

# Hearing Officer Transmittal Checklist

Hearing Date  
February 16, 2016  
Agenda Item No.

6

Project Number: R2014-03387-(5)  
Case(s): Conditional Use Permit Case No. 201400168  
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs/Photosimulations
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit
- Coverage Maps
- Design and alternative analysis

Reviewed By: 



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

**PROJECT NUMBER**

R2014-03387-(5)

**HEARING DATE**

February 16, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400168

# PROJECT SUMMARY

**OWNER / APPLICANT**

Castaic Universal Investors / Verizon Wireless

**MAP/EXHIBIT DATE**

November 2015

**PROJECT OVERVIEW**

Construction, operation, and maintenance of a new wireless telecommunications facility (WTF). The WTF will consist of 12 antennas (four each on three sectors), 12 RRUs, one parabolic dish, and three ray caps located on the rooftop of an existing commercial building behind screening. Equipment cabinets and a standby 30-kilowatt diesel generator with a 210-gallon fuel tank will be placed at grade behind an 8-foot CMU block wall enclosure in the parking area.

**LOCATION**

31929 Castaic Rd, Castaic

**ACCESS**

Castaic Road

**ASSESSORS PARCEL NUMBER(S)**

2865-036-040, 2865-036-041

**SITE AREA**

1.53 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Castaic Canyon

**LAND USE DESIGNATION**

CM (Major Commercial)

**ZONE**

C-3 (General Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Castaic Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County ("County") General Plan
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.137 (Castaic Area CSD requirements)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

Anthony Curzi

**PHONE NUMBER:**

(213) 974 - 6443

**E-MAIL ADDRESS:**

[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)



### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) in the C-3 (General Commercial) Zone and Castaic Area Community Standards District (CSD) pursuant to the Los Angeles County ("County") Code Section 22.28.210.

### **PROJECT DESCRIPTION**

The WTF will be comprised of 12 rooftop-mounted antennas (four each per three sectors) which will be screened behind raised parapets, and other appurtenant equipment. A ground-mounted 30-kilowatt backup diesel generator with a 210-gallon fuel tank enclosed by an 8-foot-tall CMU block wall with landscaping on three sides will occupy space in the parking lot toward the rear of the property, and an interior equipment room in the southern end of the building will be provided for racks and other equipment. A two-space reduction in vehicle parking will be required to accommodate the generator enclosure, but as the property contains 22 spaces above that required by County Code, the project will not result in non-compliance with parking requirements.

### **SITE PLAN DESCRIPTION**

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 6-inch 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 90 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.

### **EXISTING ZONING**

The subject property is zoned C-3.

Surrounding properties are zoned as follows:

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)

### **EXISTING LAND USES**

The subject property is developed with an existing single-story, 8,000-square-foot commercial building and one two-story, 15,000-square-foot medical-professional office building with a total of 92 vehicle parking spaces, including three disabled-accessible spaces.

Surrounding properties are developed as follows:

- 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

### **PREVIOUS CASES/ZONING HISTORY**

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 92 vehicle parking spaces, including three-disabled-accessible spaces on November 3, 2005. This CUP stipulated that a minimum of 70 parking spaces were required pursuant to the County Code.

### **ENVIRONMENTAL DETERMINATION**

County Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves 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. 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 CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan (“Area Plan”). This commercial land use designation is intended for large-scale and regionally serving commercial and professional land uses such as regional shopping centers, medical offices, financial institutions, corporate

offices, and other types of businesses that draw customers from across a large geographic area. The existing commercial building and medical-professional offices are the type of land uses that are envisioned for this plan category and the WTF will in no way alter, detract or diminish this use since the equipment will be well-disguised in to the building and parking lot, and the project is, therefore, consistent with the permitted uses of the underlying land use category.

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

- *SCVA Plan, Guiding Principles, Infrastructure, Principle 29: "Public infrastructure shall be improved, maintained, and expanded as needed to meet the needs of projected population and employment growth and contribute to the Valley's quality of life."*

The proposed WTF is required to maintain reliable cellular telecommunication service in the area. The WTF's concealment behind rooftop screening will render it virtually unnoticeable and the ground-mounted generator CMU enclosure will be softened with vines from a 6-inch planter on three sides. These aesthetic treatments will allow the WTF to provide service in the area without negative impact.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

- Ten percent of the property must be landscaped
- Parking must be provided as required by the County Code
- Limitations on the outside display of items/material

The existing commercial building and medical-professional offices were established by a CUP in 2005, and follow all pertinent C-3 development standards, including parking and landscaping, and no outside display is present on the property. The proposed WTF will not deviate from any development standards and complies with applicable DRP guidelines for WTFs.

Pursuant to Section 22.44.137 of the County Code, establishments in the Castaic Area CSD are subject to the following development standards:

- Various business sign standards
- Architectural standards to ensure buildings have Spanish, Southwestern, or Mediterranean styles.

The existing use was established after adoption of the CSD, and meets all pertinent CSD standards regarding the above. The WTF will not impact the adherence to the standards, and there are no CSD WTF-specific standards that apply.

**Burden of Proof**

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

The 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 8-foot CMU wall with a 6-inch planter strip to allow for vine growth, which will help minimize the Project's visual impacts. 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 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.

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 the 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 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.

The Project Site is located off of Castaic Canyon Road, a 100-foot-wide highway, and 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 proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

**Neighborhood Impact/Land Use Compatibility**

The proposed WTF will be well-disguised into the overall property with antennas being placed behind screen wall designed and painted to match the existing building. The ground-mounted generator enclosure complies with design guidelines with its use of a CMU block wall and surrounding landscaping. The WTF will be virtually unnoticeable and will allow it to function and service the area in a manner compatible with surrounding uses.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff has received a comment letter from the County Fire Department in favor of the project on December 23, 2015.

**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 R2014-03387-(5), Conditional Use Permit Number 201400168, 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 201400168 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section

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

Attachments:

Draft Findings, Draft Conditions of Approval

**PROJECT NO. R2014-03387-(5)**  
**CONDITIONAL USE PERMIT NO. 201400168**

**STAFF ANALYSIS**  
**PAGE 6 OF 6**

Applicant's Burden of Proof statement  
Site Photographs, Photo Simulations, Aerial Image  
Site Plan, Land Use Map

RG:AMC  
February 4, 2016

**DRAFT 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 8-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 commercial buildings containing 92 vehicle parking spaces.
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 92 vehicle parking spaces, including three-disabled-accessible spaces on November 3, 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 6-inch 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 90 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 90 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 90 does not violate parking requirements. The two-space reduction is a result of the installation of the ground-mounted back-up generator CMU enclosure.

