Hearing Officer Transmittal Checklist

Hearing Date
4/7/15
Agenda Item No.
3.

Project Number: R2014-02549-(5)
Case(s): Conditional Use Permit Case No. 201400120
Planner: Iris Chi

- [x] Project Summary
- [x] Property Location Map
- [x] Staff Analysis
- [ ] Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- [x] Draft Findings
- [x] Draft Conditions
- [x] Burden of Proof Statement(s)
- [ ] Environmental Documentation (ND / MND / EIR)
- [ ] Correspondence
- [x] Photographs
- [x] Aerial Image(s)
- [x] Land Use/Zoning Map
- [ ] Tentative Tract / Parcel Map
- [x] 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
R2014-02549-(5)

HEARING DATE
April 7, 2015

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201400120

PROJECT SUMMARY

OWNER / APPLICANT
Palm Ranch Water District / Verizon Wireless

MAP/EXHIBIT DATE
August 8, 2014

PROJECT OVERVIEW
The applicant, Verizon Wireless, is requesting a Conditional Use Permit for the construction, operation and maintenance of a new wireless telecommunications facility disguised as a 54 foot monopine with a 196 square foot equipment shelter within a 750 square foot lease area in an A-1-10,000 (Light Agricultural – 10,000 Square Foot Minimum Required Lot Area) zone.

