

Hearing Officer Transmittal Checklist

Hearing Date
October 21, 2014
Agenda Item No.
10

Project Number: R2014-02327-(3)
Case(s): Conditional Use Permit No. 201400107
Planner: Travis Seawards

- Factual
- Property Location Map
- Staff Report
- 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
- Old Conditions
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- GIS Layers 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
 R2014-02327-(3)

HEARING DATE
 October 21, 2014

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201400107
 Environmental Assessment No. 201400184

APPLICANT
 Sprint Nextel

MAP/EXHIBIT DATE
 June 19, 2014

PROJECT OVERVIEW

The project is a request for a conditional use permit (CUP) to allow the continued operation of a wireless telecommunications facility in the public right-of-way (ROW) along Mulholland Highway in the Santa Monica Mountains North Area. The wireless facility was approved on September 16, 2003 by CUP No. 03-101-(3) and consists of: two omni antennas that are located on an existing 42-foot, 4-inch-tall wooden utility pole, one radio frequency unit (RFU) mounted on the utility pole eight-feet above grade, one equipment cabinet that is located underground approximately 10 feet from the utility pole, and two 42-inch-tall vent stacks located approximately 15 feet from the utility pole. CUP No. 03-101-(3) expired on September 16, 2013. The project includes the replacement of the pole-mounted RFU; however, there are no changes to the underground cabinet or antennas.

LOCATION
 Adjacent to 29256 Mulholland Highway, Public ROW

ACCESS
 Mulholland Highway

ASSESSORS PARCEL NUMBER(S)
 Adjacent to 4462-004-032

SITE AREA
 Public ROW - 10 sq. ft. lease area

GENERAL PLAN / LOCAL PLAN
 Santa Monica Mountains North Area Plan

ZONED DISTRICT
 The Malibu

LAND USE DESIGNATION
 Rural Residential 1 (N1)

ZONE
 Single-Family Residence – One Acre Minimum Lot Area Required (R-1-1)

PROPOSED UNITS **MAX DENSITY/UNITS**
 N/A N/A

COMMUNITY STANDARDS DISTRICT
 Santa Monica Mountains North Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Monica Mountains North 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)

CASE PLANNER:
 Travis Seawards

PHONE NUMBER:
 (213) 974 - 6462

E-MAIL ADDRESS:
 TSeawards@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to allow the continued operation of a wireless telecommunications facility in the R-1-1 (Single-Family Residence – One Acre Minimum Lot Area Required) Zone pursuant to County Code Section 22.20.100.

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to allow the continued operation of a wireless telecommunications facility in the public right-of-way (ROW) along Mulholland Highway in the Santa Monica Mountains North Area. The wireless facility was approved on September 16, 2003 by CUP No. 03-101-(3) and consists of: two omni antennas that are located on an existing 42-foot, 4-inch-tall wooden utility pole, one radio frequency unit (RFU) mounted on the utility pole eight-feet above grade, one equipment cabinet that is located underground approximately 10 feet from the utility pole, and two 42-inch-tall vent stacks located approximately 15 feet from the utility pole. CUP No. 03-101-(3) expired on September 16, 2013. The project includes the replacement of the pole-mounted RFU; however, there are no changes to the underground cabinet or antennas.

SITE PLAN DESCRIPTION

The site plan depicts the project location in the public right-of-way on the western side of Mulholland Highway. The two omni antennas are located 26-feet above grade on the existing 42-foot, 4-inch tall utility pole. The existing pole mounted RFU is located 8-feet above grade level, and the replacement RFU will be sited at the same height. Approximately 10 feet south of the utility pole is an underground equipment cabinet, and 15 feet south of the utility pole are two ventilation stacks.

EXISTING ZONING

The subject property is zoned R-1-1.

Surrounding properties are zoned as follows:

North: R-1-20 (Single-Family Residence – 20 Acre Minimum Lot Area Required)

South: R-1-1

East: R-1-1

West: R-1-1

EXISTING LAND USES

The subject property is located in the public right-of-way along Mulholland Highway and is developed with an existing wireless facility that is placed on a utility pole.

Surrounding properties are developed as follows:

North: Undeveloped, single-family residential rural land.