12. The County Fire Department ("Fire Department") recommends approval of this Project in an email dated December 23, 2015.
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 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.
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 comments from the public on the Project were received.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. 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.
18. The Hearing Officer finds that 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.
19. 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.

20. 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 8-foot CMU wall with a 6-inch planter strip to allow for vine growth, which will help minimize the Project's visual impacts. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

**ACTION DATE:**

RG:AMC  
February 4, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT 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 8-foot 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 Conditions 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 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 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." 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 April 16, 2016.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity.
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.
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 10 feet above roof line.
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 five feet, 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. Prior to the issuance of building permits, the applicant shall contact the County Fire Department Petro-Chemical Unit at (626) 369-0124 for approval of the emergency back-up diesel generator.



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 proposed wireless telecommunications facility located at 31929 Castaic Road will not adversely affect the health, peace, comfort, or welfare of residents/patrons/business owners in the surrounding area, nor will it be detrimental to the use, enjoyment, or valuation of the subject property and its vicinity. this facility will not jeopardize, endanger, or be a menace to the public health, safety, or general welfare of the community owing to its location on the rooftop of a 1-story building adjacent to interstate 5 freeway.

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

The proposed wireless facility is adequate in size and shape to accommodate code requirements and Radio frequency requirements for the subject parcel. this parcel's use as a wireless telecommunications facility will increase coverage for businesses and residents to the north, and will offload capacity from neighboring sites to the south.

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 proposed site locaiton is adjacent to interstate 5 with easy freeway access, and is inaccessible to the public. This facility will be unmanned and will require maintenance equating to approximately one trip per month. no traffic or congension will be generated by this new facility.

# Ruby

31929 Castaic Road - Castaic, CA 91384



# verizonwireless

View 2



Location Map



Proposed

Notes: Looking west at proposed project



Existing

Applicant

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building 'D' 1st Floor  
Irvine, CA 92618

Contact

**Synergy Development Svc**  
7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

Photographic Visualizations Provided By:

**SoCal**  
SCDG LLC  
SoCal Design Group  
edward@scdgc.com

The photos submitted in being provided for a conceptual representation of the proposed antenna being proposed. For exact dimensions, scaling and design, please refer to the submittal plan. SCDG LLC Special Image Design is not responsible for false information, misrepresentation, design changes.

Revision Date: Oct. 6, 2014 14:04:58

# Ruby

31929 Castaic Road - Castaic, CA 91384



View 3



Location Map



Existing



Proposed

Notes: Looking north west at proposed project

Applicant

Contact

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building 'D' 1st Floor  
Irvine, CA 92618

**Synergy Development Svc**  
7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

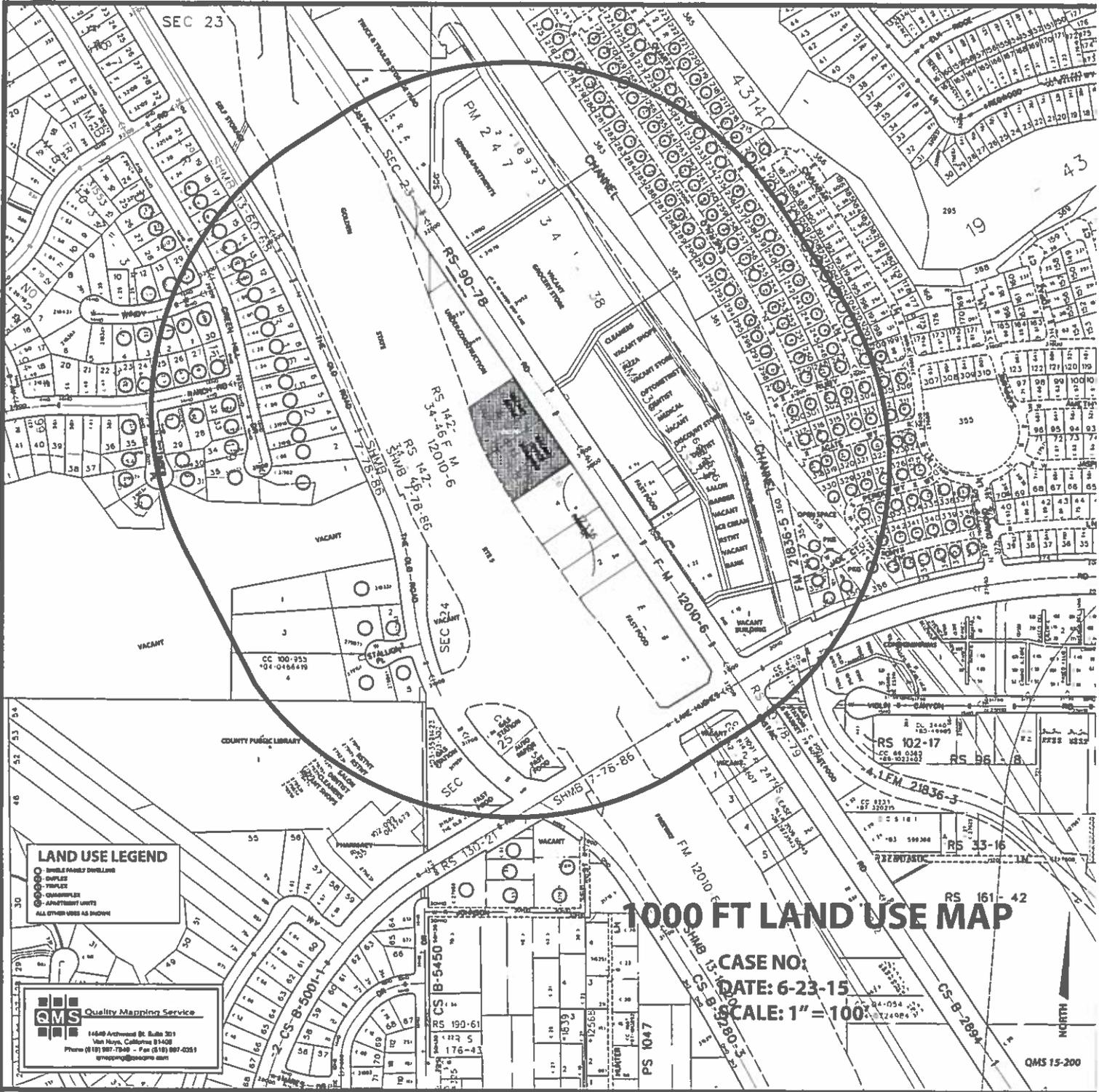
Photographic Visualizations Provided By:  
**SoRed**  
SCDC LLC  
SCCAI Design Group  
edward@scdc.com

The photos submitted are being provided as a conceptual representation of the proposed antenna facility. No exact dimensions, scaling and design details are shown. The photos are for informational purposes only. The photos are not to be used for any other purpose. The photos are not to be used for any other purpose. The photos are not to be used for any other purpose.

