



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

February 16, 2016

Richard J. Bruckner  
Director

Sarah Goldman  
Synergy  
7543 Woodley Avenue, Suite 201  
Van Nuys, CA 91406

**REGARDING: PROJECT NO. R2014-03387-(5)  
CONDITIONAL USE PERMIT NO. 201500168  
31929 CASTAIC ROAD (APN: 2865-036-040)**

Hearing Officer Gina Natoli, by her action of **February 16, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 1, 2016**. **Appeals must be delivered in person.**

**Appeals:** To file an appeal, please contact:  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at [acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

 *Richard Cleghorn for*  
Robert Glaser, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement

RG:AMC

CC 060412

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03387-(5)  
CONDITIONAL USE PERMIT NO. 201400168**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400168 ("CUP") on February 16, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a rooftop-mounted wireless telecommunication facility (WTF) comprised of 12 antennas (four each per three sectors) behind parapet screening along with other appurtenant equipment, including a ground-mounted backup diesel generator with a 210-gallon fuel tank surrounded by an eight-foot-tall CMU block wall with landscaping and an interior equipment room ("Project") on a property located at 31929 Castaic Road in the unincorporated community of Castaic ("Project Site") in the C-3 (General Commercial) Zone and Castaic Area Community Standards District (CSD) pursuant to Los Angeles County Code ("County Code") Section 22.28.210.
3. The Project Site is 1.53 acres in size and consists of two legal lots. The Project Site is irregular in shape with gentle-sloping topography and is developed with two existing buildings (a commercial building and a medical-professional building) with appurtenant 92-space parking lot.
4. The Project Site is located in the Castaic Canyon Zoned District and is currently zoned C-3.
5. The Project Site is located within the CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: C-3
  - South: C-3, M-1
  - East: C-3
  - West: R-1-5000 (Single-Family Residence – 5000 Square Feet Minimum Required Lot Area), O-S (Open Space), and M-1 (Light Industrial)
7. Surrounding land uses within a 500-foot radius include:
  - North: Golden State (I-5) Freeway, under-construction buildings, vacant grocery store, senior apartments, single-family residences
  - South: Golden State (I-5) Freeway, parking lots, fast food restaurants, auto service stations and auto repair, single-family residences
  - East: Fast food restaurants, medical offices, spa, salon, barber, dry cleaners, bank, ice cream shop, vacant building, single-family residences

West: Golden State (I-5) Freeway, single-family residences

8. The Project Site was originally zoned M-1 (Light Manufacturing) on March 3, 1959 by Ordinance No. 7846. The Project Site was rezoned to C-3-DP (Unlimited Commercial – Development Program [now renamed General Commercial – Development Program]) on September 5, 1995 by Ordinance No. 950045Z. Lastly, the Project Site was rezoned to C-3 (Unlimited Commercial [now renamed General Commercial]) on November 27, 2012 by Ordinance No. 2012-0055Z. The Castaic Area CSD was adopted on November 30, 2004 by Ordinance No. 2004-0069. CUP 94-011-(5) was approved on March 15, 1995 for a 50-unit motel. That CUP was never used and expired on March 15, 1997. CUP No. 200400025 established the current use on the property, a single-story, 8,000-square-foot commercial building and a two-story, 15,000-square-foot medical-professional office building with 14,990 square feet (23 percent of property) of landscaping and 92 vehicle parking spaces, including three disabled-accessible, approved on November 1, 2005. This CUP stipulated that a minimum of 70 parking spaces were required pursuant to the County Code.
9. The site plan for the Project depicts the two existing buildings: an 8,000-square foot single-story commercial building, on which the WTF will be placed, and a nearby two-story, 15,000-square-foot medical-professional office building. The commercial building is depicted with three rooftop antenna sectors: one at the front of the building, and two at the rear of the building. The ground-mounted generator enclosure is located south of the building near the trash enclosure and the interior equipment room is depicted at the southern side of the building. Close-ups of the antenna sectors depict the 12 panel antennas and 12 RRUs and other appurtenant equipment such as the raycaps and parabolic dish. All antennas and appurtenant equipment will be placed behind screens designed to match the existing building. A close-up of the equipment compound depicts the 10-foot-by-25-foot interior room with battery racks and other equipment. A close-up of the outdoor generator compound depicts an 8-foot, 8-inch-by-15-foot, 4-inch area with 30-kilowatt generator and 210-gallon fuel tank. A six-inch-wide planter strip will be provided on three sides of this CMU enclosure to allow for vine growth along the walls. Elevations depict the subject single-story commercial building with roof-mounted antenna sectors hidden behind screening, rising to a maximum of 35 feet above ground level or up to 13 feet above the roof line. The parking lot is depicted with 91 vehicle parking spaces, including three disabled-accessible and two compact. Landscaping is depicted in the parking lot, both along the street frontage and the interior of the lot. Ingress and egress to the property is depicted with two driveways off of Castaic Canyon Road.
10. The Project Site is accessible via Castaic Road to the east. Primary access to the Project Site will be via an entrance/exit on Castaic Road.
11. The Project will provide a total of 91 parking spaces, three of which are disabled-accessible. The CUP that originally established the use states that the Project requires a minimum of 70 spaces, so the proposed reduction from 92 spaces to 91

