

Hearing Officer Transmittal Checklist

Hearing Date
June 7, 2016
Agenda Item No.
8

Project Number: R2014-01940-(5)
Case: Conditional Use Permit Case No. 201400082
Planner: Anthony Curzi

- 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
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit
- Coverage Maps

Reviewed By: 



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

PROJECT NUMBER

R2014-01940-(5)

HEARING DATE

June 7, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400082
 Environmental Assessment No. 201400148

PROJECT SUMMARY

OWNER / APPLICANT

AT&T Mobility

MAP/EXHIBIT DATE

February 17, 2016

PROJECT OVERVIEW

The applicant, AT&T Mobility, requests a conditional use permit (CUP) to reauthorize the operation and maintenance of an existing wireless telecommunications facility (WTF) located on a utility pole in the public right-of-way in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone. The WTF is mounted on a 38.5-foot-tall utility pole and is comprised of two four-foot panel antennas along with auxiliary equipment mounted at 31 feet above ground level.

The WTF was originally established by CUP No. 02-072 on March 12, 2003. That permit expired on May 21, 2013.

LOCATION

10900 block of Sierra Highway in the public ROW

ACCESS

Sierra Highway

ASSESSORS PARCEL NUMBER

Adjacent to 3213-019-039

SITE AREA

NA

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan: One Valley One Vision (2012) ("Area Plan")

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

RL2 (Rural Land 2)

ZONE

A-1-2

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Agua Dulce

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County ("County") General and Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.110 (A-1 Zone Development Standards)
 - 22.44.113 (Agua Dulce Community Standards District Standards)

CASE PLANNER:

Anthony Curzi

PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov



ENTITLEMENTS REQUESTED

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

PROJECT DESCRIPTION

The applicant, AT&T Mobility, requests a CUP to reauthorize the operation and maintenance of a WTF, comprised of two four-foot-tall panel antennas, mounted on a 38.5-foot-tall utility pole in the public right-of-way (ROW).

SITE PLAN DESCRIPTION

The site plan depicts the 38.5-foot-tall utility pole with the WTF comprised of two four-foot-tall panel antennas mounted at 31 feet on the pole. Smaller auxiliary equipment (breakers, microcells) are also mounted on the pole from 7.5 feet to 13 feet above ground level. Lastly, a pedestal is depicted 10 feet from the pole (and 23 feet from Sierra Highway).

EXISTING ZONING

The subject property is zoned A-1-2.

Surrounding properties are zoned as follows:

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

EXISTING LAND USES

The subject site is developed with the existing WTF mounted on a utility pole.

Surrounding properties are developed as follows:

North: Single-family residences and vacant land
South: Single-family residences and vacant land
East: Single-family residences and vacant land
West: Single-family residences and vacant land

PREVIOUS CASES/ZONING HISTORY

CUP 02-072 authorized the subject WTF on March 12, 2003. Ordinance No. 2012-0055Z established the A-2-2 Zone at the site on November 27, 2012. Ordinance No. 85-0127 established the Agua Dulce CSD on July 30, 1985. Ordinance No. 7339 established the A-1-1 Zone on May 6, 1958.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. There are no applicable exceptions to the exemption and the WTF is not located in an environmentally sensitive area as mapped

or adopted by the County. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the RL2 (Rural Land 2) land use category of the Santa Clarita Valley Area Plan: One Valley One Vision (2012) ("Area Plan"). This designation is intended for developments that maintain the rural nature of the area, including single-family residential uses on large lots. The existing WTF mounted on a utility pole in the public ROW does not detract from this rural vision for the area, and is, therefore, consistent with the permitted uses of the underlying land use category.

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.*
Allowing the continued operation and maintenance of the WTF will permit the continued use of telecommunication services for the area. Common maintenance and improvements to the WTF will be possible in the future through review by the County.
- *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 existing WTF gives telecommunication service access to the community, and its attachment on a utility pole in the public ROW helps minimize impacts.
- *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 continued use of the WTF will allow the applicant to maintain and enhance the facility as needed to keep the WTF operating in good condition.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- There are no applicable development standards for the WTF as it is mounted on a utility pole in the public ROW.

Pursuant to Section 22.44.113 of the County Code, establishments in the Agua Dulce Community Standards District (CSD) are subject to the following development standards:

- There are no applicable CSD development standards for the WTF.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The use requested (existing operation and maintenance of a WTF) will continue to provide a utility-type service to the area, will allow the continued possibility to make emergency calls to residents, visitors, and motorists, and will allow a service to continue in an area where it is needed.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

The use has existed at the site for over 10 years without incident or problem. The WTF is well integrated into the utility pole such that antennas and ancillary equipment are scarcely noticeable.

Therefore, the requested use at the location proposed 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.

The proposed project will not require any variations or deviations from development standards. WTF antennas are affixed to the utility tower and ancillary equipment is attached to the pole. The WTF is in the public ROW and zone development standards do not apply.

Therefore, 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.

The WTF is located in the public ROW on Sierra Highway, a public highway, on an existing utility pole. The WTF will require periodic visits from maintenance personnel, and there is adequate parking on the shoulder to accommodate the service vehicle. The use is not anticipated to generate pedestrian or bicycle trips.

Therefore, the proposed site is adequately served 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 by other public or private service facilities as are required.

Neighborhood Impact/Land Use Compatibility

The WTF has existed at the subject site for over 10 years without negatively impacting the community. The use of existing infrastructure to place the WTF equipment is an efficient way of installing public telecommunication equipment as it reduces the need to construct new towers in the community.

The WTF is relatively minor in its design, and, therefore, does not result in significant aesthetic impacts. Lastly, the WTF provides an important service in the form of telecommunication and allows residents, visitors, and motorists to ability to place telephone calls and use data features on mobile devices.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

An email dated May 11, 2016 was received stating opposition to the WTF unless the facility was disguised as a tree.

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 R2014-01940-(5), Conditional Use Permit Number 201400082, subject to the attached findings and conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400082 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, Regional Planning Assistant II, 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
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

PROJECT NO. R2014-01940-(5)
CONDITIONAL USE PERMIT NO. 201400082

STAFF ANALYSIS
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RG:AMC
May 26, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01940-(5)
CONDITIONAL USE PERMIT NO. 201400082**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400082 ("CUP") on June 7, 2016.
2. The permittee, AT&T Mobility ("permittee"), requests the CUP to authorize the continued operation and maintenance of a wireless telecommunications facility (WTF) mounted on a 38.5-foot-tall utility pole ("Project") located near the 10900 block of Sierra Highway in the in the public right-of-way (ROW) in the unincorporated community of Agua Dulce ("Project Site") in the A-1-2 (Light Agricultural – One Acre Minimum Required Lot Area) Zone and the Agua Dulce Community Standards District (CSD) pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site is in the public ROW on Sierra Highway. The Project Site is developed with the existing WTF mounted on a 38.5-foot-tall utility pole.
4. The Project Site is located in the Soledad Zoned District and is currently zoned A-1-2.
5. The Project Site is located within the RL2 (Rural Land 2) land use category of the 2012 Santa Clarita Valley Area Plan: One Valley One Vision ("Area Plan") Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-2
 - South: A-1-2
 - East: A-1-2
 - West: A-1-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences and vacant land
 - South: Single-family residences and vacant land
 - East: Single-family residences and vacant land
 - West: Single-family residences and vacant land
8. CUP 02-072 authorized the subject WTF on March 12, 2003. Ordinance No. 2012-0055Z established the A-2-2 Zone at the site on November 27, 2012. Ordinance No. 85-0127 established the Agua Dulce CSD on July 30, 1985. Ordinance No. 7339 established the A-1-1 Zone on May 6, 1958.