Revision Date: Oct. 6, 2014 11:04:58



Aerial Image



SEC 23

PM 2 4 7

RS 90-78

RS 142-16 F M

**LAND USE LEGEND**

- SINGLE FAMILY DWELLING
- DUPLEX
- TRUCKS
- COMMERCE
- APARTMENT UNITS
- ALL OTHER USES AS SHOWN

**QMS** Quality Mapping Service  
 14449 Archwood Dr. Suite 301  
 Van Nuys, California 91408  
 Phone (818) 887-7340 - Fax (818) 887-0281  
 qmapp@comcast.net

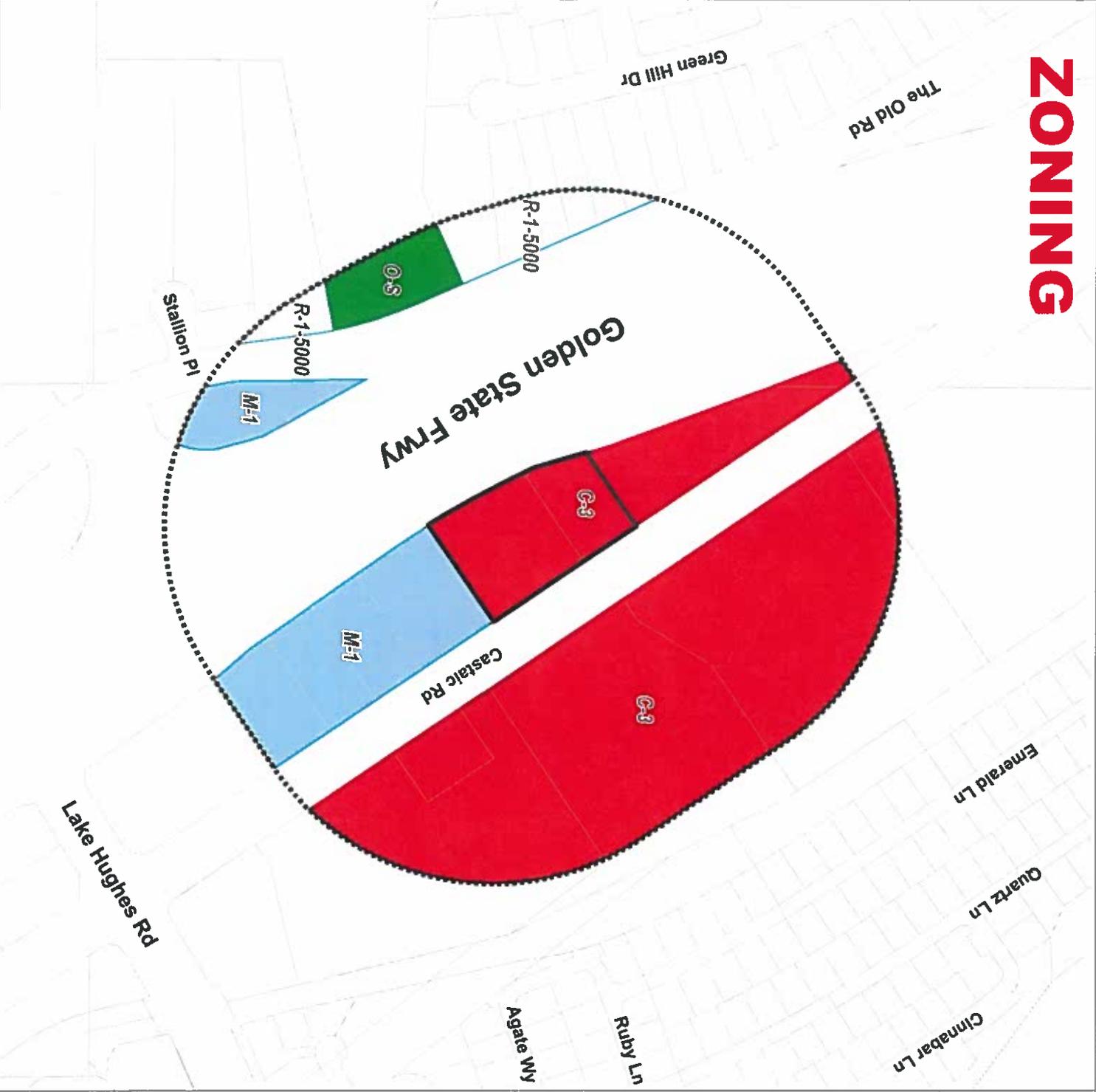
**1000 FT LAND USE MAP**

CASE NO:  
 DATE: 6-23-15  
 SCALE: 1" = 100'

QMS 15-200



# ZONING



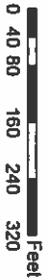
## ZONING 500 FOOT RADIUS MAP

Proj. R2014-03387 (5)  
RCUP 2014-00168

### Legend

- R-1 - Single-Family Residence
- C-3 - General Commercial
- M-1 - Light Manufacturing
- O-S - Open Space