LOCATION
50th Street West and West Avenue N

ACCESS
Via 50th Street West

ASSESSORS PARCEL NUMBER(S)
3101-033-903

SITE AREA
0.43 Acres

GENERAL PLAN / LOCAL PLAN
Antelope Valley Area Plan

ZONED DISTRICT
Quartz Hill

LAND USE DESIGNATION
U1 – Urban1

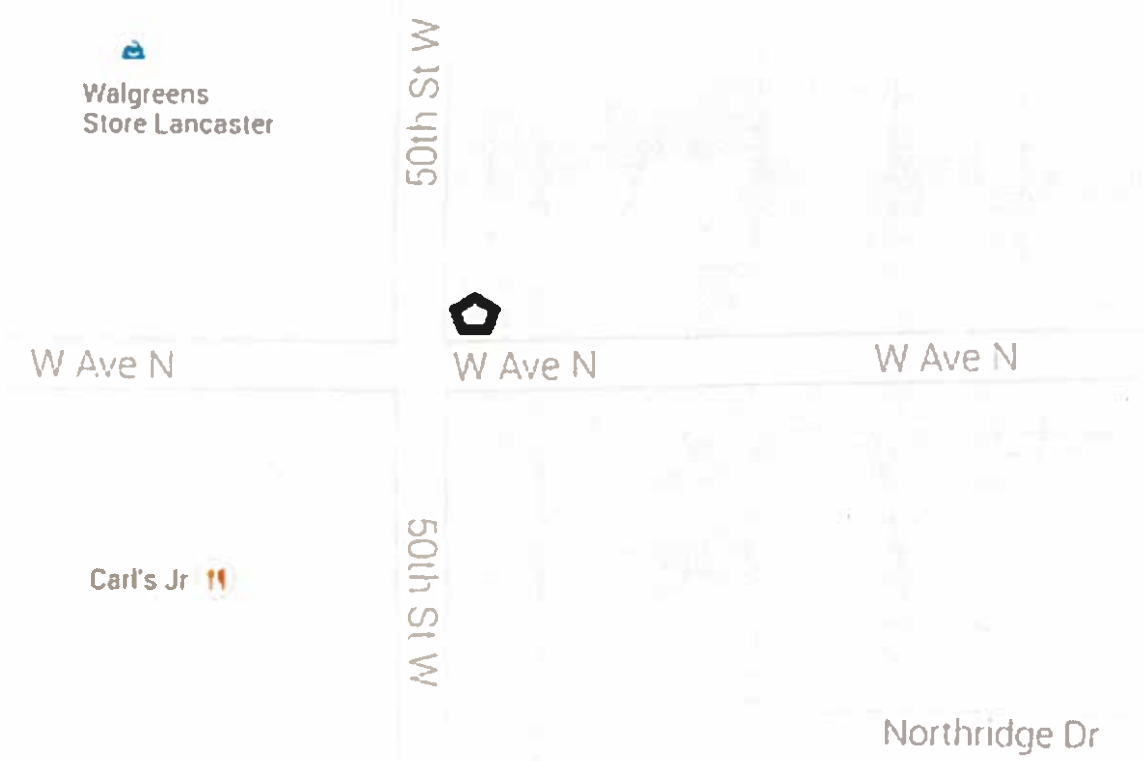
ZONE
A-1-10,000

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	1.1 to 3.3 du/ac	N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES
- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Iris Chi	(213) 974 – 6443	ichi@planning.lacounty.gov


Walgreens
Store Lancaster
50th St W
W Ave N
W Ave N
W Ave N
Carl's Jr
50th St W
Northridge Dr

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction, operation and maintenance of a new unmanned wireless telecommunications facility (WTF) in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit for the construction, operation and maintenance of a new wireless telecommunications facility disguised as a 54 foot monopine with a 196 square foot equipment shelter within a 750 square foot lease area in an A-1-10,000 zone. The Project is also proposing an emergency generator for the WTF. The WTF will be located on the southern portion of the parcel which is located at the northeast corner of West Avenue N and 50th Street West in the community of Antelope Valley. The northern portion of the parcel is a water storage facility for the Palm Ranch Irrigation District. There will be an eight foot CMU wall along the perimeter of the lease area. There is an existing five-foot four-inch CMU wall surrounding the parcel.

EXISTING ZONING

The subject property is zoned A-1-10,000.

Surrounding properties are zoned as follows:
North: A-1-10,000
South: City of Palmdale
East: A-1-10,000
West: C-2-DP (Neighborhood Business – Development Program)

EXISTING LAND USES

The subject property is developed with a water storage facility for the Palm Ranch Irrigation District.

Surrounding properties are developed as follows:
North: Single-family residences
South: Single-family residences
East: Single-family residences
West: Retail shopping center

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is exempt since it is a small scale structure and it is not an exception to the exemption since it is not located in an environmentally sensitive area. 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 U1 – Urban 1 land use category of the Antelope Valley Area Plan. This designation is intended for residential uses in urban areas. The proposed WTF is consistent with the land use designation since the existing use established is a water storage facility. The proposed project is 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 Policy 58: "Maintain high quality emergency response services."*

  Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available, and useable in the case of an emergency.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-1, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for ground-mounted WTFs not located on a public right-of-way by not exceeding the maximum permitted height of 75 feet. The WTF is 54 feet tall with faux pine branches for camouflage.

Site Visit

Staff scheduled a site visit for March 31, 2015.

Burden of Proof

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

That the requested use at the location will not:

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

- The proposed WTF site at the corner of 50th Street and West Avenue N is located within the walls of the Palm Ranch Irrigation District facility. The

equipment is in a CMU enclosure behind the existing CMU wall surrounding the existing facility. The monopine will be placed next to existing trees in order to camouflage it. This design will not affect the persons residing or working in the surrounding area. The site will not be detrimental or endanger the community.

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 proposed WTF is designed to be an adequate size for its use and the land on which it is located. The site's equipment area will not be seen by the public as it is within an existing CMU wall. This site is unmanned and will not require yards, fences or parking or loading facilities.

That the proposed site is adequately served:

1. *By highways or streets of sufficient width, and improve 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 proposed WTF will be unmanned. The site will be visited once a month for maintenance and there is adequate parking onsite. Therefore, there will be no impact on roads or services by this site.

<u>Neighborhood Impact/Land Use Compatibility</u>

The existing WTF design is appropriate for the site and area. The WTF is located on a parcel with an existing water storage facility. It will be disguised as a pine tree and there are other similar trees in the same vicinity of the WTF. The real trees allow for the monopine WTF to blend in with the surrounding environment. There are residential homes located adjacent to the parcel with the WTF. The Department of Public Health reviewed the project for noise impacts to the neighboring residences and did not find any concerns. The applicant presented the project to the Quartz Hill Town Council on February 17, 2015. The applicant reported back that the town council was very receptive to the project.