9. The site plan for the Project depicts the 38.5-foot-tall utility pole with the WTF comprised of two four-foot-tall panel antennas mounted at 31 feet on the pole. Smaller auxiliary equipment (breakers, microcells) are also mounted on the pole from 7.5 feet to 13 feet above ground level. Lastly, a pedestal is depicted 10 feet from the pole (and 23 feet from Sierra Highway).
10. The Project Site is accessible via Sierra Highway to the north. Primary access to the Project Site will be via Sierra Highway.
11. Prior to the Hearing Officer's public hearing on the Project, 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 involved the continued operation and maintenance of an existing WTF, with negligible or no expansion of use beyond that which was previously existing.
12. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received one email dated May 11, 2016 in opposition to the Project. The caller stated opposition to the WTF unless the WTF was disguised as a tree. No other correspondence was received from the public regarding the Project.
13. *To be inserted after the public hearing to reflect hearing proceedings.*
14. The Hearing Officer finds that the Project is consistent with the zoning classification of the site. While "WTF" is not a use specified in the County Code, WTFs are considered similar to radio towers, which are permitted in the A-1 Zone with approval of a CUP.
15. The use requested (existing operation and maintenance of a WTF) will continue to provide a utility-type service to the area, will allow the continued possibility to make emergency calls to residents, visitors, and motorists, and will allow a service to continue in an area where it is needed.

Therefore, the Hearing Officer finds that proposed use with the attached conditions will be consistent with the adopted General Plan.

16. The use has existed at the site for over 10 years without incident or problem. The WTF is well integrated into the utility pole such that antennas and ancillary equipment are scarcely noticeable.

Therefore, the Hearing Officer finds that 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.

17. The proposed project will not require any variations or deviations from development standards. WTF antennas are affixed to the utility tower and ancillary equipment is attached to the pole. The WTF is in the public ROW and many development standards do not apply.

Therefore, the Hearing Officer finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

18. The WTF is located in the public ROW on Sierra Highway, a public highway, on an existing utility pole. The WTF will require periodic visits from maintenance personnel, and there is adequate parking on the shoulder to accommodate the service vehicle. The use is not anticipated to generate pedestrian or bicycle trips.

Therefore, the Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

20. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Agua Dulce community. On April 28, 2016, a total of 27 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 25 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

21. 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 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 pedestrian, bicycle and vehicle 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 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201400082, subject to the attached conditions.

ACTION DATE: June 7, 2016

RG:AMC
May 23, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01940-(5)
CONDITIONAL USE PERMIT NO. 201400082**

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to reauthorize the operation and maintenance of a wireless telecommunications facility (WTF) comprised of two four-foot-tall panel antennas, mounted on a 38.5-foot-tall utility pole in the public right-of-way (ROW) 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 June 7, 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 and maintenance of the 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 the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 7, 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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be maintained as depicted in the photo simulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 38.5 feet above ground level.
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.
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.
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. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
34. This grant entitles the permittee to retain the WTF on the existing 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 obtain a new conditional use permit to relocate its facilities or to install a new pole or poles at the present location and continue the use at the same location. Application

for a conditional use permit at such time shall be subject to the regulations then in effect.

35. Upon termination of this grant or after the construction of this facility, 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.
36. 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.
37. 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.
38. 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.

PROJECT SITE-SPECIFIC CONDITIONS

39. This grant shall authorize the continued operation and maintenance of an existing WTF mounted on a 38.5-foot-tall utility pole in the public ROW near the 10900 block of Sierra Highway.

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 everyday 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 LTH 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.

Anthony Curzi

From: Strickland, Jeff [jstrickland@freemangroup.net]
Sent: Wednesday, May 11, 2016 9:54 AM
To: Anthony Curzi
Subject: RE: Project No. R2014-01940-(5)

Thank you.

Was this approved by the public previously?

I would like to go on record that I oppose of the renewal of the conditional use permit. I would approve if they included to make the pole and antenna's look like a pine tree.

Thanks for your assistance!

Jeff Strickland
Freeman Group Inc.
3029 Wilshire Blvd. Suite 202
Santa Monica, CA 90403
Ph. (310) 453-0414
Fax (310) 453-4303
jstrickland@freemangroup.net



Please think before printing this email...Save a tree!

From: Anthony Curzi [<mailto:acurzi@planning.lacounty.gov>]
Sent: Wednesday, May 11, 2016 9:43 AM
To: Strickland, Jeff <jstrickland@freemangroup.net>
Subject: RE: Project No. R2014-01940-(5)

You're welcome.

Here are the photos and the plans. I forgot to mention that this is an existing facility and no modifications or expansions are proposed at this time.

Sincerely,

ANTHONY

From: Strickland, Jeff [<mailto:jstrickland@freemangroup.net>]
Sent: Wednesday, May 11, 2016 9:24 AM
To: Anthony Curzi
Subject: RE: Project No. R2014-01940-(5)

Great. Thank you Anthony for the feedback and look forward to review of plans.

Jeff Strickland
Freeman Group Inc.
3029 Wilshire Blvd. Suite 202
Santa Monica, CA 90403
Ph. (310) 453-0414

Fax (310) 453-4303
jstrickland@freemangroup.net



Please think before printing this email...Save a tree!

From: Anthony Curzi [<mailto:acurzi@planning.lacounty.gov>]
Sent: Wednesday, May 11, 2016 7:41 AM
To: Strickland, Jeff <jstrickland@freemangroup.net>
Subject: RE: Project No. R2014-01940-(5)

Good morning, Mr. Strickland.

I will forward you the link once the project materials once they become available, which will be approximately two weeks before the hearing. In the meantime, I will look for the plans and photos of the facility so you can see what it looks like if you'd like.

From: Strickland, Jeff [<mailto:jstrickland@freemangroup.net>]
Sent: Tuesday, May 10, 2016 8:55 AM
To: Anthony Curzi
Subject: Project No. R2014-01940-(5)

Dear Anthony,

We received notice of public hearing regarding the above subject project. I live close by and want to make sure I go on record that these type of utility poles fitted with several antennas should be concealed and made to look like a tree.

Can you send me a link to the case materials? It is difficult to find on the county's website without having to read through 100's of documents.

None the less I want to go on record that I would oppose if the pole is not made to look like a tree.

Thank You

Jeff Strickland
10667 Dake Road
Agua Dulce, Ca 91390



SITE PHOTOS

Proposed Wireless Telecommunications Facility Modification

Site Location and Photo-Vantage Map



Image from Google Maps 2014

Date: 4/13/16

Site Name: LA0203 Agua Dulce Canyon

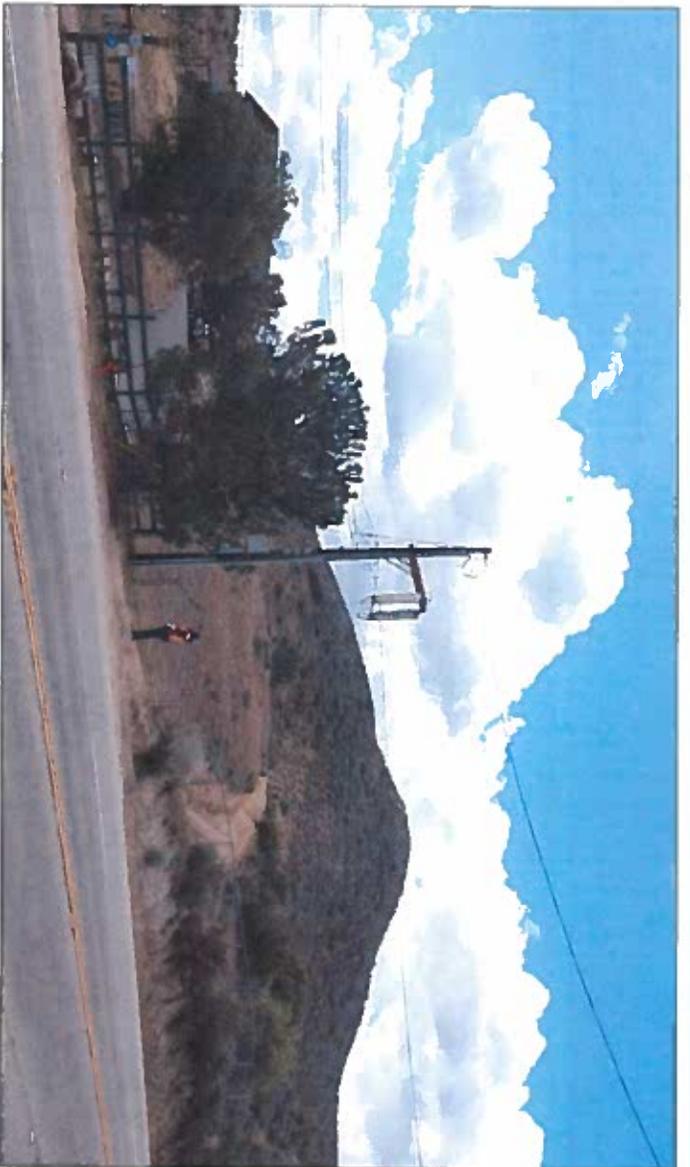
Address: Adjacent to 10858Sierra Highway
Sleepy Valley, CA 91350