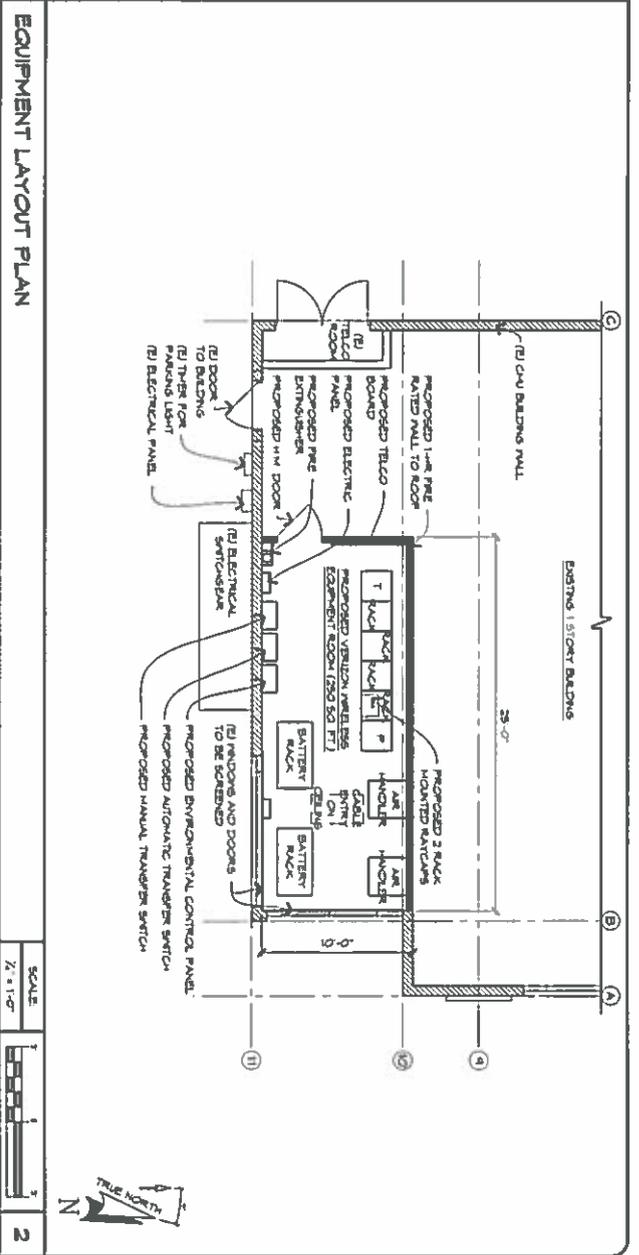
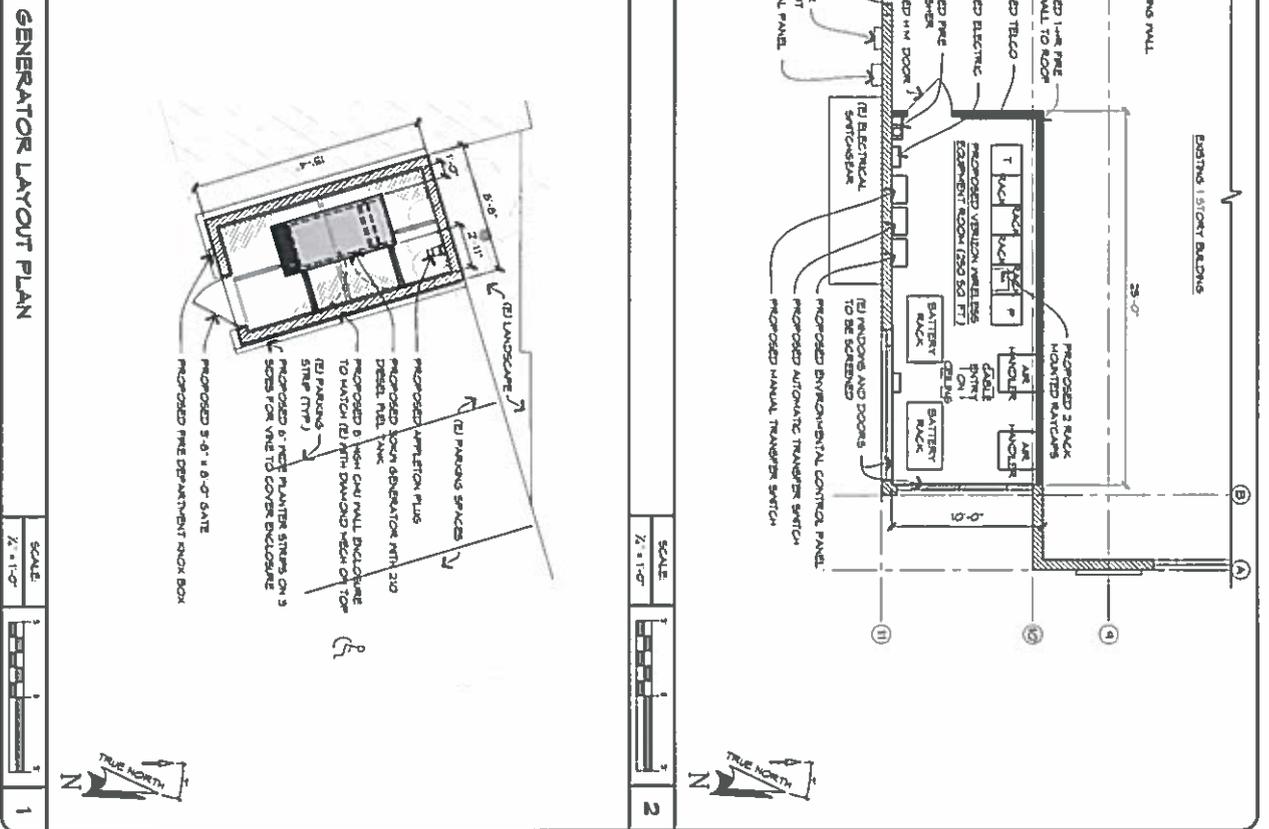
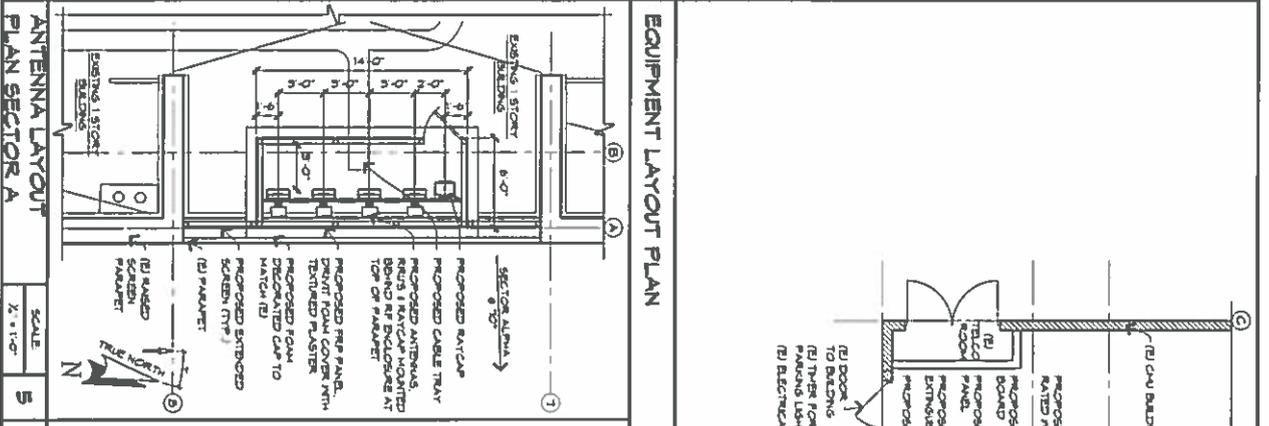
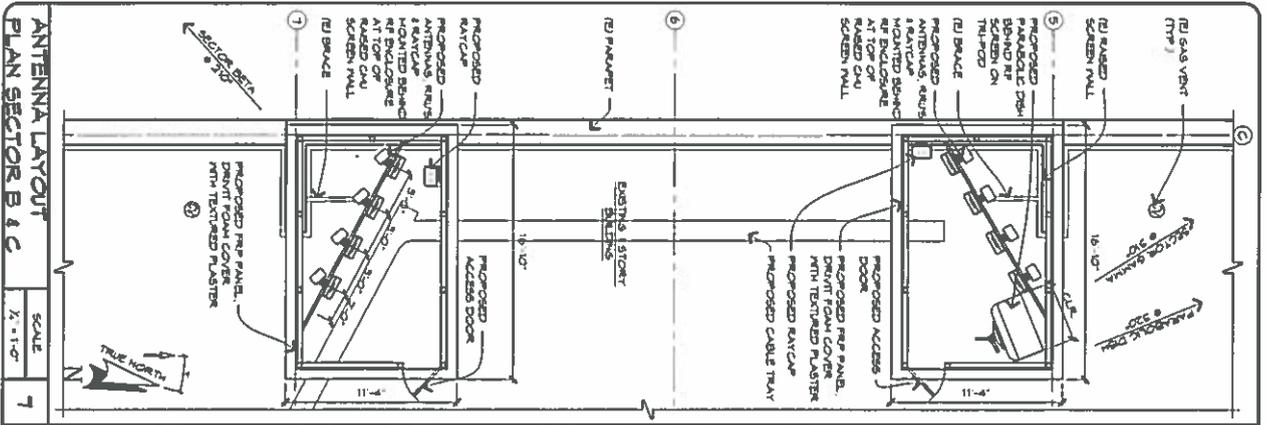
### VICINITY MAP