The WTF will not be detrimental to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The additional coverage will be beneficial for the public and emergency personnel, such as the Fire and Sheriff's Departments.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Health

Public Health recommends approval of the CUP. Public Health reviewed the project prior to the public hearing for noise impacts and did not have any special conditions to be added. Public Health requested that the applicant adhere to the approved Exhibit "A".

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 R2014-02549-(5), Conditional Use Permit Number 201400120, 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.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201400120 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

PMC:IC
3/24/15

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02549-(5)
CONDITIONAL USE PERMIT NO. 201400120

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400120("CUP") on April 7, 2015.

2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation and maintenance of a new unmanned wireless telecommunications facility (WTF) ("Project") on a property located at Assessor's Parcel Number 3101-033-903 in the unincorporated community of Antelope Valley ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") section 22.24.100.

3. The Project Site is 0.43 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with flat topography and is developed with a water storage facility.

4. The Project Site is located at the northwest corner of West Avenue N and 50th Street West in the Quartz Hill Zoned District and is currently zoned A-1-10,000.

5. The Project Site is located within the U1 – Urban 1 land use category of the Antelope Valley Area Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: A-1-10,000
   South: City of Palmdale
   East: A-1-10,000
   West: C-2-DP (Neighborhood Business – Development Program)

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

   North: Single-family residences
   South: Single-family residences
   East: Single-family residences
   West: Retail shopping center

8. The site plan for the Project depicts a new WTF disguised as a 54 foot monopine with a 196 square foot equipment shelter with a 750 square foot lease area. The Project is also proposing an emergency generator for the WTF. The WTF will be located on the southern portion of the parcel. The northern portion of the parcel is a water storage facility for the Palm Ranch Irrigation District. There will be an eight

foot CMU wall along the perimeter of the lease area. There is an existing 5-foot four-inch CMU wall surrounding the parcel.

9. The Project Site is accessible via 50th Street West to the west. Primary access to the Project Site will be via an entrance/exit on 50th Street West.

10. County Department of Public Health recommends approval of the CUP. Public Health reviewed the project prior to the public hearing for noise impacts and did not have any special conditions to be added. Public Health requested that the applicant adhere to the approved Exhibit "A".

11. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the construction of a new WTF.

12. 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.

13. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff did not receive received any comments regarding the Project.

14. *To be inserted after the public hearing to reflect hearing proceedings.*

15. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Antelope Valley Area Plan. The project site is located within the U1 – Urban 1 land use category of the Antelope Valley Area Plan. This designation is intended for residential uses in urban areas. The proposed WTF is consistent with the land use designation since the existing use established is a water storage facility. The proposed project is consistent with the permitted uses of the underlying land use category.

16. The Hearing Officer finds that The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Antelope Valley. The existing WTF design is appropriate for the site and area. The WTF is located on a parcel with an existing water storage facility. It will be disguised as a pine tree and there are other similar trees in the same vicinity of the WTF. The real trees allow for the monopine WTF to blend in with the surrounding environment. There are residential homes located adjacent to the parcel with the WTF. The Department of Public Health reviewed the project for noise impacts to the neighboring residences and did not find any concerns. The applicant presented the project to the Quartz Hill Town Council on February 17, 2015. The applicant reported back that the town council was very receptive to the project.

The WTF will not be detrimental to the surrounding community. A WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The additional coverage will be beneficial for the public and emergency personnel, such as the Fire and Sheriff's Departments.

17. The Hearing Officer finds that the Project is consistent with the development standards of the A-1 zone, as set forth in section 22.24.110. Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.24.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-1, provided that a CUP is first obtained.

    In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for ground-mounted WTFs not located on a public right-of-way by not exceeding the maximum permitted height of 75 feet. The WTF is 54 feet tall with faux pine branches for camouflage.

18. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed WTF site at the corner of 50th Street and West Avenue N is located within the walls of the Palm Ranch Irrigation District facility. The equipment is in a CMU enclosure behind the existing CMU wall surrounding the existing facility. The monopine will be placed next to existing trees in order to camouflage it. This design will not affect the persons residing or working in the surrounding area. The site will not be detrimental or endanger the community.

19. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The proposed WTF is designed to be an adequate size for its use and the land on which it is located. The site's equipment area will not be seen by the public as it is within an existing CMU wall. This site is unmanned and will not require yards, fences or parking or loading facilities.

20. 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 traffic such use would generate and by other public or private service facilities as are required. The proposed WTF will be unmanned. The site will be visited once a month for maintenance and there is adequate parking onsite. Therefore, there will be no impact on roads or services by this site.

21. 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.

22. 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 Antelope Valley community. On February 25, 2015, a total of 121 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 13 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

23. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 21000 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and

2. Approves Conditional Use Permit Number 201400120, subject to the attached conditions.

ACTION DATE: April 7, 2015

PMC:IC
3/26/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02549-(5)
CONDITIONAL USE PERMIT NO. 201400120

PROJECT DESCRIPTION

The project is for the construction, operation and maintenance of a new unmanned wireless telecommunications facility (WTF) that will be disguised as a 54 foot monopine with appurtenant equipment is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on April 7, 2030**. 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 User Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1,600.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **June 7, 2015**.

18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the construction, operation and maintenance of a wireless telecommunications facility disguised as a monopine.

PERMIT SPECIFIC CONDITIONS

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

21. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.

22. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.

23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

24. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

25. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

26. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday because the subject property is adjacent to residences. Emergency repairs of the facility may occur at any time.

27. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.

28. 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.

29. The maximum height of the facility shall not exceed 54 feet.

30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.

31. 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.

32. 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.

33. 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.

34. 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.

35. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

36. Upon termination of this grant, 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.

37. New equipment added to the facility shall not compromise the stealth design of the facility.

38. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

COUNTY OF LOS ANGELES
Public Health

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Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
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December 11, 2014

TO: Iris Chi
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02549/ CUP201400120
Godde Hill Project
Quartz Hill

X Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for the installation and operation of an unmanned Wireless Telecommunication Facility; specifically the installation of 12 panel antennas on a new monopine with ancillary equipment installed behind the antennas. The associated equipment, equipment cabinets and standby generator will be installed at grade inside a CMU enclosure. The Department recommends approval of the CUP.

Toxics-Epidemiology Program

Staff from the Toxics Epidemiology Program reviewed the documents and plans provided by the applicant of the subject property located at South-east corner of West N Street and 50th, Quartz Hills, California. Based on the submitted elevation plans, equipment specifications, and proximity to sensitive land use, we do not have any special conditions regarding noise impacts on residential land use. However, the applicant shall adhere to the plans submitted for review.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.

Delta Groups Engineering, Inc.

2362 McGaw Avenue, Irvine, CA 92614 Tel.: (949) 622-0333 Fax: (949) 622-0331

Burden of Proof

For

Godde Hill

APN: 3101-033-903

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

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

The proposed wireless telecommunication site at the corner of 50th and W. Avenue N is located within the walls of the Palm Ranch Irrigation District Facility. The equipment is in a CMU enclosure behind the existing CMU wall surrounding the existing facility. The monopine will be placed next to existing trees in order to camouflage it. This design will not affect the persons residing or working in the surrounding area. The site will not be detrimental nor endanger the public nor the safety of the community.

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 otherwise required to integrate said use with the uses in the surrounding area.

The proposed telecommunications facility is designed to be an adequate size for its use and the land on which it is located. The site's equipment area will not be seen by the public as it is within an existing CMU wall. The site is unmanned and will not require yards, fences or parking or loading facilities.