South: Low-density, single-family development and Malibu Lake

East: Low-density, single-family development

West: Low-density, single-family development

PREVIOUS CASES/ZONING HISTORY

- CUP No. 03-101-(3) approved the existing wireless facility on September 16, 2003. The CUP expired on September 16, 2013.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("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. The project site is not located in a designated environmentally sensitive area and involves only the continuation of an existing wireless facility with the replacement of one RFU unit at the same height on the existing utility pole. 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 Rural Residential I (N1) land use category of the Santa Monica Mountains North Area Plan. This designation is intended for low density, single-family detached housing in a setting consistent with the North Area Plan's definition of a rural area. Other uses that may be appropriate include: agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, and telecommunications facilities and other local serving public facilities. The project is a request to continue the operation of an existing wireless telecommunications facility, and therefore the project is consistent with the N1 land use category.

The following policies of the Santa Monica Mountains North Area Plan are applicable to the proposed project:

- *Policy VI-31: Wireless telecommunication facilities shall preserve the character and aesthetics of areas chosen for such uses by limiting the visual and safety impacts of such facilities through careful design, screening, and mitigation requirements. The co-location and clustering of wireless telecommunications facilities shall be encouraged, wherever possible, to help avert unnecessary proliferation of such facilities in public and private property.*

The project is a request to continue the operation of a previously approved wireless facility in the public right-of-way that was carefully designed and located to minimize aesthetic impacts. The facility is co-located on a utility pole, the RFU is mounted to the utility pole, and an associated equipment cabinet was located underground, all of which minimize visual impacts of the project.

Zoning Ordinance and Development Standards Compliance

The project site is located in the public right-of-way and the typical R-1 development standards are not applicable. The project is subject to the following departmental development standards for wireless projects in the public right-of-way:

- **Height:** The Department's development guidelines for wireless facilities in the public right-of-way state that a wireless facility in the public right-of-way shall not exceed 50-feet in height. The existing utility pole is 42-feet, 4-inches tall and the wireless antennas are located 26 feet above grade level. Therefore the project complies with this requirement.
- **Placement:** The Department's development guidelines for wireless facilities state that a WTF in the public right-of-way shall not interfere with the public's unobstructed use of highways, sidewalks, or trails. As approved and developed, the wireless facility antennas and RFU were located on an existing utility pole. The associated equipment cabinet is located underground. There are no sidewalks and trails on or near the project site, and therefore the project does not result in any impact to the roadway.
- **Aesthetics:** The Department's development guidelines for wireless facilities state that ground-mounted facilities shall be integrated through design and/or colors that are consistent with the existing sidewalks or locally existing natural materials. The existing WTF design is appropriate for the site and area and is compatible with the development of the surrounding area. There are currently additional utility poles on the same ROW, and the project camouflages equipment by mounting it flush with the pole and locating equipment underground.
- **Parking:** Section 22.52.1220 determines parking requirements for uses that are not specific in Title 22, and states that the Director may impose an amount of parking spaces he finds adequate to prevent traffic congestion and excessive on-street parking. As the proposed project is an unmanned wireless facility that will only require periodic maintenance, the Director finds that periodic on-road parking for maintenance is adequate and no parking spaces are required for the project.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The existing wireless facility does not adversely affect the surrounding area. The project was originally approved ten years ago and has provided valuable telecommunications infrastructure, including emergency response communications, to the surrounding area, which is very rural and sparsely developed. The project is located in the public-right-of-way and is compliant with the development standards for ground-mounted wireless facilities and has not caused any increase in the need for additional public services or caused any additional increase in traffic. Staff is of the opinion that the applicant has met the burden of proof, and the applicant's burden of proof responses are attached to this document.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The project is a request to continue the use of a wireless facility in the public right-of-way with no changes to the project except for the swapping out of the RFU. Therefore, County departments were not consulted on this project.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has not received any comments 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 R2014-02327-(3), Conditional Use Permit Number 201400107, subject to the attached 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 NO. 201400107, SUBJECT TO THE ATTACHED CONDITIONS.