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

Certificate of Authenticity Disclaimer:
Cable Engineering Services warrants that this photo simulation is an accurate representation of the proposed site based upon the project plans and additional information provided by the Applicant. The final constructed site may vary.

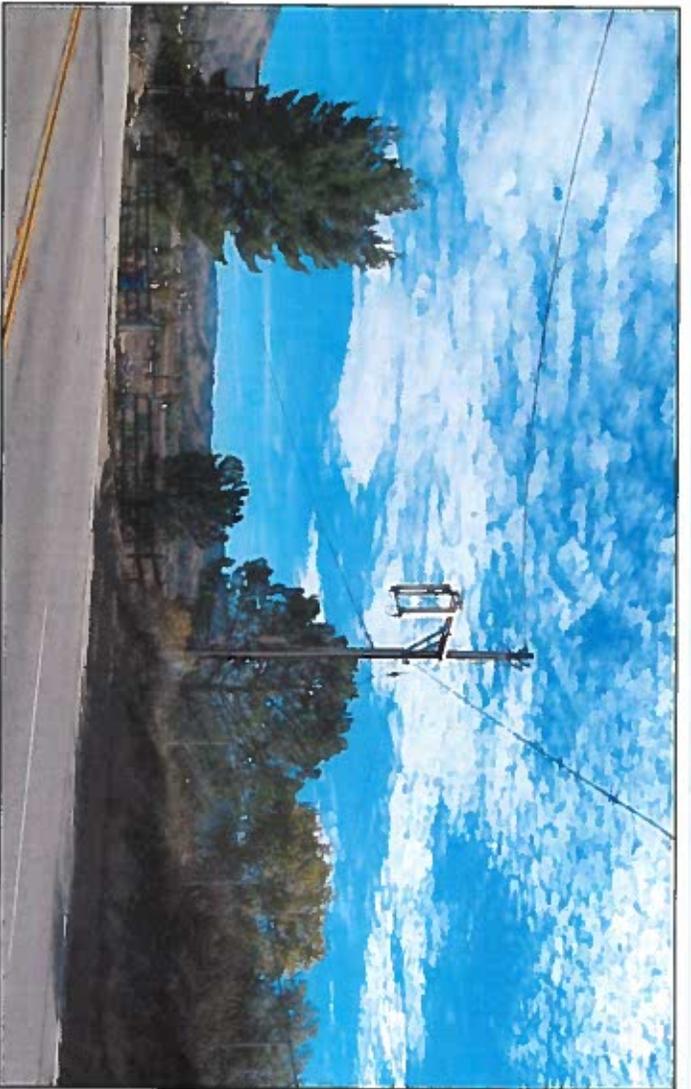




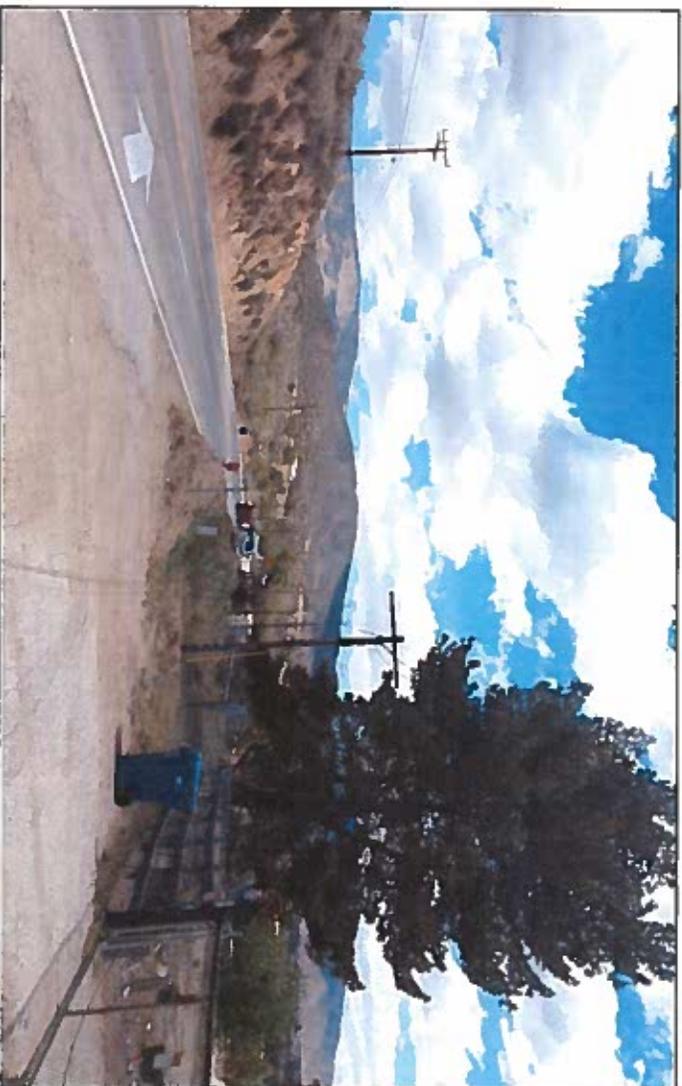
View 1



View 2



View 3



View 4



View 5



View 6



Cable Engineering Services
10850 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352

Date: 4/13/16
Site Id: LA0203 Agua Dulce Canyon

Address: Adjacent to 10858Sierra Highway
Sleepy Valley, CA 91350



LOS ANGELES COUNTY

C.U.P. 500'