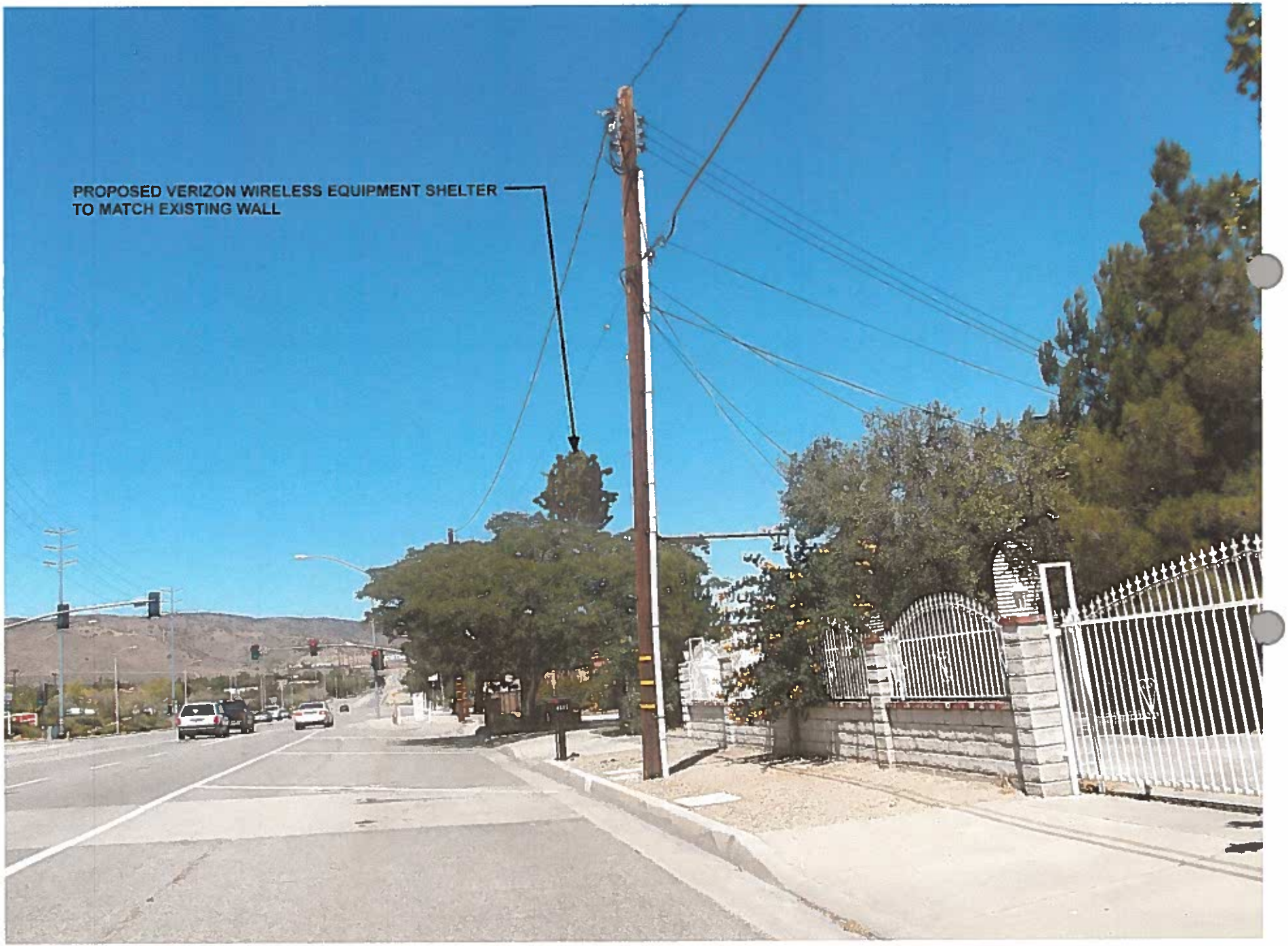
C. That the proposed site is adequately served:

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 services as are required.