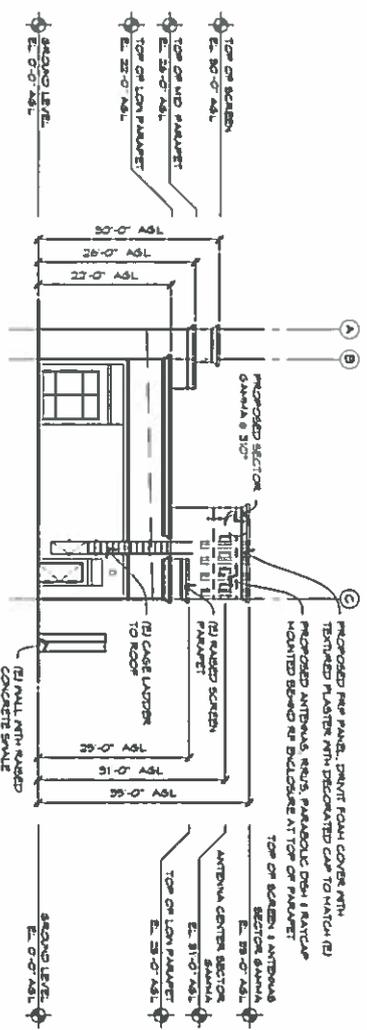
LOS ANGELES COUNTY  
Department of Regional Planning  
1201 W. Imperial Ave.  
Los Angeles, CA 90012







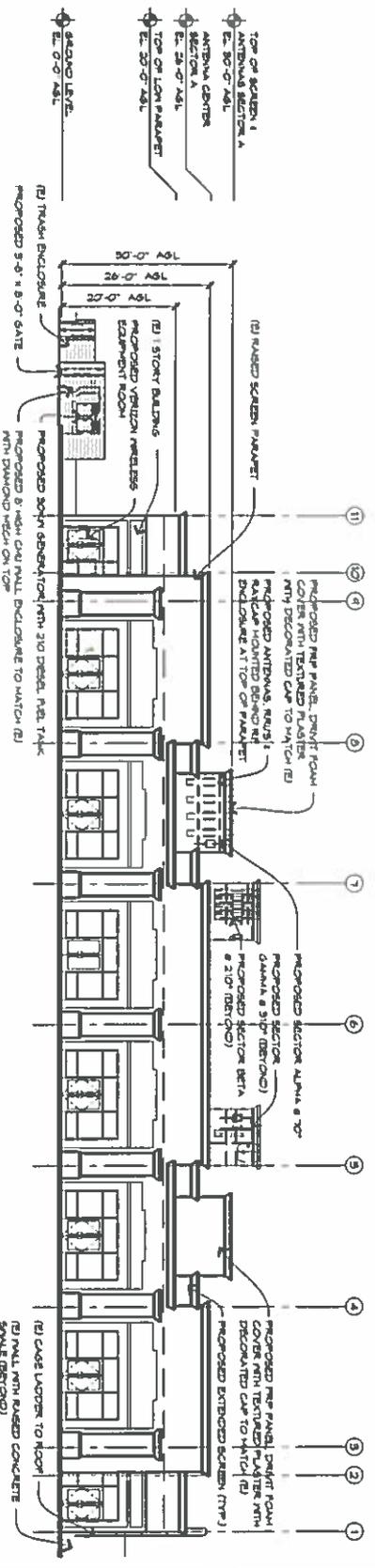
<p>REVISION DISCUSSION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td>40% Zoning Drawings</td> </tr> <tr> <td>2</td> <td></td> <td>40% Zoning Drawings</td> </tr> <tr> <td>3</td> <td></td> <td>100% Zoning Drawings</td> </tr> </table>	NO.	DATE	DESCRIPTION	1		40% Zoning Drawings	2		40% Zoning Drawings	3		100% Zoning Drawings	<p>DESIGNER / CONSULTANT</p> <p><b>Synergy</b></p> <p>4400 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210 Tel: 310.274.1111</p>	<p><b>Verizon</b> Wireless</p> <p>1800 SAND CANYON AVE BUILDING 27 1st FLOOR RYAN, CA 94575 (415) 258-7000</p> <p>A/E DEVELOPMENT</p>	<p>W. E. Jackson Corporation architectural engineering</p> <p>5800 WASHBURN BLDG, SUITE 200 LOS ANGELES, CALIFORNIA 90048 (323) 333-0025</p>	<p>APPROVALS</p> <table border="1"> <tr> <th>APPROVED BY</th> <th>INITIALS</th> <th>DATE</th> </tr> <tr> <td>ARCHITECT</td> <td></td> <td></td> </tr> <tr> <td>MECHANICAL</td> <td></td> <td></td> </tr> <tr> <td>ELECTRICAL</td> <td></td> <td></td> </tr> <tr> <td>CIVIL</td> <td></td> <td></td> </tr> <tr> <td>PLUMBING</td> <td></td> <td></td> </tr> <tr> <td>STRUCTURAL</td> <td></td> <td></td> </tr> <tr> <td>ENVIRONMENTAL</td> <td></td> <td></td> </tr> <tr> <td>GENERAL CONTRACTOR</td> <td></td> <td></td> </tr> </table>	APPROVED BY	INITIALS	DATE	ARCHITECT			MECHANICAL			ELECTRICAL			CIVIL			PLUMBING			STRUCTURAL			ENVIRONMENTAL			GENERAL CONTRACTOR			<p>SITE NAME: RUBY</p> <p>SITE ADDRESS: 5100 CALIFORNIA CANYON CA 94544</p> <p>SHEET TITLE: PROPOSED EQUIPMENT &amp; ANTENNA LAYOUT PLANS</p> <p>DRAWING NO: A-2</p> <p>DATE: 01.23.2014</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET NUMBER: 3 OF 1</p>
NO.	DATE	DESCRIPTION																																										
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GENERAL CONTRACTOR																																												