Prepared by Travis Seawards, Regional Planner, Zoning Permits West Section
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs,
Site Plan

MKK:TSS
9/3/14

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02327-(3)
CONDITIONAL USE PERMIT NO. 201400107**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400107 ("CUP") on October 21, 2014.
2. The permittee, Sprint Nextel ("permittee"), requests the Project Permits to authorize the continued operation of a wireless telecommunications facility ("Project") on a property located in the public right-of-way along Mulholland Highway adjacent to 29256 Mulholland Highway in the unincorporated community of the Santa Monica Mountains North Area ("Project Site") in The Malibu Zoned District pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project Site, which consists of the lease area in the public right-of-way, is 10 square feet in size, and is developed with an existing utility pole with a previously approved wireless facility.
4. The Project Site is located in the Malibu Zoned District and is currently zoned R-1-1 (Single Family Residence – One Acre Minimum Lot Area Required).
5. The Project Site is located within the N1 (Rural Residential 1) land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-20 (Single Family Residence – 20 Acre Minimum Lot Area Required)
 - South: R-1
 - East: R-1
 - West: R-1
7. Surrounding land uses within a 500-foot radius include:
 - North: Undeveloped, single-family residential rural land.
 - South: Low density single-family residential development and Malibu Lake
 - East: Low density single-family residential development
 - West: Low density single-family residential development
8. CUP No. 03-101-(3) approved the existing wireless facility on September 16, 2003. The CUP expired on September 16, 2013.
9. The site plan for the Project depicts the project location in the public right-of-way on the western side of Mulholland Highway. The two omni antennas are located 26-feet above grade on the exiting 42-foot, 4-inch tall utility pole. The existing pole mounted RFU is located 8-feet above grade level, and the replacement radio frequency unit

(RFU) will be sited at the same height. Approximately 10 feet south of the utility pole is an underground equipment cabinet, and 15 feet south of the utility pole are two ventilation stacks.

10. The Project Site is accessible via Mulholland Highway as it is located in the Mulholland Highway public right-of-way.
11. The project does not provide any parking. Section 22.52.1220 determines parking requirements for uses that are not specific in Title 22, and states that the Director may impose an amount of parking spaces he finds adequate to prevent traffic congestion and excessive on-street parking. As the proposed project is an unmanned wireless facility that will only require periodic maintenance, the Director finds that periodic on-road parking for maintenance is adequate and no parking spaces are required for the project.
12. The project is a request to continue the use of a wireless facility in the public right-of-way with no changes to the project except for the swapping out of the RFU. Therefore, County departments were not consulted on this project.
13. 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 site is not located in a designated environmentally sensitive area and involves only the continuation of an existing wireless facility with the replacement of one RFU unit at the same height on the existing utility pole.
14. 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 hearings by mail, newspaper, and property posting.
15. No correspondence has been received from the public.
16. The Hearing Officer finds that the Project is consistent with the N1 (Rural Residential 1) land use category of the Santa Monica Mountains North Area Plan, which is intended for low density, single-family detached housing in a setting consistent with the North Area Plan's definition of a rural area. Other uses that may be appropriate include: agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, and telecommunications facilities and other local serving public facilities.
17. The Hearing Officer finds that the Project is consistent with Policy VI-31 of the Santa Monica Mountains North Area Plan, which states "Wireless telecommunication facilities shall preserve the character and aesthetics of areas chosen for such uses by limiting the visual and safety impacts of such facilities through careful design, screening, and mitigation requirements. The co-location and clustering of wireless telecommunications facilities shall be encouraged, wherever possible, to help avert

unnecessary proliferation of such facilities in public and private property.” The project is a request to continue the operation of a previously approved wireless facility in the public right-of-way that was carefully designed and located to minimize aesthetic impacts. The facility is co-located on a utility pole, the RFU is mounted to the utility pole, and an associated equipment cabinet was located underground, all of which minimize visual impacts of the project.