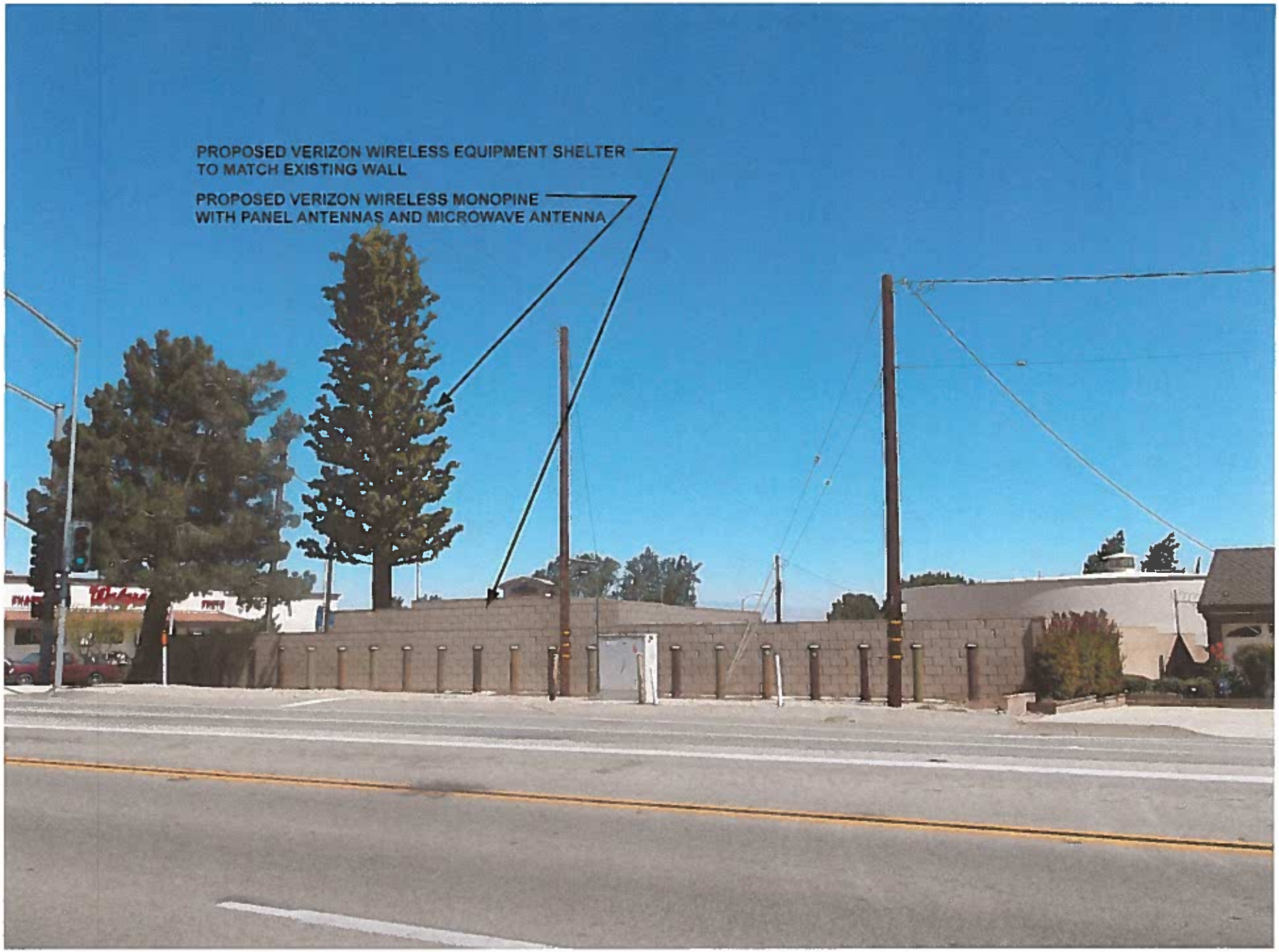
The proposed wireless telecommunications facility will be unmanned. The site will be visited once a month for maintenance. Therefore, there will be no impact on roads or services by this site.