does not violate parking requirements. The one-space reduction is a result of the installation of the ground-mounted back-up generator CMU enclosure.

12. The County Fire Department ("Fire Department") recommended that this Project be cleared for public hearing in a letter dated December 23, 2015.
13. The State Department of Transportation (Caltrans) stated, in correspondence dated February 10, 2016, that they had reviewed the proposal and did not see any conflicts with encroachment onto the adjacent I-5 Freeway, that the WTF camouflage was adequate to disguise the Project's components, and that best management practices in regards to the diesel generator and tank should be adhered to.
14. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the addition of screened antennas and appurtenant WTF equipment on and around an existing commercial building. Such minor additions are permitted with a Class 1 exemption. The existing commercial building will remain as-is without any major change in design, use or occupancy.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
16. No comments from the public on the Project were received.
17. A duly-noticed public hearing was held on February 16, 2016 before Hearing Officer Gina Natoli. Staff presented the Project and recommended approval. The Hearing Officer asked staff why there were no findings and conditions pertaining to noise from the emergency back-up generator. Staff explained that due to the infrequent activation of the generator for emergencies and for routine maintenance, along with the location of the generator behind a CMU wall next to the I-5 Freeway right-of-way and distant from sensitive receptors, conditions regulating the generator were not needed.

The applicant's agent, Sarah Goldman, testified that the Project required a larger-than-usual diesel tank for the generator due to the-sometimes extreme weather conditions occurring in Castaic, and that the generator would be able to provide approximately 72 to 92 hours of service in the event of a power outage.

The Hearing Officer then asked Ms. Goldman about whether the six-inch planter strip was adequate to provide vine coverage for the CMU block wall enclosure. Ms. Goldman replied that she recently worked on two WTFs with similar planter strips that were approved in the City of Los Angeles. The Hearing Officer indicated that she intended to add a condition requiring that the permittee submit a Revised Exhibit "A" (REA) in the event landscape coverage of the enclosure is not sufficiently

established after two years depicting how such coverage would be obtained. Ms. Goldman stated that such a condition would be acceptable to the applicant.

The Hearing Officer then presented staff with an editorial change to Finding No. 12 to reflect that the Fire Department recommended the Project be cleared for public hearing and, furthermore, instructed staff to add the aforementioned condition regarding the permittee submitting an REA for the CMU wall landscaping.

The Hearing Officer then closed the public hearing, found the Project categorically exempt from CEQA, and approved the CUP as modified for a 15-year grant term.

18. The Hearing Officer finds that the Project is consistent with the CM (Major Commercial) land use designation of the Area Plan as the WTF will not detract from the commercial nature of the property, and commercial zones are appropriate for WTFs as they are a preferable area over residential zones.
19. The Hearing Officer finds that the Project is consistent with the zoning of the subject property as WTFs are permitted in the C-3 Zone with approval of a CUP. Also, C-3 development standards and WTF design guidelines are adhered to by the Project.
20. The proposed WTF will provide telecommunication services to employees, visitors and clients to the commercial building, residents, and motorists in the area and does so in a manner that will not be inconsistent with the adopted Area or County-wide Plans. The WTF is in compliance with Area Plan policies that encourage the expansion of public utilities to accommodate growth and need.