18. The Hearing Officer finds that the Project is consistent with the Department's wireless development standards for height. The Department's development guidelines state that a wireless facility in the public right-of-way shall not exceed 50-feet in height. The existing utility pole is 42-feet, 4-inches tall and the wireless antennas are located 26 feet above grade level.
19. The Hearing Officer finds that the Project is consistent with the Department's wireless development standards for placement of wireless facilities. The Department's development guidelines for wireless facilities state that a WTF in the public right-of-way shall not interfere with the public's unobstructed use of highways, sidewalks, or trails. As approved and developed, the wireless facility antennas and RFU were located on an existing utility pole. The associated equipment cabinet is located underground. There are no sidewalks and trails on or near the project site, and therefore the project does not result in any impact to the roadway.
20. The Hearing Officer finds that the Project is consistent with the Department's aesthetic standards for wireless facilities. The Department's development guidelines for wireless facilities state that ground-mounted facilities shall be integrated through design and/or colors that are consistent with the existing sidewalks or locally existing natural materials. The existing WTF design is appropriate for the site and area and is compatible with the development of the surrounding area. There are currently additional utility poles on the same ROW, and the project camouflages equipment by mounting it flush with the pole and locating equipment underground.
21. The Hearing Officer finds that the Project does not adversely affect the surrounding area. The project was originally approved ten years ago and has provided valuable telecommunications infrastructure, including emergency response communications, to the surrounding area, which is very rural and sparsely developed.
22. The Hearing Officer finds that the Project is consistent with the Department's development standards for wireless facilities in the public right-of-way and as such is well-integrated into the existing development pattern for the area.
23. The Hearing Officer finds that the Project, which is an existing wireless facility in the public right-of-way, has not caused any adverse effect on the surrounding area and has not resulted in the need for additional public services or caused an additional increase in traffic.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.

25. 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 Agoura Hills. On August 26, 2014, a total of twelve (12) Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as one (1) notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201400107, subject to the attached conditions.

**PROJECT NO. R2014-02327-(3)
CONDITIONAL USE PERMIT NO. 201400107**

**DRAFT FINDINGS
PAGE 5 OF 5**

ACTION DATE: October 21, 2014

**MKK:TSS
9/3/14**

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02327-(3)
CONDITIONAL USE PERMIT NO. 201400107**

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) to allow the continued operation of a wireless telecommunications facility in the public right-of-way (ROW) along Mulholland Highway in the Santa Monica Mountains North Area, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 21, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless facility 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 fifteen (15) biennial (one every other year) inspections. Inspections shall be unannounced.

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

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 21, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must 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

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon request, 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. 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.

25. If the subject property is adjacent to residences, 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.
26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
28. 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 and shall have a color that blends in with the immediately surrounding environment.
29. 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.
30. 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.
31. 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.
32. The permittee shall obtain an encroachment permit from Public Works and provide a copy of the permit to the Zoning Enforcement Section of Regional Planning as required.
33. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition No. 8, if the existing pole is

removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to either obtain a new conditional use permit to relocate its facilities or to install a new pole or poles and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.

34. 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.
35. The placement of the facility shall continue to 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.
36. 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.
37. 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

38. This grant shall authorize the continued operation of a wireless telecommunications facility.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing facility is collocated on a wooden utility pole located within the public right

of way and blends in with the rural character of the area. two omni whip antenna are mounted to a wood

cross arm to match the wooden utility pole; the installation is not detrimental or visually intrusive

to the abutting and surrounding area; nor detrimental to the enjoyment of the surrounding owners.

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.

Due to the rural nature and charater of the area the existing facility is similar in scope, color and

design of other existing wooden utility poles in the community. the site is virtually unnoticable as a

wireless facility given it's diminimus design and attachment to a wooden utility pole on a property

that is adequate in size.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site's location is within the public right of way and easily accessible by fully improved roads.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

September 22, 2003

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Rob MacMullan
Moss & Associates, Inc.
613 Wilshire Blvd., #105
Santa Monica, CA 90401

RE: CONDITIONAL USE PERMIT CASE NO. 03-101-(3)
To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility. The antennae and the "microcell" will be mounted on an existing utility pole (I.D. No. 488511H) located in the public right-of-way adjacent to 29256 Mulholland Highway between High Point and Lake Vista.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section II at (213) 974-6435.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility. The antennae and the "microcell" will be mounted on an existing utility pole.

