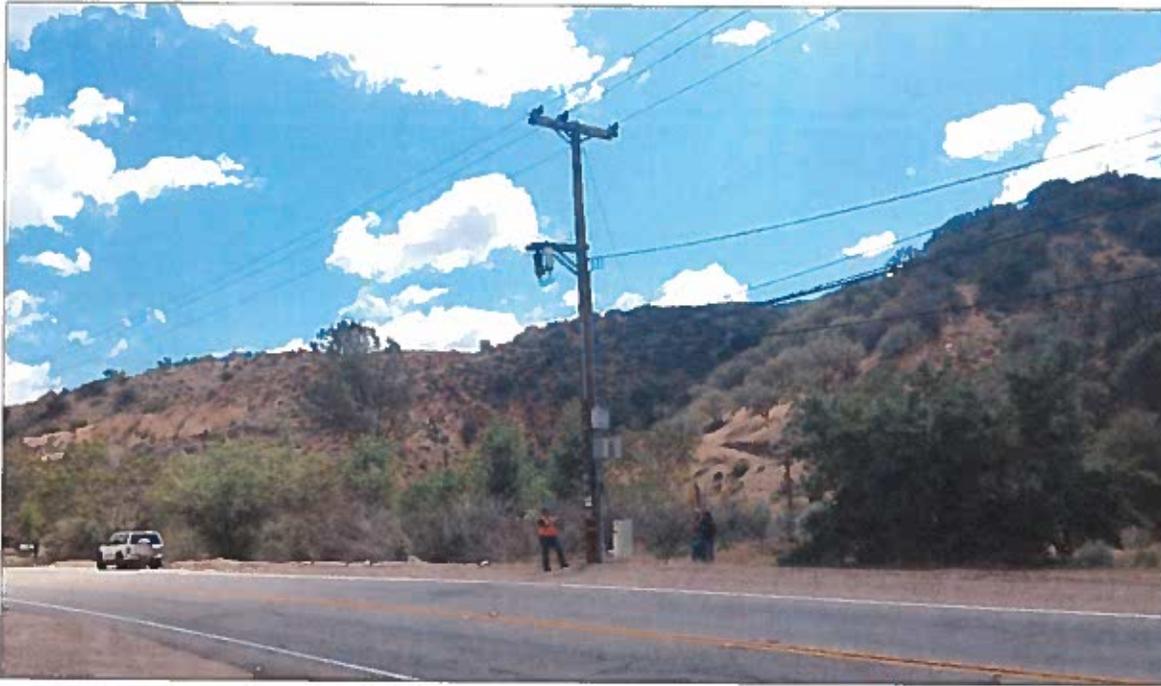
The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole-mounted panel antennas will be replaced by two LTE capable panel antennas painted brown to emulate the color 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 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.

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.



View 1

View 2





View 3

View 4





View 5

View 6





Created in GIS-NET3
Project R2014-01939
Printed: Apr 25, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



SYMBOL	DESCRIPTION
E/D/D	EDGE OF DIRT
W/L	WHITE LINE
R/D/W	RIGHT OF WAY
E/D/P	EDGE OF PAVEMENT
C/L	CENTER LINE
C/F	CURBFACE
P/L	PROPERTY LINE
	EXISTING CUT
	CHAIN LINK FENCE
	WOOD FENCE
	WALL
	DRIVEWAY
	BUSHES
	TREE
	UTILITY POLE
	STE POLE
	STREET LIGHT
	PARKING BETWEEN STREET PAH
	DOWN CURB
	FIRE HYDRANT
	UTILITY VALVE
	UTILITY MANHOLE
	SEWER MANHOLE
	SQUARE VOID
	ROUND VOID
	DIG-ALERTS
	ADA CURB AMP

GENERAL NOTES AND CONDITIONS

INTENT
 THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE IN THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS SPECULATED IN THE CONTRACT. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO RESOLVE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK. MINOR VARIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES SHALL ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION OF REASON OF ANY MATTER ON THESE CONSTRUCTION DRAWINGS WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING. NO PLAN OF COORDINATION OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS CONCERNING THE WORK.