PROPOSED GODDE HILL LOOKING WEST AT SITE



EXISTING GODDE HILL LOOKING NORTHWEST AT SITE

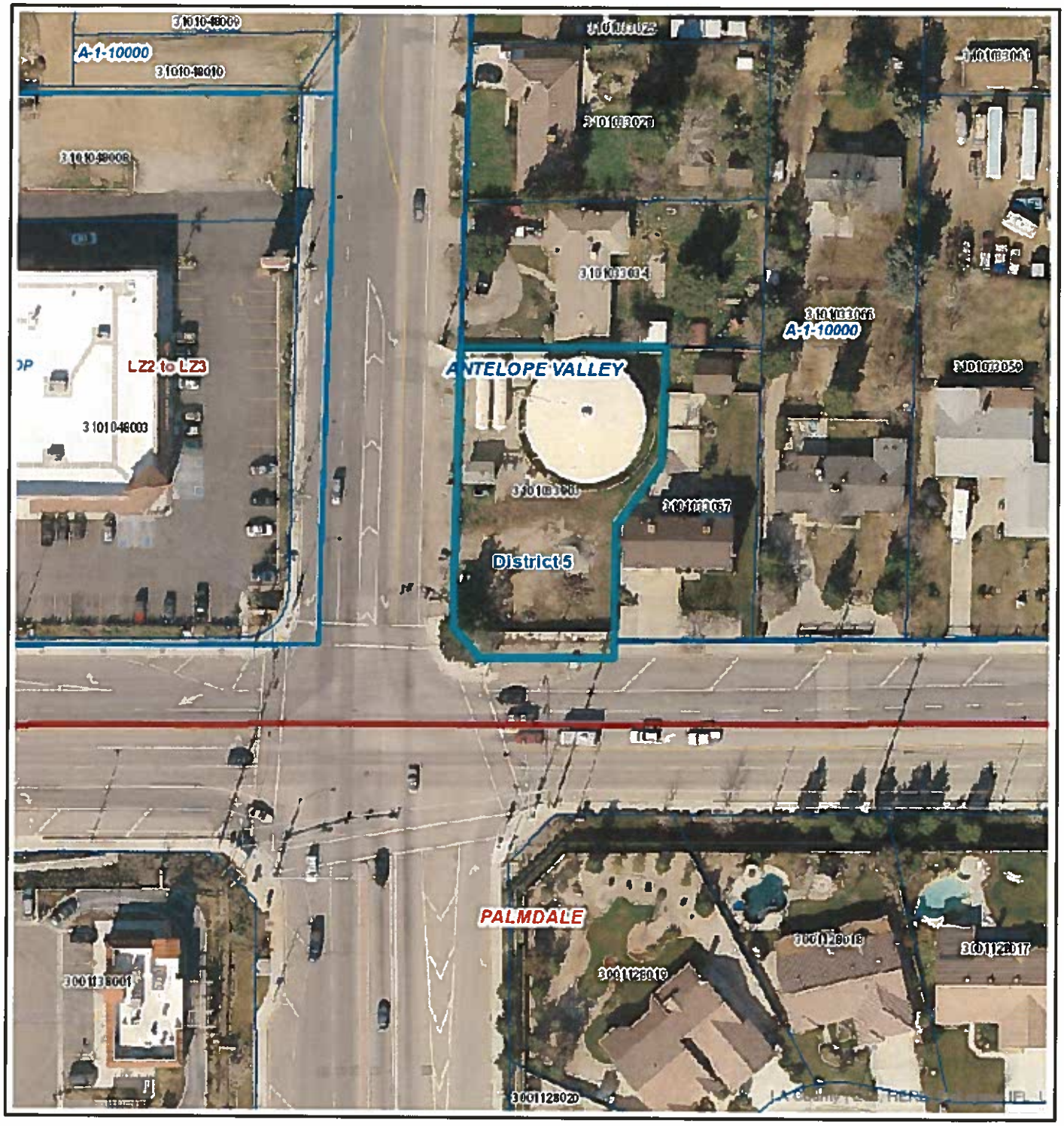
PROPOSED GODDE HILL LOOKING NORTHWEST AT SITE



EXISTING GODDE HILL LOOKING SOUTHEAST AT SITE

PROPOSED GODDE HILL LOOKING SOUTHEAST AT SITE

EXISTING GODDE HILL LOOKING WEST AT SITE



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Printed: Mar 26, 2015