PROCEEDINGS BEFORE THE HEARING OFFICER:

September 16, 2003 Public Hearing

A duly noticed public hearing was held on September 16, 2003. The applicant's representative was sworn in and testified in favor of the project. He concurred with the staff report and conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing and approved the wireless telecommunications facility asked staff to prepare findings and conditions for approval.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility. The antennas and the "microcell" will be mounted on an existing 42-ft. 4-in. tall utility pole. The equipment cabinets will be placed underground.
2. The subject property is located in the public right-of-way adjacent to 29256 Mulholland Highway between Lake Vista Drive and High Point Drive. The utility pole identification tag is #488511H.
3. The applicant is leasing 10 sq. ft. of a public right-of-way area located on rolling hill topography.
4. The subject property is zoned R-1-1 (Single-Family Residential, One acre minimum lot requirement).
5. Surrounding properties are zoned as follows:
North: R-1-20 (Single-Family Residential, 20 acre minimum lot requirement)
South, East, and West: R-1-1
6. The subject property is currently vacant except for the existing utility pole.
7. North of the subject property is vacant. To the south, east, and west of the property are single-family residences.
8. There are no previous zoning cases on the subject property.
9. The subject property is designated Rural Residential 1 (N1) in the Santa Monica Mountains North Area Plan of the Los Angeles County General Plan. This land use

category is intended to provide for low density single family detached housing in a setting consistent with the North Area Plan's definition of 'rural' area. Clustering may be useful in providing community open space and protecting resources. Other uses that may be appropriate include: agriculture, equestrian uses, retreats, monasteries, *private campgrounds, bed-and-breakfast lodging, low intensity conference centers*, public and private schools and telecommunications facilities and other local serving public facilities, including uses permitted by the underlying zone such as local-serving commercial. The maximum residential density standard is one unit per acre.

10. The subject request is a wireless telecommunication facility that is consistent with the land use category.
11. The following policies in the Santa Monica Mountains North Area Plan specifically addresses the placement of wireless telecommunication facilities and the maintenance of scenic resources such as Mulholland Highway in the Santa Monica Mountains:

Policy VI-31 Wireless telecommunication facility sites shall preserve the character and aesthetics of areas chosen for such uses by limiting the visual and safety impacts of such facilities through careful design, screening, and mitigation requirements. The co-location and clustering of wireless telecommunication facilities and structures shall be encouraged, wherever possible, to help avert unnecessary proliferation of such facilities in public and private property.

Policy IV-29 Maintain and enhance the visual quality of vistas along the unincorporated portions of identified scenic routes and routes with scenic qualities, including:

Scenic routes: Ventura Freeway, Mulholland Highway, Las Virgenes Road, Kanan-Dume Road.

Routes with scenic qualities: Agoura Road, Cheseboro Road, Cornell Road, Old Topanga Canyon Road, Topanga Canyon Boulevard.

The proposed antennae and the RFU "microcell" unit will be mounted on an existing utility pole, thereby limiting any visual impacts that may occur from the mounting of any new monopoles or similar structures. The equipment cabinets will be placed underground to help maintain the visual quality of Mulholland Highway.

12. The site plan depicts two 1-in. in diameter x 42-in. long "whip" antennae on a new 8-ft. long crossarm at 26-ft. above grade on an existing 42-ft. 4-in. tall utility pole, located in the public right-of-way on Mulholland. One 20-in. x 30.8-in. x 10.4-in. Radio Frequency Unit is mounted on the utility pole 8-ft. above grade. The 21-in. x 39-in. x 55-in. equipment cabinet is shown underground 10' away from the pole and two 10-in. diameter x 42-in. tall vent stacks are above ground 15' away from the pole.

13. A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Ordinance). The use most closely matching a wireless telecommunications facility specified in the Los Angeles County Code is a radio or television tower. A radio or television tower requires a conditional use permit in the R-1 zone pursuant to section 22.20.100 of the Los Angeles County Zoning Ordinance.
14. The proposed use complies with the said development standards of the R-1 zone since it will be located on vacant, right-of-way property and mounted on an existing utility pole.
15. Section 22.52.1220 (Parking – Uses Not Specified) requires that one parking space be provided for said wireless telecommunications facility. The parking space is required for monthly maintenance visits. There is ample parking available in the public right-of-way for the maintenance vehicle.
16. The subject site is located within the Santa Monica Mountains Community Standards District (CSD). The proposed use is consistent with the Santa Monica Mountains CSD.
17. A Negative Declaration is the appropriate environmental documentation for this project under CEQA reporting requirements.
18. During the site visit, staff noted additional utility poles on Mulholland Highway similar to the pole being proposed.
19. No public comments were received.
20. *The applicant, Sprint PCS, is currently experiencing coverage problems along this part of Mulholland Highway. The development of this portion of the network will allow its customers seamless access to Sprint's network of services. It will also enhance the ability of customers to contact emergency services.*
21. The proposed subject site is located in the public right-of-way. The wooden pole is *similar in appearance and dimensions with other utility poles in the area and thus blends in visually and physically with the surrounding neighborhood infrastructure.*
22. Adequate parking is available for maintenance vehicles along the public right-of-way where the facility will be located.
23. The equipment cabinets will be placed underground to further reduce visual impacts.
24. The proposed use as conditioned is consistent with the zoning, general plan and surrounding land uses.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
- 2. In view of the findings of fact presented above, Conditional Use Permit Case No. 03-101-(3) is **APPROVED**, subject to the attached conditions.