EXTERIOR ELEVATION - NORTH

SCALE 1" = 10'-0"

2



EXTERIOR ELEVATION - EAST

SCALE 1" = 10'-0"

1

REV	DATE	REVISION DESCRIPTION
1	01/11/2011	40% Zoning Drawings
2	02/01/2011	40% Zoning Drawings
3	02/01/2011	100% Zoning Drawings

**Synergy**  
 Drafting Service, Inc.  
 4110 Stevenson St., Van Nuys, CA 91410  
 (818) 708-8800 Fax: (818) 708-8801

**Verizon Wireless**  
 18605 SAND CANYON AVE  
 EXTENSION 2 OF 1st FLOOR  
 RYME, CA 92419  
 (949) 248-3000

**W. E. Jackson Corporation**  
 Architecture  
 Planning  
 Engineering

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
VZWN SITE AG		
OWNER		
VZWN INTERCONNECT		
VZWN UTILITY COORD.		
VZWN PROJECT MGR.		

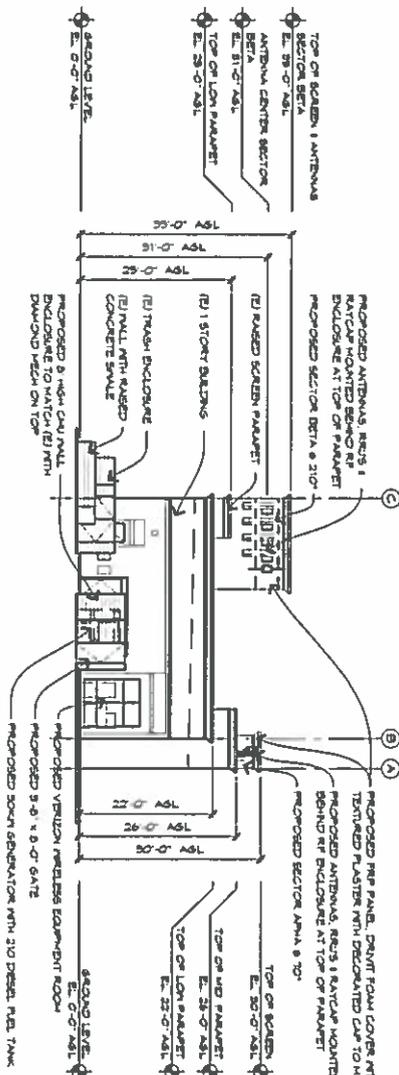
SITE NAME  
**RUBY**

SITE ADDRESS  
 5100 CALYPSO RD  
 CALISTO, CA 95014

SHEET TITLE  
**EXTERIOR ELEVATIONS**

DRAWING NO.  
 100-100-01

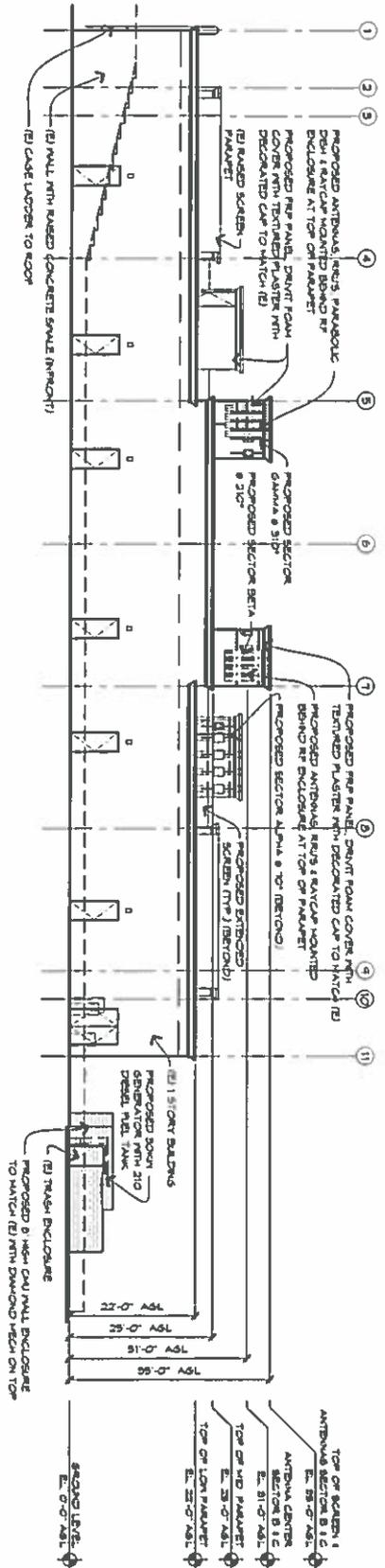
SHEET NUMBER  
**4 OF 7 A-3**



EXTERIOR ELEVATION - SOUTH

SCALE 1" = 10'-0"

2



EXTERIOR ELEVATION - WEST

SCALE 1" = 10'-0"

1

REV	DATE	REVISION DESCRIPTION
1	01/11/2014	10% Zoning Drawings
2	01/11/2014	30% Zoning Drawings
3	01/11/2014	100% Zoning Drawings