10858 SIERRA HIGHWAY, SANTA CLARITA CA91390
 Adjacent to: 3213019039

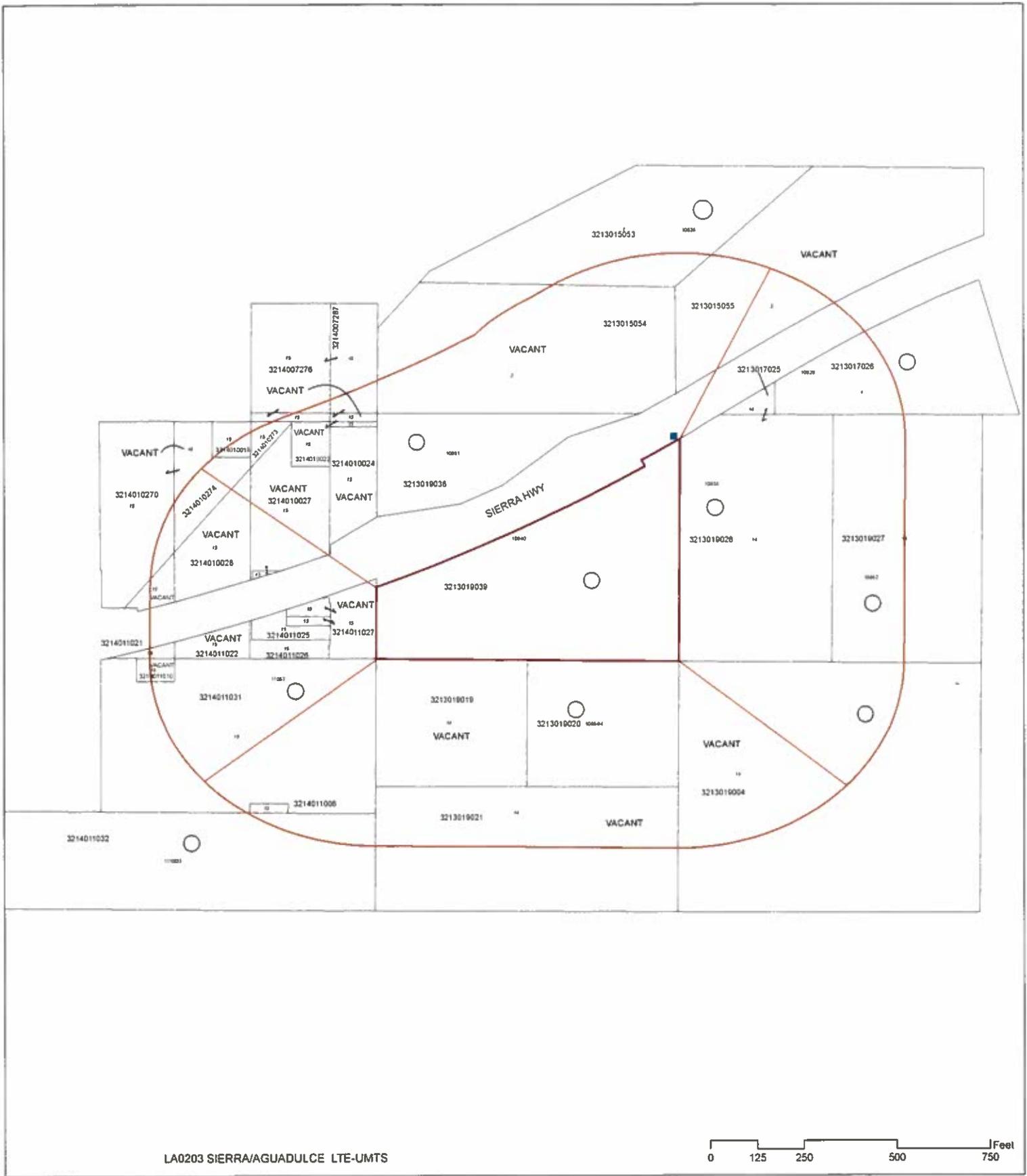
Map Prepared by
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17
 Mission Hills CA 91345
 818-235-7649

CASE #
 DATE: 06/28/2014
 UPDATE _____
 USES FIELD
 CONTACT: CES ROB SEARCY
 PHONE: 1-818-489-1034

- SINGLE FAMILY RESIDENCE
- OTHERS AS SPECIFIED

leonmapping@hotmail.com
 www.laradiusmaps.com
 LM063_14





LA0203 SIERRA/AGUADULCE LTE-UMTS



LOS ANGELES COUNTY

C.U.P. 500'

10859 SIERRA HIGHWAY, SANTA CLARITA CA91390
Adjacent to: 3213019039

Map Prepared by
Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91345
818-235-7849

CASE #
DATE: 06/28/2014
UPDATE: _____
USES: FIELD
CONTACT: CES. ROB SEARCY
PHONE: 1-818-489-1034

-  SINGLE FAMILY RESIDENCE
- OTHERS AS SPECIFIED

leonmapping@hotmail.com
www.laradusmaps.com
LM063_14



SYMBOL	DESCRIPTION
	END OF WORK
	UTILITY MARK
	RIGHT OF WAY
	DOG OF HINDRANCE
	CENTER LINE
	CLARIFIED
	PROPERTY LINE
	EXISTING CUT
	CHANNEL/STREAM
	ROAD/FENCE
	WALL
	DRIVEWAY
	BLADED
	TREE
	UTILITY POLE
	STREET POLE
	STREET LIGHT
	ALONG RIGHT-OF-WAY
	DOWN GULLY
	FIRE HYDRANT
	UTILITY VALVE
	UTILITY MANHOLE
	STREET MANHOLE
	SQUARE FOOT
	ROUND FOOT
	DECK-ALERTS
	ADA CURB RAMP

GENERAL NOTES AND CONDITIONS

INTENT

THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION. THE ENTIRETY OF THE CONTRACT IS TO INCLUDE ALL LABOR AND MATERIALS AND THE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

CONFLICTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION OF ALL CONFLICTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

WARRANTIES & BONDS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

STORAGE

ALL MATERIALS MUST BE STORED IN A DRY AND OPEN FLAVOR AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER TRAFFIC. MATERIALS MUST BE STORED IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER TRAFFIC. MATERIALS MUST BE STORED IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER TRAFFIC.

RELATED DOCUMENTS AND COORDINATION

GENERAL CONTRACT, ELECTRICAL AND MECHANICAL DRAWINGS ARE REFERRED TO BY THESE DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE DRAWINGS.

CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MUST BE SUBMITTED BY THE OWNER AND/OR THE CONTRACTOR TO THE ARCHITECT PRIOR TO THE START OF WORK. THE ARCHITECT SHALL REVIEW AND APPROVE ALL CHANGE ORDERS. THE ARCHITECT SHALL REVIEW AND APPROVE ALL CHANGE ORDERS. THE ARCHITECT SHALL REVIEW AND APPROVE ALL CHANGE ORDERS.

SHOP DRAWINGS

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

PRODUCTS & SUBSTITUTIONS

1. SUBMIT A LIST OF YOUR REQUEST FOR SUBSTITUTION IN EACH SECTION OF THE DRAWINGS TO THE ARCHITECT PRIOR TO THE START OF WORK. THE ARCHITECT SHALL REVIEW AND APPROVE ALL REQUESTS FOR SUBSTITUTION. THE ARCHITECT SHALL REVIEW AND APPROVE ALL REQUESTS FOR SUBSTITUTION. THE ARCHITECT SHALL REVIEW AND APPROVE ALL REQUESTS FOR SUBSTITUTION.

INSURANCE AND BONDS

1. CONTRACTOR SHALL MAINTAIN THE FOLLOWING INSURANCE COVERAGE THROUGHOUT THE TERM OF THE CONTRACT: GENERAL LIABILITY, AUTOMOBILE LIABILITY, WORKERS COMPENSATION, AND PROFESSIONAL LIABILITY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING INSURANCE COVERAGE THROUGHOUT THE TERM OF THE CONTRACT: GENERAL LIABILITY, AUTOMOBILE LIABILITY, WORKERS COMPENSATION, AND PROFESSIONAL LIABILITY.

ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A COMPLETE AND DETAILED CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A COMPLETE AND DETAILED CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A COMPLETE AND DETAILED CONSTRUCTION SCHEDULE.