BY:



Rose Hamilton, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

DATE:

9-17-03

Attachments: Conditions, Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for the operation and maintenance of an unmanned wireless telecommunications facility consisting of the antennae and a radio frequency unit (RFU) mounted on an existing utility pole and an equipment cabinet located underground, as depicted on the approved Revised Exhibit "A", 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 until all required fees have been paid pursuant to Condition No. 9.
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 limitation period. The County shall promptly 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 (6) months prior to 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. This grant will terminate on September 16, 2013, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. 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, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
9. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00. 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, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Should an application for co-location be approved, an additional \$750 shall be deposited into said fund. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for 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. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

10. 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's health or safety or so as to be a nuisance.
11. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be

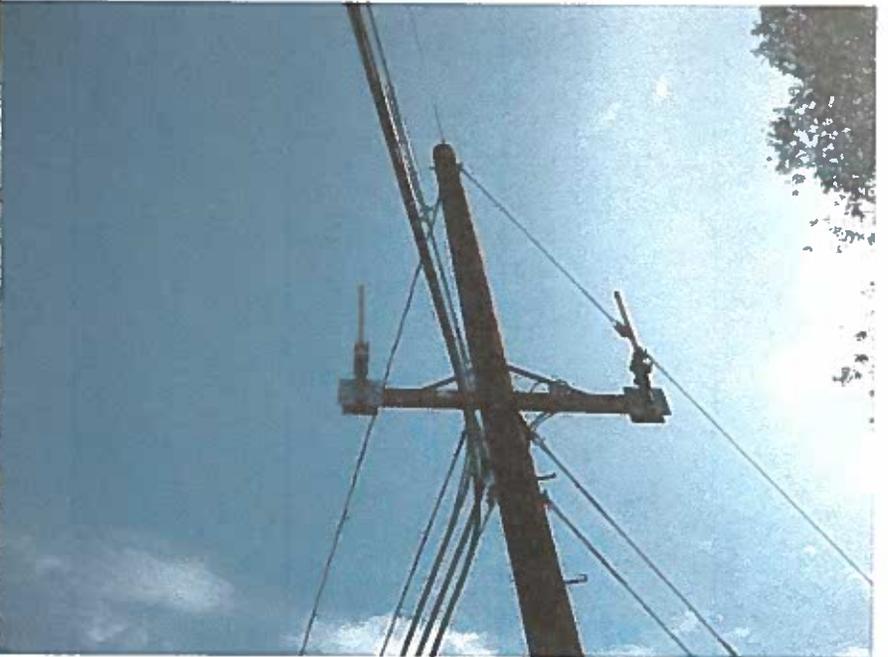
necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