WARRANTIES & BONDS
 CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS. SEE MASTER CONSTRUCTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE
 ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. BPS CABINETS MUST BE BRANDED INSIDE UNTIL THERE IS POWER ON SITE. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION
 GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE
 1. CHANGE ORDERS MAY BE ISSUED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES PROVIDED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS
 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
 2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

1. ILLUSTRATE 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDING RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE VIEWS, PRODUCTS & MATERIALS TO BE INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, FURNISH ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LAYOUT OF CUT SHEETS.

CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 2012 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2014 NATIONAL ELECTRIC CODE, 2013 CALIFORNIA CODE OF REGULATIONS, 2012 CALIFORNIA PLUMBING CODE, 2012 CALIFORNIA FIRE AND LIFE SAFETY CODE, 2012 CALIFORNIA ELECTRICAL CODE, 2012 CALIFORNIA FIRE AND LIFE SAFETY CODE.

INSURANCE AND BONDS

1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER.
3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.

ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL BE DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A GANTT TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INCLUDING A TIME BUDGET FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE. PROGRESS SCHEDULES AND COORDINATED WITH OTHER ELEMENTS OF WORK. IN SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (BUT NOT BE LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR AND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FURNISHER OR SUBCONTRACTOR.
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL UNLESS OTHERWISE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS BEAR HANDS WITH ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL CLIENT SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS OF ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
7. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING AND LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CHAIN PLACEMENTS.
9. CLOSURE OF PHASE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE FINISHED WITH PROJECT MANAGER (NOT PROJECT MANAGER FOR SAMPLE CLOSURE PHOTOS).

CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AS WELL AS THE COMPLETION OF THE WORK. THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SUPPLIES MATERIALS AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.
2. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SPILL, WASTE MATERIALS, SAWDUST & OTHER FOREIGN MATTER.
3. REMOVE ALL TRACES OF SPILLED MATERIALS FROM ADJACENT SURFACES.
4. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANNESS, NOTIFY THE OWNER OF THE STRUCTURE.

1. MODIFICATION CLAUSE. THE CONTRACTOR AGREES AND SHALL:

1. ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTRACTORALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDIVIDUALLY AND HOLD ALLY INDIVIDUALS, ITS REPRESENTATIVES AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
2. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973 INCLUDING ALL PROVISIONS AND AMENDMENTS THERETO.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF DO BS, IFC, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY OR STATE AS MODIFIED BY STANDARD PLANS AND ADDENDUMS.
4. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK. WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 727-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY OR STATE ENGINEER INSPECTION DEPARTMENT, (925) 428-7122, AT LEAST TWO DAYS BEFORE START OF ANY WORK REQUIRING THEIR PARTICIPATION.
7. ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
8. THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THIS CONSTRUCTION PROJECT.
9. THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 36 INCHES TO THE FINISHED GRADE AT ALL TIMES.
10. THE CONTRACTOR SHALL HOLD OR OPEN CUT ALL CURBS AND CURB CUTS, CONCRETE DRIVEWAYS AND ASSET RAMPS AS THE DIRECTION OF THE CITY, COUNTY OR STATE INSPECTOR.
11. ALL A/C AND/OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY OR STATE ENGINEER.
12. ALL SHIMMS, PLANKS OR DECKS THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLACED AND/OR REPAIRED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
13. IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY, TRAFFIC CONTROL LIGHTING, (925) 458-4337 STREET LIGHTING (925) 458-4337.
14. AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU (925) 323-1121 AND THE FIRE DEPARTMENT, 911.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS CLEARLY DEMONSTRATING THAT AT ALL TIMES, THE CITY, COUNTY OR STATE IS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00 FOR THIS CONSTRUCTION PROJECT.
16. WALLS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE OTHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER AND ALL CONDUITS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER, IN WRITING BEFORE INSTALLATION THEREOF.
17. ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER, UNLESS SPECIFIED.



12600 PARK PLAZA DRIVE
 CERRITOS, CA 94530



PROFESSIONAL COMMUNICATIONS INC.
 10000 Sepulveda Blvd Suite 1000 Van Nuys, CA 91411
 Phone: (818) 782-7322 Fax: (818) 782-8388

NO.	DATE	DESCRIPTION
1	02/27/14	REVISED FOR SUBMITAL
2	04/18/14	100% CD SET
3	05/21/14	75% CD SET
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THE BIDDING.