RECONSTRUCTION CAUSE, DELAY, DISCONTINUATION, ABANDON AND SHALL

1. RECONSTRUCTION CAUSE, DELAY, DISCONTINUATION, ABANDON AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM OBSTRUCTION AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

12000 PARK ROAD DRIVE
SAN JOSE, CA 95130

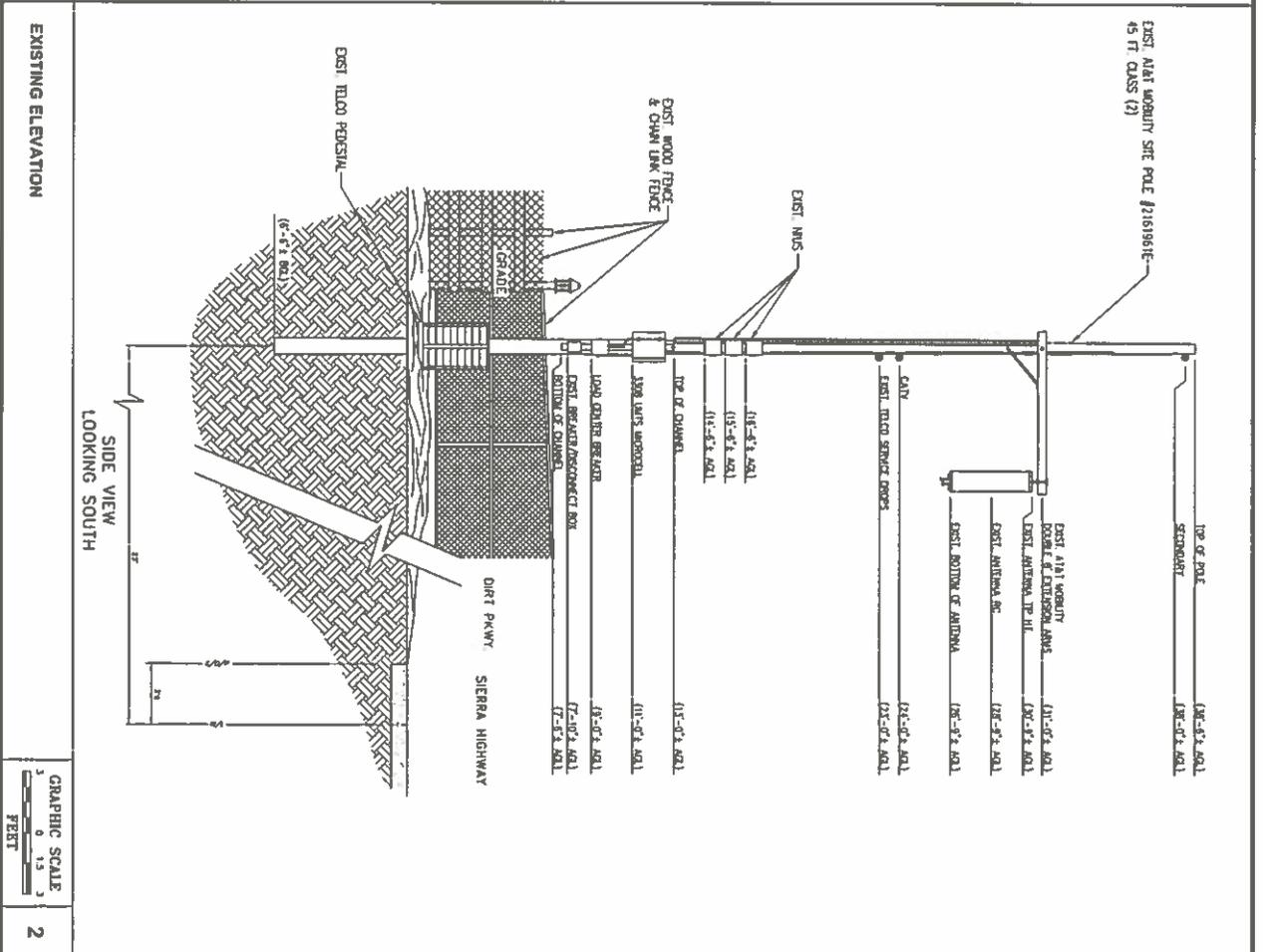
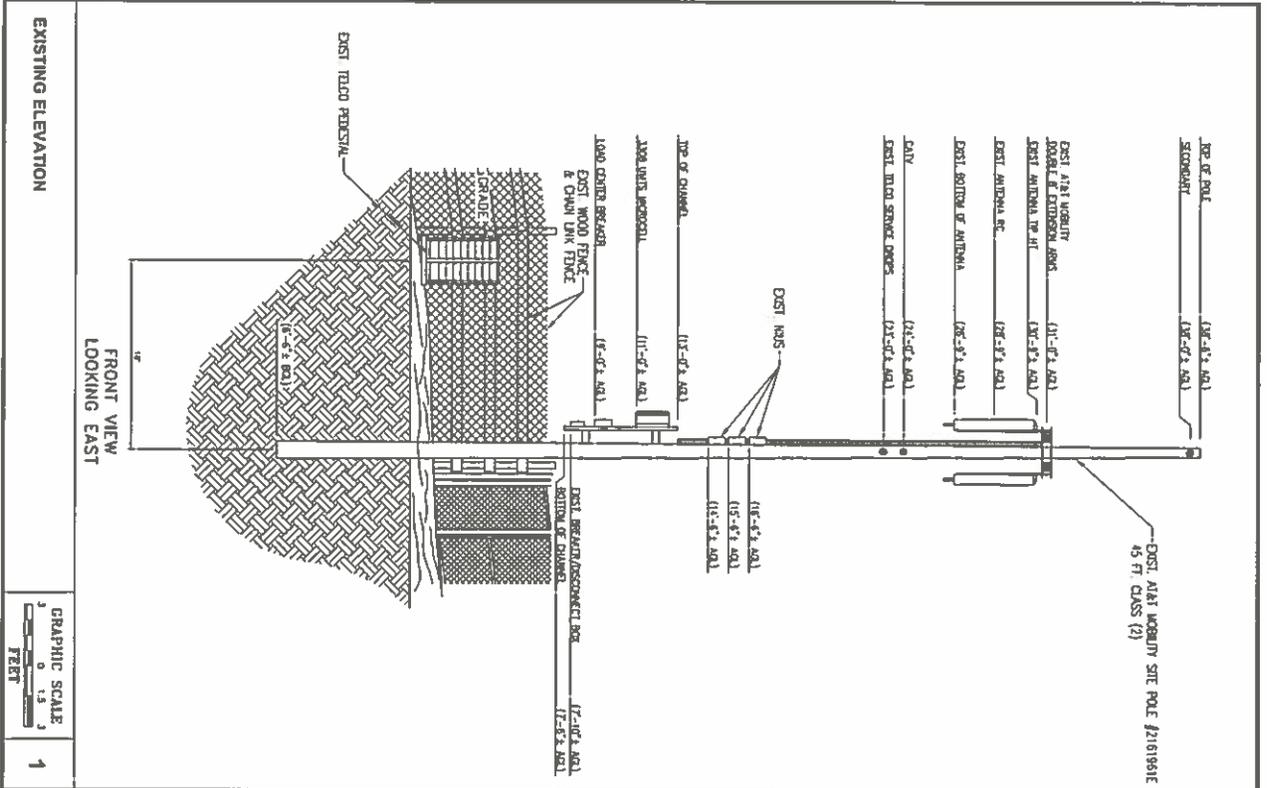
CONSULTING GROUP SERVICES
PHILSOTT COMMUNICATIONS INC.
1000 SAN JOSE AVENUE, SUITE 100
SAN JOSE, CA 95128

DATE: 02/27/18
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
DATE: 02/27/18

PROJECT: 10858 SIERRA HWY.
SANTA CLARITA, CA 91390

IF A VOLUME OF LISTS FOR THE PROJECT IS PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND CALTRANS PRIOR TO THE START OF WORK.