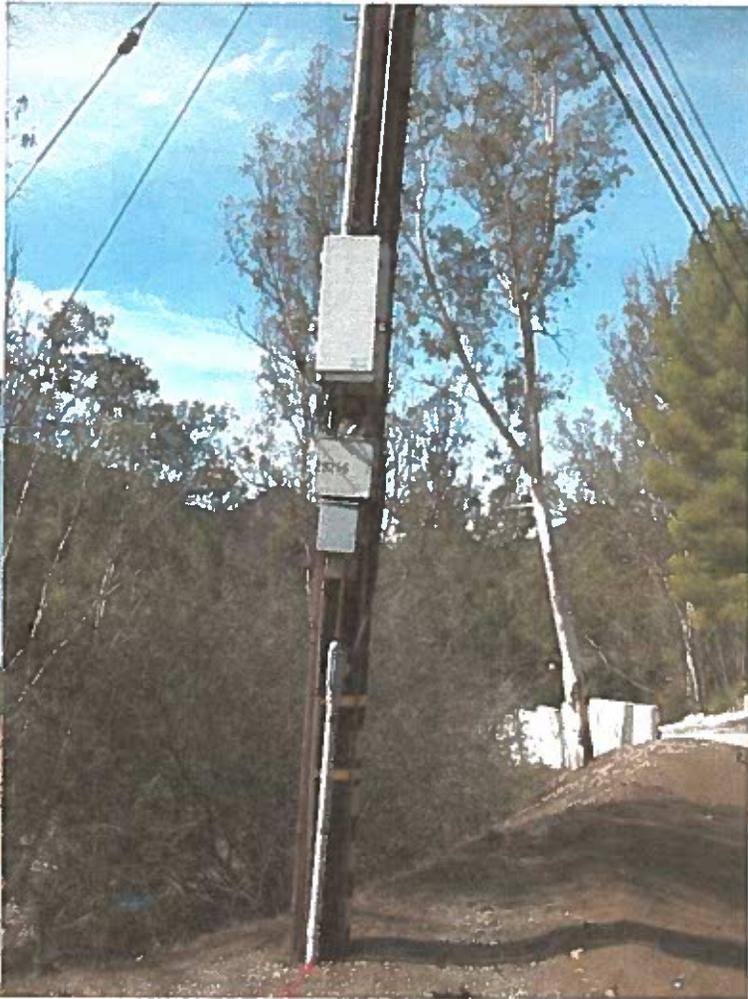
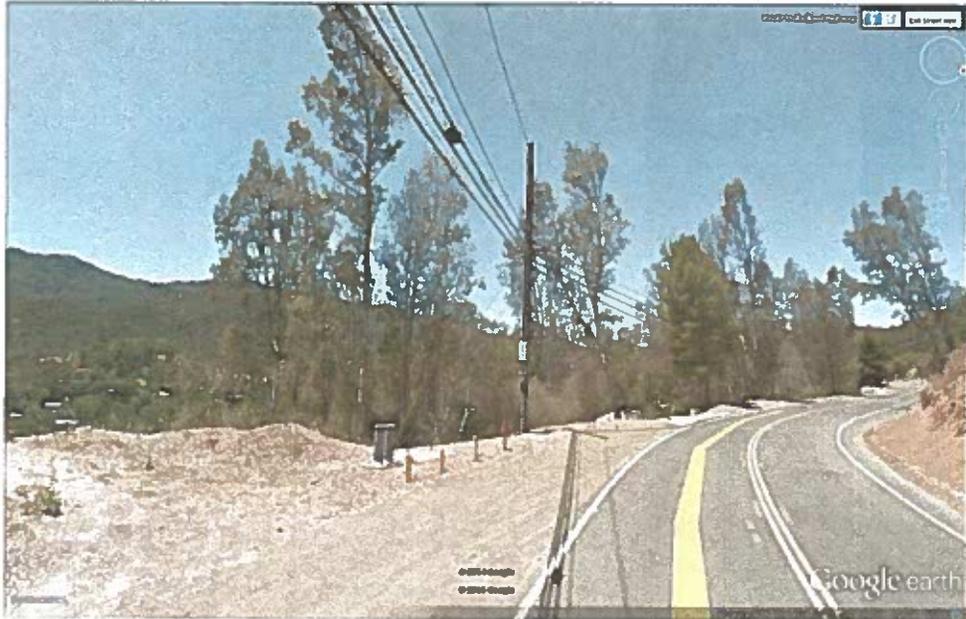
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures, walls, and fences open to public view shall remain free 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.
14. In the event of such 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.
15. The property shall be developed and maintained in substantial conformance with the approved plans on file. All revised site plans must be accompanied by the written authorization of the property owner.
16. The construction, operation and maintenance of the unmanned wireless telecommunications facility shall be further subject to the following conditions:
 - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - b. Said facility shall be removed if in disuse for more than six months;
 - c. Insofar as is feasible, the operator 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;
 - d. All structures shall conform with the requirements of the Division of Building and Safety and Construction Division of the Department of Public Works;
 - e. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as