LA0601 LTE-UMTS
 13684 SIERRA HIGHWAY
 (UNINCORPORATED)
 SANTA CLARITA, CA 91390

SHEET TITLE
 ABBREVIATIONS,
 SYMBOLS
 AND GENERAL NOTES

SHEET NUMBER
T-2



1200 PARK PLAZA DRIVE
CERRITOS, CA 94733



PROSCOTT COMMUNICATIONS INC.
1840 Sandhill Blvd Suite 1, Mountain View, CA 94039
Phone No. (415) 948-2203 Fax No. (415) 948-0400

REV	DATE	DESCRIPTION
1	02/19/10	ISSUED FOR PERMITS
2	02/25/10	ISSUED FOR PERMITS
3	03/21/14	ISSUED FOR PERMITS

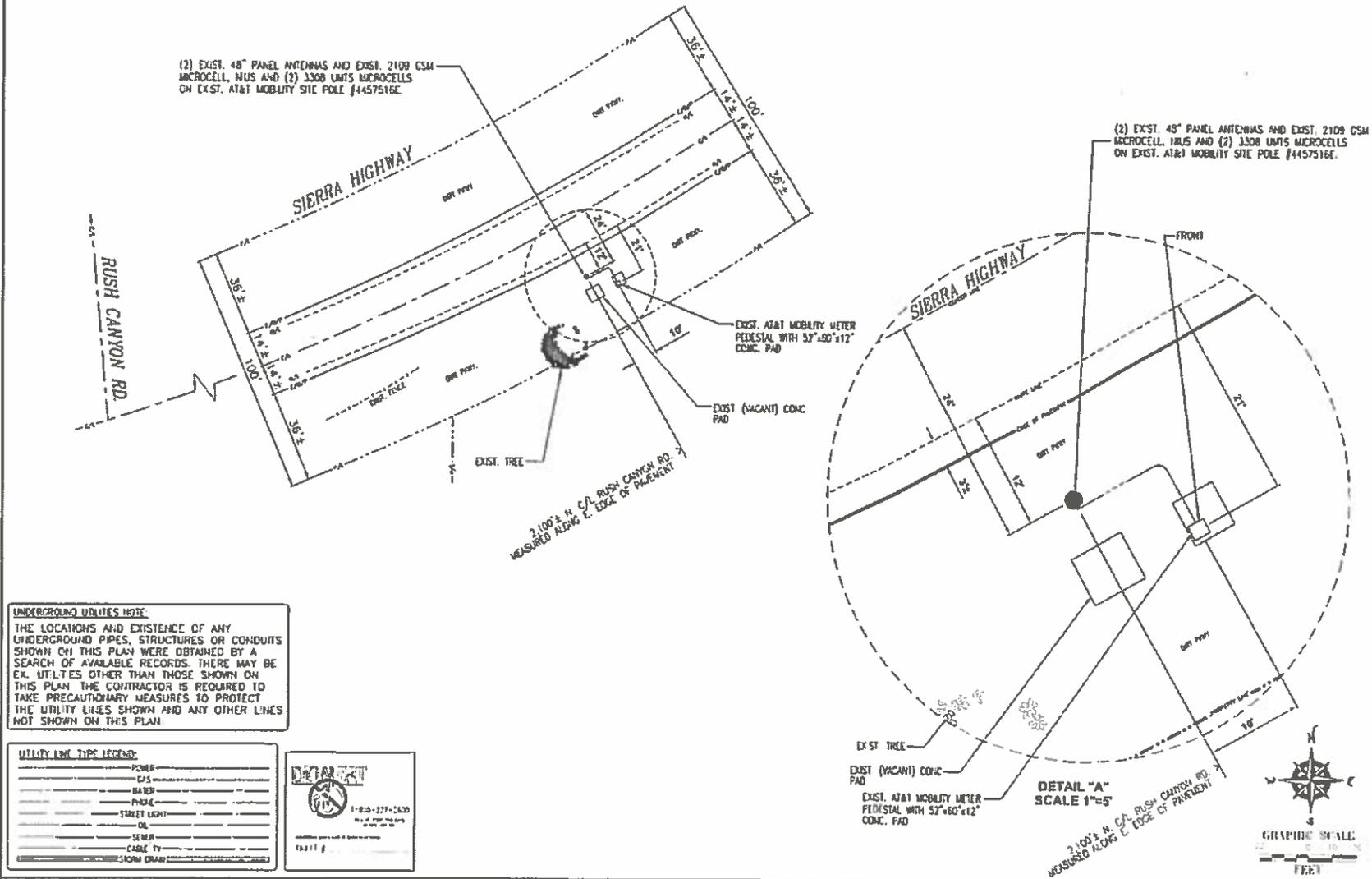
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LAD601 LTE-UITS
13604 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
SITE PLAN &
ENLARGED SITE PLAN