SHEET NUMBER: T-2

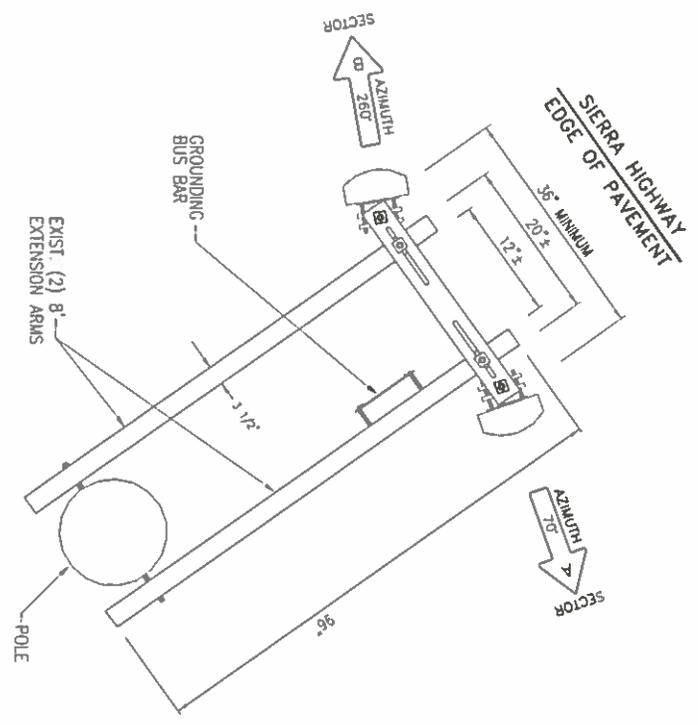


GRAPHIC SCALE FEET	GRAPHIC SCALE FEET	SHEET TITLE EXISTING ELEVATIONS	SHEET NUMBER Z-2	LA0203 LITE-UMTS 10958 SIERRA HWY. (UNINCORPORATED) SANTA CLARITA, CA 91390	THIS IS A PORTION OF THE SET FOR THE PROJECT. AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION.	Cgs <small>engineers</small> engineering ARCHITECTS PRESCOTT COMMUNICATIONS, INC. <small>15400 Sherman Blvd. Suite 1, Sherman, CA 94136 Phone No. 916.888.2282 Fax No. 916.888.4148</small>	 12000 MARK PATA DRIVE CORCORAN, CA 90703
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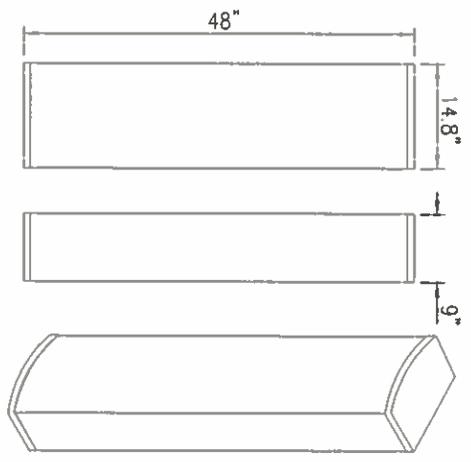
VECTOR DETAIL

SCALE: 1
N.T.S.



ANTENNA DETAIL

SCALE: 2
N.T.S.



SHEET NUMBER
2-3

SHEET TITLE
EQUIPMENT DETAILS

LA0203 LTE-UMTS
1085B SIERRA HWY.
(UNINCORPORATED)
SANTA CLARITA, CA 91390

THIS IS A VECTOR OF LINE FOR THE PURPOSES OF A TECHNICAL REFERENCE. IT IS NOT TO BE USED FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	02/17/18	REVISED FOR SUBMITTAL
2	06/27/18	ADD JUNCTIONS FOR PAVEMENT
3	06/27/18	USE 20 FT
4	06/27/18	USE 20 FT
5	06/27/18	DESCRIPTION

CS *engineers*
PRESCOTT COMMUNICATIONS, INC.
10845 Hawthorne Blvd, Suite 1, Van Nuys, CA 91411
Phone: 818-499-3327 Fax: 818-499-0100

12808 PARK PLAZA DRIVE
SERRANO, CA 91733

Z.E.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

May 21, 2003

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

AT&T Wireless
12900 Plaza Drive
Cerritos, CA 90703

RE: **CONDITIONAL USE PERMIT CASE NOS. 02-071-(5) – 02-073-(5),**

Requests to construct, operate and maintain 3 unmanned wireless telecommunications facilities mounted onto existing power poles at 3 separate sites in the public right-of-way within the Santa Clarita Valley planning area.

Dear Applicant:

PLEASE NOTE: This document contains the Regional Planning Commission's findings relating to **APPROVAL** of the above referenced case.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be post marked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP
Director of Planning

Russell J. Fricano, Ph.D., AICP
Acting Section Head
Zoning Permits I Section

CONDITIONAL USE PERMIT CASE NOS. 02-071-(5) – 02-073-(5),

RJF:KJ

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement; BMS Communications.

**CONDITIONAL USE PERMIT NOS. 02-071-(5) – 02-073-(5)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: March 12, 2003

SYNOPSIS:

The applicant is requesting 3 Conditional Use Permits to authorize establishment, operation and maintenance of 3 wireless telecommunications facilities mounted onto existing power poles at 3 separate sites in the public right-of-way and within the Santa Clarita Valley planning area.

PROCEEDINGS BEFORE THE COMMISSION:

March 12, 2003 Public Hearing

A duly noticed public hearing was held on March 12, 2003 before the Regional Planning Commission and all Commissioners were present. Two people testified: the applicant's representative, Mr. Marvin Callejas and a property owner adjacent to the location of CUP 02-072-(5), Mr. Robert Lucas. Mr. Callejas presented testimony in favor of the request and Mr. Lucas presented testimony related to concerns with the proposed project adjacent to his property. The Commission discussed the possibility of requiring the equipment to have permanent or baked-on enamel coloring rather than painting to reduce the need for maintenance. Upon further review of the proposal adjacent to his property, Mr. Lucas withdrew his opposition.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the findings and conditions for approval, including changes to the conditions as discussed and as agreed to by the applicant.

Findings

1. The applicant is requesting 3 Conditional Use Permits to authorize establishment, operation and maintenance of 3 wireless telecommunications facilities mounted onto existing power poles at 3 separate sites in the public right-of-way and within the Canyon Country area. The sites are located at the following locations:

- 02-071: 29100 block of Bouquet Canyon Road, Bouquet Canyon, Sand Canyon Zoned District
- 02-072: 10900 block of West Sierra Highway, Agua Dulce, Soledad Zoned District
- 02-073: 15400 block of West Sierra Highway, Canyon Country, Sand Canyon Zoned District

2. Zoning on the sites are as follows:

02-071: A-1-1
 02-072: A-1-10,000 *now A-1-2*
 02-073: C-3

Wireless telecommunications facilities are not defined uses in the Zoning Ordinance; however, the defined use, "radio and television stations and towers," is a comparable use. Pursuant to Sections 22.40.220, 22.20.460, 22.3.100, 22.28.210, 22.40.430, 22.20.100 of the Los Angeles County Code, radio and television stations and towers are permitted in the R-R, RPD, A-1, C-3, O-S, R-1 zones, respectively, provided a conditional use permit is obtained.

3. The surrounding properties are zoned as follows:

Case Number	Northerly Zoning	Southerly Zoning	Easterly Zoning	Westerly Zoning
02-071	A-1-1, A-1-20,000	C-2	C-2, A-2-1	A-1-1
02-072	A-1-1	A-1-10,000	A-1-10,000	A-1-1
02-073	C-3, A-1-1	C-3, R-R, A-1	C-3, R-R	C-3, A-1-1

4. The subject properties are currently used as public rights-of-way including paved roadways and utility infrastructure.