DESIGNER / CONSULTANT

4110 Riverway Dr. West, Suite 200  
 Diamond Springs, IL  
 (618) 785-1000 Fax: (618) 785-1001

SITE BUILDER

1800 SAND CANYON AVE  
 BUILDING 27 1st FLOOR  
 RIVERVIEW, CA 92513  
 (949) 286-2500

APPROVALS

W. E. Jackson Corporation  
 distributive  
 Planning  
 engineering

3800 MARK BOULTON, SUITE 200  
 LOS ANGELES, CALIFORNIA 90018  
 (323) 258-0029  
 Fax: 1-800-451-1000 ext. 2000 - 2009

APPROVED BY	INITIALS	DATE
LANDING		
VZM SITE AG		
ZONING		
VZM RE		
VZM INTERCONNECT		
VZM UTIL COORD		
CON LOCAL PERMITS		
CON PROCEED PERMITS		

SITE NAME

**RUBY**

SITE ADDRESS

8100 CANTON RD  
 CANTON, CA 92514

SHEET TITLE

**EXTERIOR ELEVATIONS**

DRAWING NO.

DWG NAME: DRAWING NO. DATE: FILE NO.

A-4 J.R. 1/11/14

SHEET NUMBER

**5 OF 7 A-4**







*Los Angeles County  
Department of Regional Planning*

*Director of Planning James E. Hartl AICP*



April 5, 1995

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

CCL Engineering  
43434 Sahuayo Street  
Lancaster, California 93535

RE: CONDITIONAL USE PERMIT CASE NO. 94-011-(5)

Dear Applicant:

The Regional Planning Commission, by its action of March 15, 1995 granted the above-described permit. Documents pertaining to this permit are enclosed.

During the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors through the office of Joanne Sturges, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. This grant will not become effective until and unless this period has passed without an appeal.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

  
John R. Schwarze, AICP, Administrator  
Current Planning Branch

JRS:DCC:rm

Attachments: Findings & Conditions, Affidavit

c: Building & Safety, Board of Supervisors, Zoning Enforcement  
Testifiers

CONDITIONAL USE PERMIT CASE NO. 94-011-(5)

COMMISSION HEARING DATE: FEBRUARY 15, 1995

PROCEEDINGS BEFORE THE LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION:

February 15, 1995 Hearing

A duly noticed public hearing was held. Two people were sworn (the applicant and the applicant's representative) who testified in favor of the project. The applicant's representative stated that the applicant wished to change the site plan to exclude the proposed meeting room. There was no opposition testimony. The Commission made inquiries on three issues: parking on Castaic Road, economic viability of the project, and the location of the site in relation to power transmission lines. Staff responded that parking problems on Castaic Road resulted when the I-5 freeway was shut down due to hazardous weather conditions. Staff noted that the California Highway Patrol had recently taken additional measures to reduce congestion on Castaic Road. Staff also responded that the site was not located near any high voltage transmission lines. Regarding the economic viability of the project, the applicant's representative responded that the project would provide additional accommodation options to travelers and would be feasible. The Regional Planning Commission closed the public hearing, indicated its intent to approve the project and instructed staff (4-0 vote, Commissioner Ryan absent) to prepare findings and conditions for approval of the project.

Findings

1. The applicant has requested a Conditional Use Permit to allow the development of a 50 unit motel with a meeting room and manager's unit. The applicant subsequently modified the original request to exclude the meeting room.
2. The case was heard concurrently with a request for a change in zone from M-1 (Light Manufacturing) to C-M (Commercial-Manufacturing). The Regional Planning Commission on March 15, 1995 recommended approval of a change of zone to C-3-DP (Unlimited Commercial-Development Program).
3. The subject property is a 2.65 acre irregular shaped parcel.
4. The site is located on Castaic Road, easterly of the Golden Street Freeway (I-5), approximately 793 feet northerly of Lake Hughes Road. The subject property is also located in unincorporated Castaic, in the Castaic Canyon Zoned District.

5. The zoning on the subject project site is M-1 (Light Manufacturing). Surrounding zoning consists of M-1 to the north and south, C-3-DP (Unlimited Commercial-Development Program) to the east, and M-1 and R-1-5,000 (Single-Family Residence-5,000 square feet minimum lot size) to the west.
6. The project site is designated as "Commercial" in the Santa Clarita Valley Area Plan.
7. The subject property is currently vacant. Existing land use consists of single-family and commercial to the north, commercial and vacant land to the east, the Golden State Freeway to the west, and parking and vacant land to the south. Single-family and manufacturing uses also lie further to the west.
8. The site plan depicts a 50 unit, two story motel with 15,450 sq.ft. of gross floor area. The motel also includes a 625 sq.ft. meeting room (to be excluded), 1,300 sq.ft. of laundry, storage and utility rooms, and 1,350 sq.ft. lobby, office and manager's unit. The total building area is 18,725 sq.ft. Sixty-eight parking spaces are also depicted.
9. During the initial study process, the following potential impacts were identified: flood, noise, visual and traffic/access. The draft environmental document concludes that the project design and/or conditions will mitigate these impacts to a level of no significance. The project has been granted a Mitigated Negative Declaration under CEQA reporting guidelines.
10. Staff has received one comment from an adjacent landowner who expressed concern related to access. While not opposing the project itself, the resident stated that when the freeway is shut down, due to emergencies, truck parking impedes access on Castaic Canyon Road.
11. As specified in Sec. 22.52.1170, et seq, Title 22, of Los Angeles County zoning code, for motel parking, one parking space is required per each guestroom; 1.5 covered and 1.5 uncovered space per two-bedroom managers's unit. Excluding the meeting room, 53 parking spaces are required.
12. In addition, in a letter dated December 12, 1994, the applicant's representative stated that the motel does not intend to use the parking lot for the parking of trucks.
13. The applicant does not intend to sell alcoholic beverages on the premises. The application and approval of a separate Conditional Use Permit would be required if such use is proposed in the future.

14. Public Works has required various improvements to be made by the applicant. These are included in conditions of the Conditional Use Permit and the Mitigated Negative Declaration.
15. Staff has received one comment on the project from an adjacent landowner. While the comment was not in opposition to the project, it stressed a problem with truck parking on Castaic Road during periods when the Golden State Freeway is closed.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That 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 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 and general welfare;
- C. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- D. That the proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, designs, and established community character;
- E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- F. That 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 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.

COMMISSION ACTION:

- 1 Approve the negative declaration for the project, certify that it has reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit No. 94-011-(5) is GRANTED, subject to the attached conditions.