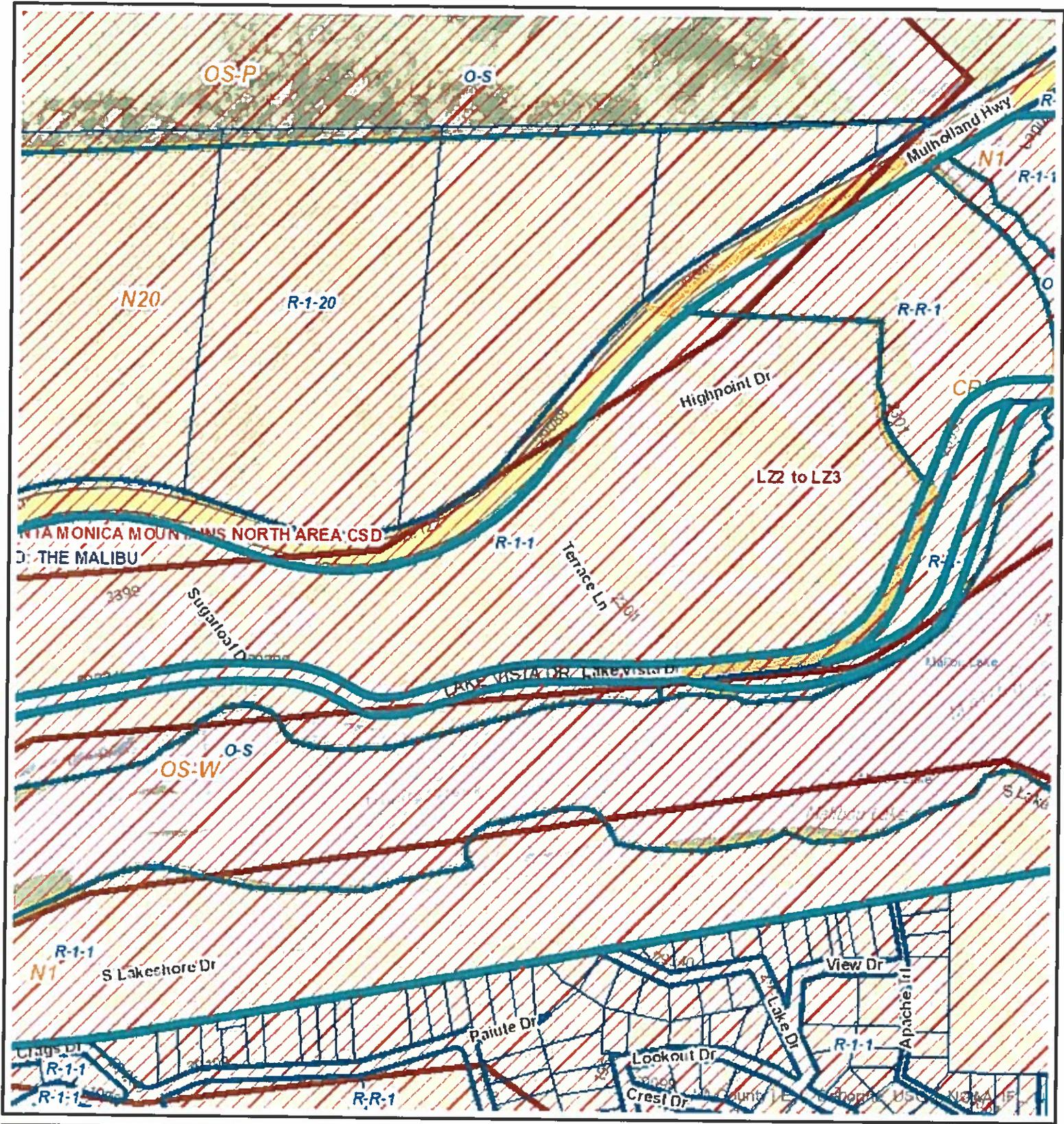
required by the Federal Communications Commission requirements, to the Department of Regional Planning;

- f. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
- g. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired immediately or as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
- h. The equipment box shall be placed underground; and
- i. The antennas and pole-mounted RFU unit shall be painted an earthtone brown color similar to that of the utility pole to blend into the surrounding environment.

KC:PH
9-17-03







R2014-02327-(3): WTF CUP

GIS Layers Map

Printed: Sep 25, 2014



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