5. Surrounding lands consist of the following uses:

Case Number	Northerly Land Uses	Southerly Land Uses	Easterly Land Uses	Westerly Land Uses
02-071	Vacant, SFR's, Utilities	Vacant, SFR's	Vacant	Vacant, SFR's
02-072	Vacant, SFR's	SFR's	Vacant, SFR's	Vacant, SFR's
02-073	Vacant, Agriculture, Utilities	Vacant, SFR's, Utilities	Utilities	Vacant

6. The following are the Santa Clarita Valley Area Plan land use designations for the proposed facilities:

02-071, 02-073: Non Urban 2
 02-072: Non Urban 1

- The plan does not specifically discuss wireless telecommunications facilities and the proposed facilities would not be inconsistent with the Non Urban I or II land use designations. There are no specific plan policies that apply to the proposed facilities.
7. The site plans generally depict the heights of the existing poles between 45 and 75 feet with pole arms attached to the poles at heights between 23 and 32 feet. Attached to the pole arms are depicted one or two panel antennae measuring 3.5" x 7.5" x 1.8". Additionally, on each pole is depicted a 12.2" x 8.46" x 38.74" power distribution cabinet, the base of which will be 8 feet above the ground.
 8. For case numbers 02-071 and 02-072, which are in the A-1 Zone, the development standards are related to setbacks, residential developments, and required area. The properties on which the proposed facilities are to be located are public rights-of-way and setback requirements do not apply to developments in the right-of-way. In addition, the facilities are not residential in nature and the rights-of-way all exceed the area requirements.
 9. For case number 02-073, which is in the C-3 Zone, the development standards are related to lot coverage, landscaping, parking, outside display and outside storage. Lot coverage and landscaping requirements do not apply to the public right-of-way. Adequate parking is available in the right-of-way for the monthly maintenance visits and outside display is permitted for utilities. There is no outdoor storage proposed (parking space would not be delineated within the right-of-way).
 10. Pursuant to Section 22.52.1220, the Commission has determined that off-site parking is not required for the proposed facilities as there is sufficient area for parking within the respective rights-of-way.
 11. The projects are categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The projects are within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document and Reporting Procedures and Guidelines, Appendix G.
 12. Staff received several public comments in relation to this request. A number of calls were received from various community members in support of the addition of wireless services into their areas. The Agua Dulce Town Council submitted written support of two of the proposed facilities located within its sphere of influence. One person testified at the public hearing with respect to concerns related to project no. 02-072 but withdrew his opposition when presented with site plans and photographs.

13. The projects are needed to provide a service to the local community by allowing wireless communication where very little service currently exists. This will be especially important in the event of an emergency or natural disaster.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed uses are consistent with the adopted general plan for the area;
- B. The requested uses at the proposed locations will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding areas, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the sites, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed sites are adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. The proposed sites are adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission finds that these projects are categorically exempt from the provisions of the California Environmental Quality Act.
2. In view of the findings of fact presented above, Conditional Use Permit Case Nos. 02-071-(5) – 02-073-(5), are **APPROVED** subject to the attached conditions.

VOTE **5-0**

Concurring: **Valadez, Bellamy, Helsley, Rew, Modugno**

Dissenting: **0**

Abstaining: **0**

Absent: **0**

Action Date: **5/21/03**

**THE FOLLOWING CONDITIONS SHALL BE SEPARATELY APPLICABLE TO EACH
CONDITIONAL USE PERMIT UNLESS EXPRESSLY PROVIDED OTHERWISE:**

1. This grant authorizes the use of the subject properties for the construction, operation, and maintenance of three (3) unmanned wireless telecommunications facilities at three (3) separate sites located along the Sierra Highway and Bouquet Canyon Road rights of way, as depicted on the approved Exhibit "A's". This grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

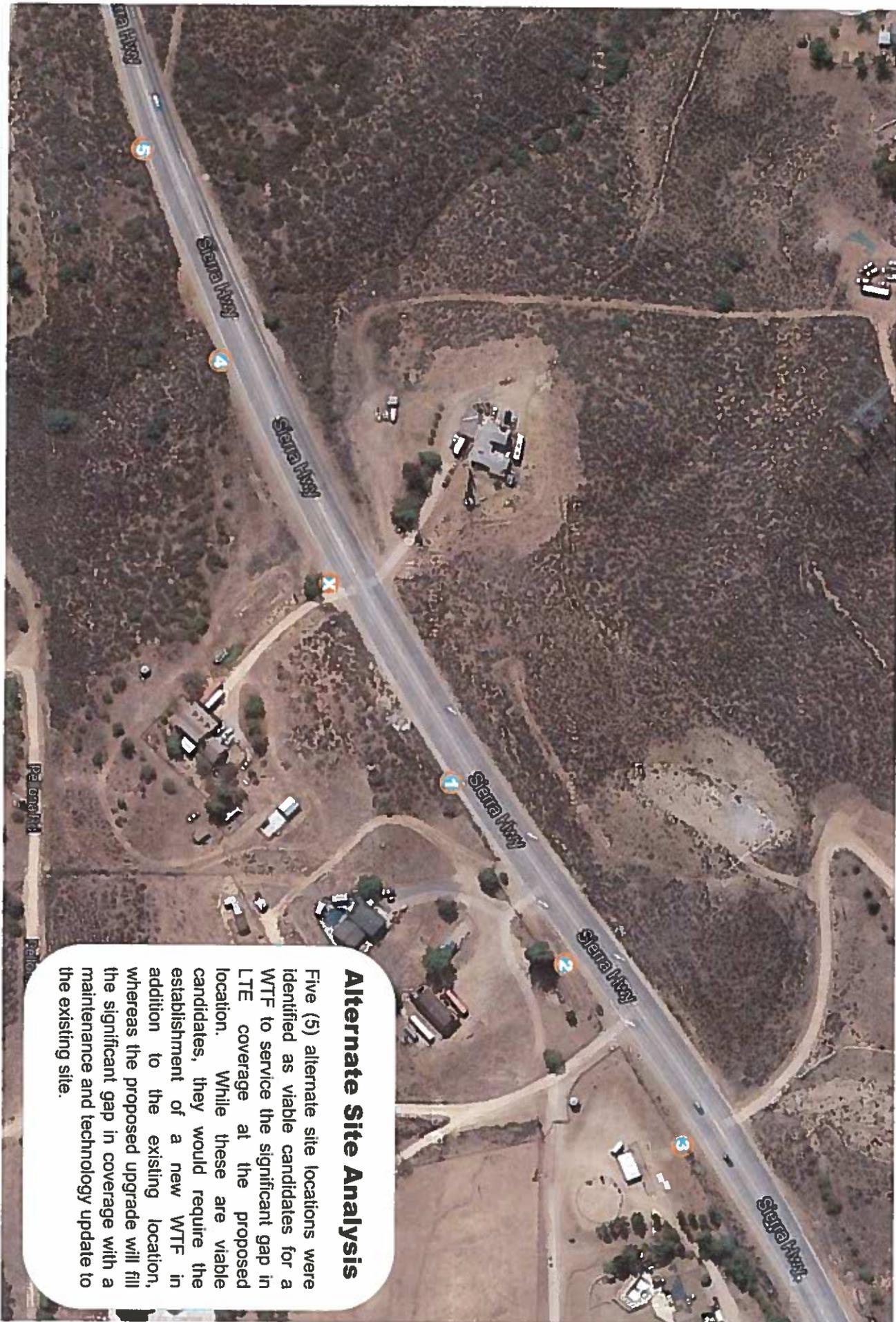
The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on May 21, 2013** except as otherwise provided in condition no. 22. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
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. The permittee shall deposit with the County of Los Angeles the sum of **\$2,250.00**. Funds may be deposited in increments of \$750.00 per site. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of 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 **5** biennial inspections for each site. 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 condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

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 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 health or safety or so as to be a nuisance.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 3 hours 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 facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
18. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
19. The facilities shall be operated in accordance with regulations of the State Public Utilities Commission and in accordance with the emissions standards of the Federal Communications Commission.

20. All structures, including the antennae and above-ground equipment, shall be painted a neutral, earth-tone color, excluding black, to blend into and harmonize with the surroundings, shall not be glossy or reflective in nature and shall be maintained in good condition at all times. It is preferred that the outer, visible material of the antennas and cabinets be permanently colored consistent with this condition; however, they may be painted.
21. The permittee shall ensure that vegetation outside of the fuel modification zone is not damaged during construction activities.
22. This grant entitles the permittee to install three (3) wireless telecommunications facilities on existing utility poles and does not entitle the permittee to retain the existing poles for its sole use or to install new poles for these three (3) facilities in the event an existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the termination date provided in condition no. 9, if an existing pole is removed prior to the termination date of this grant, the applicant will be required to obtain a new conditional use permit to relocate its facilities or to install a new pole 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.
23. The permittee shall maintain the subject properties in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
24. Upon termination of this grant as provided in condition 9 or 22 or, if after the construction of these facilities, any of the facilities has ceased to operate, the permittee shall remove such facilities and clear the sites of all equipment. The permittee shall restore the site as nearly as practicable to its condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute a public nuisance. Prior to installation of its facilities, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities as provided herein. In the event the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the county may itself cause the facilities to be removed.
25. Construction and maintenance of the facilities shall take place between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday only.
26. All equipment and structures shall be placed on existing poles. No equipment shall be placed directly on the ground.