SHEET NUMBER

Z-1



UNDERGROUND UTILITIES NOTE:
THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EX. UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

UTILITY LINE TYPE LEGEND:

POWER	---
CS	---
SEWER	---
STREET LIGHT	---
OIL	---
SEWER	---
CABLE TV	---
UNKNOWN	---



TOP OF POLE (17'-8" AGL)
 PRIMARY POWER (17'-0" AGL)
 PRIMARY DOWNSPOUT (11'-0" AGL)

EXIST. AT&T MOBILITY SITE POLE #4457515E

AT&T MOBILITY SITE POLE #4457515E, MAKE READY RECONSTRUCTION (EAST SIDE SIERRA HWY. 1.875' S. SIDE OF SPRING ST.)

A AT&T MOBILITY TO LOWER EXISTING WOOD ANTERENNA ARMS AND EXISTING 24" ANTENNAS 1' FROM 22'-0" TO 22'-0" AT&T MOBILITY TO STEP NEW POLE AT 5.00 & 6.00
 B 53 CAL DOWN TO RAISE SECONDARY POWER SERVICE DROP FROM 28'-10" TO 35'-0"
 C

SECONDARY POWER (35'-0" AGL)

EXIST AT&T MOBILITY DOUBLE 6" EXTENSION ARMS (24'-0" AGL)
 EXIST ANTENNA TOP HT (28'-10" AGL)
 EXIST ANTENNA RC (27'-10" AGL)
 EXIST BOTTOM OF ANTENNA (25'-10" AGL)

6" EXTENSION ARM (17'-6" AGL)

TOP OF CHANNEL (11'-6" AGL)

3306 LTE MICROCELL (17'-6" AGL)

TELEPHONE NETWORK SURFACE (17'-6" AGL)
 TELEPHONE NETWORK SURFACE (16'-6" AGL)
 FIBER EQUIPMENT CASE 300-02" (15'-6" AGL)
 TELEPHONE NETWORK SURFACE (14'-6" AGL)

GRADE
 DIRT PKWY
 EXIST. AT&T MOBILITY METER PEDESTAL #13720 (7'-6" AGL)

FRONT VIEW
 LOOKING EAST

TOP OF POLE (17'-8" AGL)
 PRIMARY POWER (17'-0" AGL)
 PRIMARY DOWNSPOUT (11'-0" AGL)

EXIST. AT&T MOBILITY SITE POLE #4457515E

SECONDARY POWER (35'-0" AGL)

EXIST AT&T MOBILITY DOUBLE 6" EXTENSION ARMS (24'-0" AGL)
 EXIST ANTENNA TOP HT (28'-10" AGL)
 EXIST ANTENNA RC (27'-10" AGL)
 EXIST BOTTOM OF ANTENNA (25'-10" AGL)

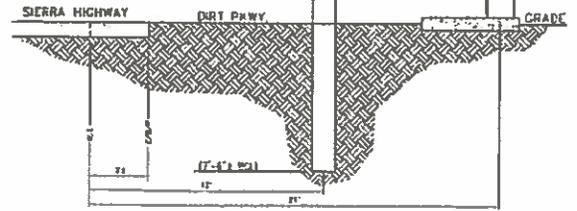
6" EXTENSION ARM (17'-6" AGL)