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

21. The proposed WTF will be well-disguised into the façade of the existing commercial building with the antenna screening, and the ground-mounted generator enclosure will be surrounded by an eight-foot-high CMU wall with a six-inch-wide planter strip to allow for vine growth, which will help minimize the Project's visual impacts. The emergency back-up diesel generator will only be activated infrequently for testing and in the unlikely event of an emergency. Its placement behind the CMU block wall will reduce noise from its activation. Therefore, the overall design and use of the property will remain as it is today and will not negatively affect the property of others.

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

22. The WTF will be placed on, inside, and around the existing 8,000-square-foot commercial building and will not require deviations or variances from any development standards. One existing vehicle parking space will be occupied by the

backup diesel generator, but as the property contains 22 parking spaces above that required by County Code, a reduction of one space will not result in non-compliance with parking requirements. The proposed WTF complies with Regional Planning's design guidelines (Subdivision and Zoning Ordinance Policy 01-2010) pertaining to WTFs in regards to camouflage of antenna screens and landscaping of the ground enclosure CMU wall.

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

23. The Project Site is located off of Castaic Canyon Road, a 100-foot-wide highway, which contains two vehicle travel lanes in each direction and a center median. Sidewalks are present at the subject property and bikeways are proposed or existing on Castaic Canyon Road (Class 3 – Bike Route) 845 feet south of the property. The proposed WTF will generate infrequent vehicle trips for maintenance and there is adequate parking on the property for the maintenance vehicle. Other required infrastructure, such as electricity and telephone service is available on-site.

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

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 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 Castaic community. On January 7, 2016, a total of 198 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 21 notices to those on the courtesy mailing list for the Castaic Canyon 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 North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

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

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201400168, subject to the attached findings and conditions as modified.

**ACTION DATE: February 16, 2016**

RG:AMC  
February 16, 2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03387-(5)  
CONDITIONAL USE PERMIT NO. 201400168**

**PROJECT DESCRIPTION**

The project is for a conditional use permit (CUP) to authorize the construction, operation, and maintenance of a new rooftop-mounted unmanned wireless telecommunication facility (WTF) on an existing commercial building comprised of three antenna screen enclosures (sectors) with space for 12 panel antennas total (four per sector), 12 remote radio units (RRUs), one parabolic dish, three raycaps, an interior equipment room, and a ground-mounted 30-kilowatt standby diesel generator with 210-gallon fuel tank surrounded by an eight-foot-high CMU wall with landscaping, 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 Conditions No. 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 10 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 February 16, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within 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)** inspections. Inspections shall be unannounced.

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

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

decorations or signage provided under the auspices of a civic or non-profit organization.

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

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

#### **PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WTF)**

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity.
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. 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 and open space.

25. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 35 feet above ground level.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish of the antenna screens shall be graffiti-resistant and shall have a color that blends in with the building on which they are mounted.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of six inches, shall be provided to screen the fence or wall from the street.
34. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

**PROJECT-SITE SPECIFIC CONDITIONS**

35. This grant shall authorize the construction, operation, and maintenance of a WTF comprised of rooftop-mounted antennas with ancillary equipment and a ground-mounted CMU block wall enclosure for a diesel generator.
36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 23, 2015.
37. If landscape coverage along the walls of the CMU block wall enclosure is not sufficiently established by February 16, 2017, the permittee shall submit a Revised Exhibit "A" documenting how such coverage will be obtained, including, if necessary, enlarging the planter strip to accommodate additional vegetation.

**Attachments:**

Fire Department Letter dated December 23, 2015



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-03387

MAP DATE: 11/2015

LOCATION: 31929 Castaic Road, Castaic

PLANNER: Anthony Cruz

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**REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 11/04/2015**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

Submit building plans to the Santa Clarita Fire Prevention Office, (661) 286-8821, for review.

Contact the Fire Department's Petro-Chem Unit, (626) 369-0124, regarding the review and approval of the above ground fuel tank.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).