Alternate Site Analysis

Five (5) alternate site locations were identified as viable candidates for a WTF to service the significant gap in LTE coverage at the proposed location. While these are viable candidates, they would require the establishment of a new WTF in addition to the existing location, whereas the proposed upgrade will fill the significant gap in coverage with a maintenance and technology update to the existing site.



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

Date: 6/20/14
Site Id: LA0203 Agua Dulce Canyon

Address: Adjacent to 10858Sierra Highway
Sleepy Valley, CA 91350



6/3/14

LA0203- SIERRA & AGUA DULCE CANYON
10858 SIERRA HIGHWAY
SANTA CLARITA, CA 91390

Purpose

This letter provides an overview of the Federal Communications Commission's (FCC) rules governing permissible exposure levels to radiofrequency (RF) emissions at FCC-licensed facilities and attests to AT&T Mobility's commitment to comply with those RF exposure rules at all its sites.

FCC's Exposure Rules

The FCC's RF exposure rules, which stem from requirements set forth in the National Environmental Policy Act of 1969 (NEPA), are published in the Title 47 of Code of Federal Regulations (47 CFR) §1.1310, "Radiofrequency radiation exposure limits." Radiofrequency exposure at levels below those maximum permissible exposure (MPE) levels defined in FCC rules are deemed to pose no hazard to human health. These rules limit exposure to emissions. Thus, a cell site may have high emissions, but comply with FCC rules by effectively limiting exposure.

In its rules, the FCC defines two exposure environments and the MPE limits within those environments that are established with a large margin of safety.

- **General Public/Uncontrolled**—This environment applies to locations where the general public may be exposed, or where persons exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure. The MPE limits for this environment are 5 times more restrictive than those for the Occupational/ Controlled) environment described next.
- **Occupational/Controlled**—This environment applies to located where persons are exposed as a consequence of their employment provided they are fully aware of the potential for exposure and can exercise control over their exposure. The MPE limits for this environment also apply where an individual is transient, provided they are made aware of the potential for exposure.



The chart below shows the most restrictive FCC MPE limits for each exposure environment in AT&T's frequency bands.

FCC MPE Limits (mW/cm ²) for 700 MHz, Cellular, AWS, and WCS			
Exposure Environment	Frequency Band		
	700 MHz	Cellular	PCS/AWS/WCS 1710 MHz- 2360 MHz
General Population/Uncontrolled	0.47	0.60	1.0
Occupational/Controlled	2.33	2.90	5.0

AT&T's RF Safety Compliance

AT&T's cell sites transmit and receive radio signals to and from wireless phones and other wireless devices.

AT&T's national RF safety program policy requires all of its sites to be in compliance with the FCC's RF exposure rules. Ordinarily, AT&T approaches RF safety compliance conservatively, using the more restrictive General Population/ Uncontrolled MPE limits.

AT&T uses both specially-trained employees and carefully-selected RF safety consultants to assess exposure levels and recommend appropriate mitigation to limit exposure. Based on the assessments, RF safety signage and barriers may be deployed to protect persons from entering areas where exposure levels could exceed the applicable MPE limits. AT&T's use of RF safety signs, barriers, and other protective methods are guided by the FCC's publication OET Bulletin 65.

Sincerely,

Essie Polard
Senior RF Safety Engineer
12900 Park Plaza Drive, Cerritos, CA 90703

LTE Justification Plots

Market Name: Los Angeles

Site ID: LA0203/CLL01853

Site Name: SIERRA HIGHWAY

ATOLL Plots Completion Date: June 2, 2014



Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



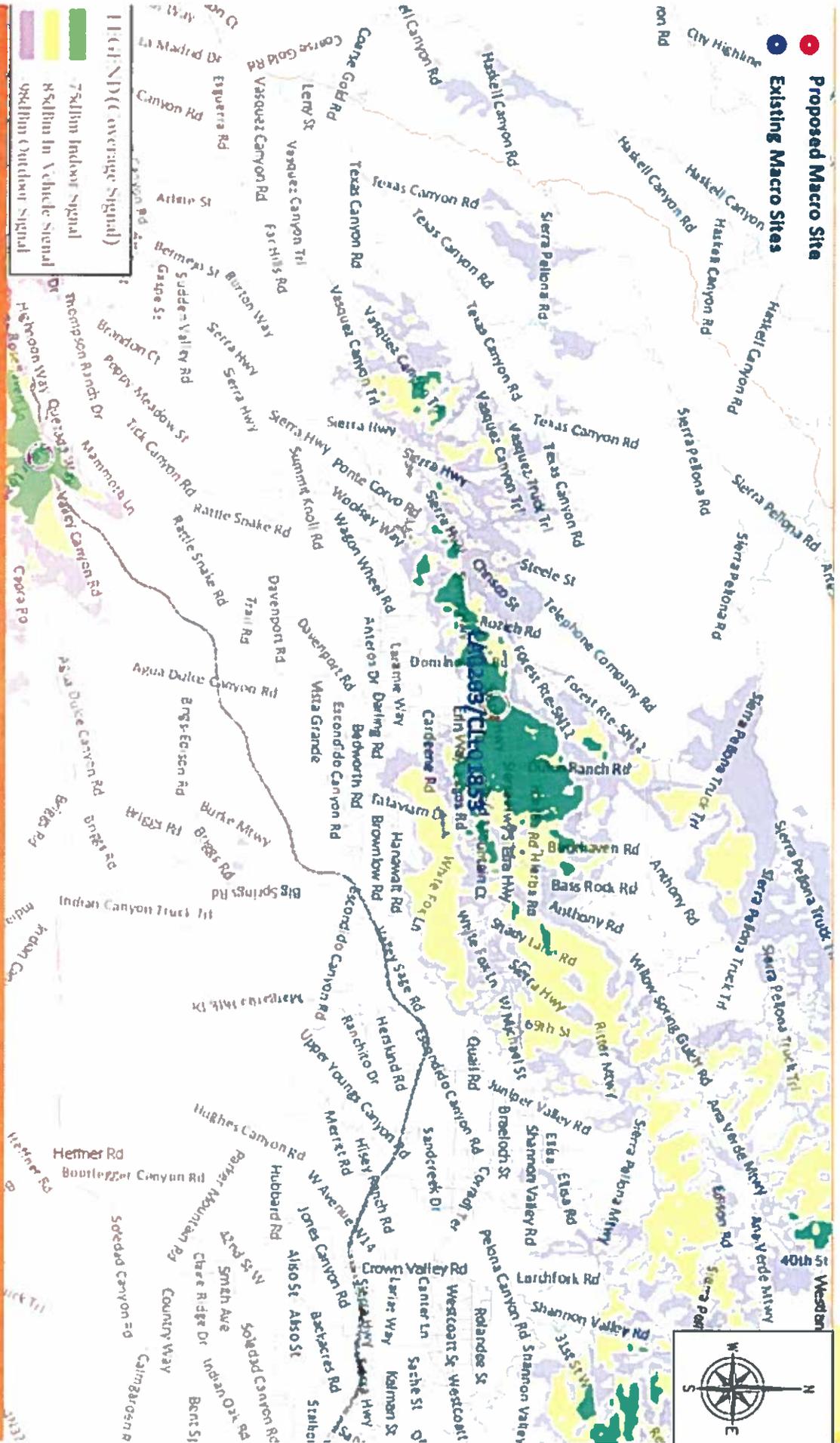
Exhibit 7.03

LTE Coverage – Existing (On-Air)



Exhibit 7.05

LTE Coverage – Existing and Planned CL101853



Coverage Legend



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage.

However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.