TOP OF CHANNEL (11'-6" AGL)

3306 LTE MICROCELL (17'-6" AGL)

2500 PDS MICROCELL (15'-6" AGL)

EXIST BREAKER/DISCONNECT BOX (17'-0" AGL)
 BOTTOM OF CHANNEL (16'-6" AGL)



SIDE VIEW
 LOOKING NORTH



12000 PINE PLAZA DRIVE
 CLARKVILLE, CA 95705



COMMUNICATIONS, INC
 1000 Serrano Blvd Suite 9
 Ukiah, CA 95568
 Phone No. (707) 462-2332 Fax No. (707) 462-2333

REV	DATE	DESCRIPTION
1	12-19-16	REVISED FOR SUBMITTAL
2	01-25-17	1800 2D VEC
3	01-25-17	001 2D VEC
REV	DATE	DESCRIPTION

IF AS A VIOLATION OF LAW FOR ANY PERSON, WATER SHALL BE SETTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DRAWING.

LAD601 LTE-UMTS
 13684 SIERRA HIGHWAY
 (UNINCORPORATED)
 SANTA CLARITA, CA 91390

SHEET TITLE
 EXISTING ELEVATIONS

SHEET NUMBER
Z-2

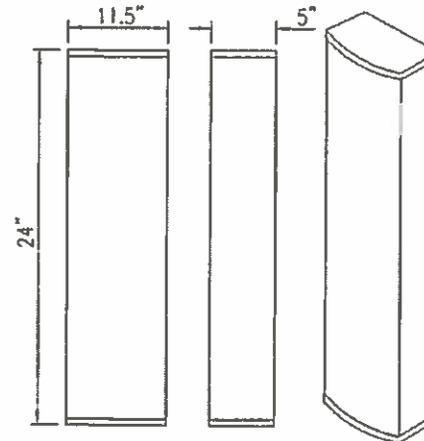
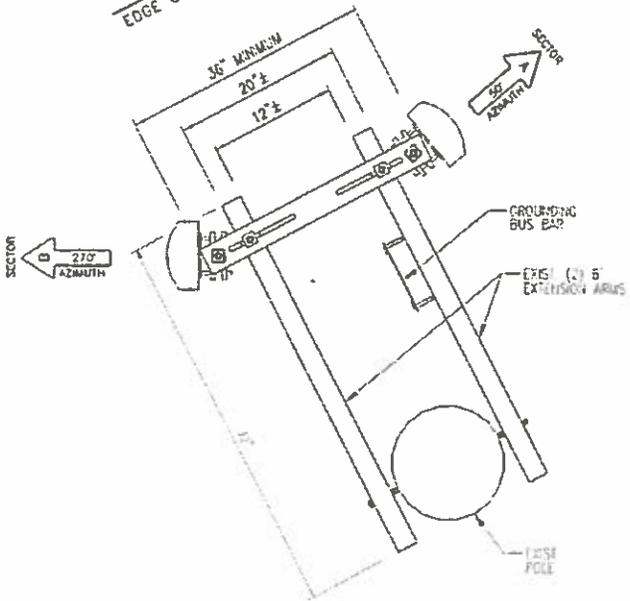
EXISTING ELEVATION



EXISTING ELEVATION



SIERRA HIGHWAY
EDGE OF PAVEMENT



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703



PROJECT: CALIFORNIA HOUS INC
1948 Sepulveda Blvd Suite 3 Mission Hills, CA 91030
Phone No: (818) 250 2302 Fax No: (818) 250 4025

REV	DATE	DESCRIPTION
1	02/19/14	REVISED FOR SUBMITTAL
2	04/26/14	REVISED FOR IFC
3	05-29-14	REVISED FOR

© I, A HOLDER OF LAW FOR ANY PERSON
WHOM THEY USE ACTUAL UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER
OR ARCHITECT

LAD601 LTE-UMTS
13684 SIERRA HIGHWAY
(UNINCORPORATED)
SANTA CLARITA, CA 91390

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
Z-3

VECTOR DETAIL

SCALE
NTS
1

ANTENNA DETAIL

SCALE
NTS
2