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Feet

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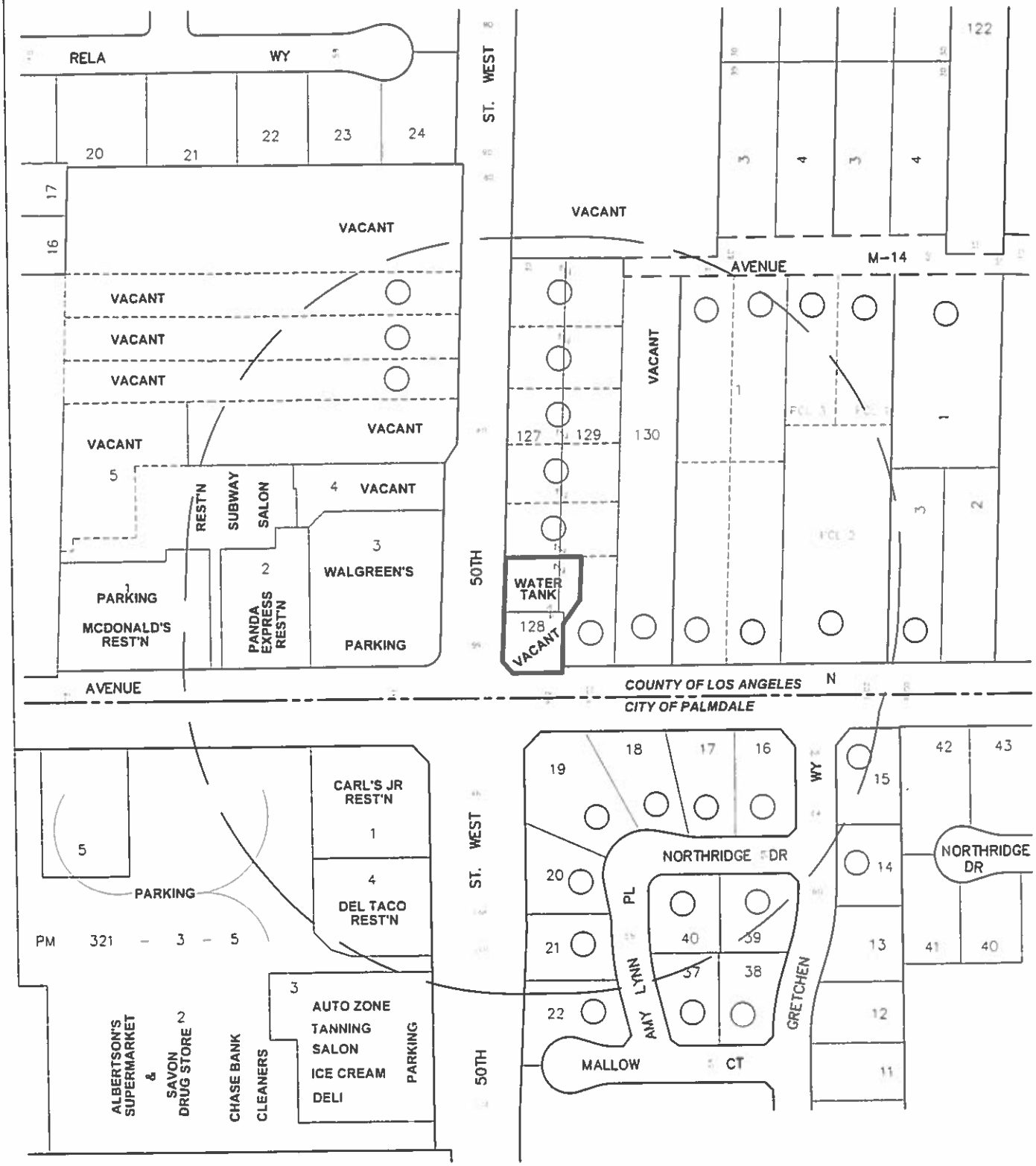
COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

LEGEND

◯ SINGLE FAMILY RESIDENCE

ALL OTHER USES AS SHOWN.

CASE NO.

DATE: 08 - 26 - 2014

SCALE: 1" = 100'

LAND USE MAP