VOTE: 4-0-0

Concurring: Russell, Wulliger, Toy and Clark

Dissenting: None

Abstaining: None

Absent: Ryan

Action Date: March 15, 1995

1. 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.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (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 the Board of Supervisors has adopted an ordinance changing the zoning classification on the subject property to C-3-DP or another zoning classification consistent with this grant and said ordinance has become effective.
3. 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 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. This grant will terminate thirty (30) years from the effective date of this approval.
6. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3000.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for thirty (30) annual inspections.

If any future 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

7. This grant permits the development and operation of a 50 unit motel and manager's unit subject to the following restrictions as to use:
  - a. A minimum of 53 parking spaces including two (2) handicap spaces shall be provided;
  - b. Room rentals shall be by the 24 hour day only. No hourly rental rates are permitted;
  - c. Any public telephones shall be located within the interior of the site, not along the sidewalk frontage;
  - d. No alcoholic beverages shall be sold or dispensed on the premises;
  - e. On-street parking shall be prohibited.
8. The permittee shall install the following improvements to the satisfaction of Los Angeles County Department of Public Works:
  - a. Dedicate the right to restrict vehicular access to Castaic Road;
  - b. Construct curb and gutter on Castaic Road to the satisfaction of the Department of Public Works;
  - c. Construct full width sidewalk on Castaic Road;
  - d. Construct base and pavement on Castaic Road;
  - e. Construct any necessary drainage structures on Castaic Road;
  - f. Install street lights on Castaic Road;
  - g. Plant and maintain street trees on Castaic Road.
9. Prior to construction of driveways, the permittee shall submit a site plan to Traffic and Lighting Division for approval. Development must comply with mitigation measures identified in approved traffic report to the satisfaction of the Department of Public Works.

10. Prior to the issuance of a building permit, permittee shall pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of approval. The current applicable fee is \$17,000 per acre and is subject to change.
11. Complete or guarantee completion of all requirements of Conditions 8, 9 and 10 to the satisfaction of the Department of Public Works before obtaining building permits.
12. The permittee shall construct aforementioned conditioned improvements or this permit shall be subject to revocation.
13. Prior to the issuance of a building permit, permittee shall submit three (3) copies of a revised a site plan depicting changes as proposed at the February 15, 1995, Regional Planning Commission public hearing, for review and approval by Los Angeles County Department of Regional Planning.
14. The subject property shall, thereafter, be developed, operated and maintained in substantial conformity with the approved site plan (Revised Exhibit "A"). Any subsequent revised site plans (Revised Exhibit "A") shall be accompanied by the written authorization of the owner of the subject property.
15. The permittee shall comply with all conditions specified in the Mitigated Negative Declaration for said project.
16. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
17. 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.
18. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within one (1) business day following 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.



*Los Angeles County  
Department of Regional Planning*

*Director of Planning. James E. Hartl. AICP*



October 28, 1996

Bob Powell, P.E.  
CCL Engineering, Inc.  
43434 Sahuayo Street  
Lancaster, CA 93535

Dear Mr. Powell:

SUBJECT: CP 94-011-(5)

In reply to your letter of September 26, 1996 please be advised that this grant will automatically expire if not used by March 15, 1997.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Donald C. Culbertson, Section Head  
Zoning Permits Section

DCC:lh

c: Nakata



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

November 7, 2005

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

CRC Enterprises, Inc  
27600 Bouquet Canyon Road, Suite 200  
Santa Clarita, CA 91350

RE: **CONDITIONAL USE PERMIT CASE NO. 200400025 - PROJECT R2004-00323-(5)**  
Medical and professional buildings in Castaic Canyon Zoned District

Dear Applicant:

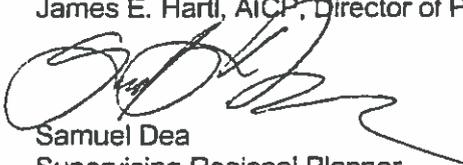
The Regional Planning Commission, by its action of November 3, 2005, **APPROVED** the above described conditional use permit case.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Samuel Dea  
Supervising Regional Planner  
Zoning Permits Section

SD:MBM

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

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

**CONDITIONAL USE PERMIT CASE NO. 200400025-(5)  
PROJECT R2004-00323-(5)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: September 21, 2005**

**SYNOPSIS:**

The applicant is proposing the construction and operation of two commercial buildings; an 8,000 square foot single-story retail building and a two-story medical-professional office building. Ninety-two parking spaces are provided. The project proposal includes approximately 5,000 cubic yards of grading; the dirt would be balanced on site. The project also proposes that an estimated 50 persons would be employed in the proposed buildings (medical: 30, retail: 20). The operating hours would be from 8 a.m. to 7 p.m. for the medical-professional office building and from 8 a.m. to 10 p.m. for the retail.

**PROCEEDINGS BEFORE THE COMMISSION**

September 21, 2005 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on September 21, 2005. All commissioners were present. The applicant and the project architect testified and answered questions posed by the Commission. There being no further testimony, the Planning Commission voted (5-0) to close the public hearing, indicate its intent to approve the conditional use permit, and direct staff to prepare the final environmental document and findings and conditions for approval.

Findings

1. The applicant requests a Conditional Use Permit pursuant to County Code 22.40.050 (Development Program Zone) to authorize the construction, operation and maintenance of two commercial buildings for retail and medical-professional office use in the C-3-DP (Unlimited Commercial – Development Program) zone.
2. The subject property is located on the west side of Castaic Road, approximately 500 feet north of Lake Hughes Road in the unincorporated community of Castaic and in the Castaic Canyon Zoned District.
3. The subject property is zoned C-3-DP. The subject property is also located within the boundaries of the Castaic Area Community Standards District.
4. Surrounding zoning consists of:  
  
North: M-1 (Light Manufacturing);  
  
South: C-3-DP;  
  
East: M-1; and

West: C-3-DP

5. The 1.53-acre subject property is presently vacant.

6. Surrounding land uses consist of:

North: Shopping Center and Supermarket, senior apartments;

South: Vacant land, fast food restaurant

East: Shopping Center and Supermarket; and

West: Golden State (5) Freeway

7. The Santa Clarita Valley Area Plan (SCVAP) land use designation for the subject property and surrounding area is "Commercial". This designation includes Regional-, Community-, Highway Oriented as well as Resort Commercial. The proposed retail and medical/professional offices will serve both the local community as well as people traveling along the Interstate-5. The project will provide additional retail, medical and other professional services adjacent to an existing shopping center and will provide additional services to seniors residing in apartments located to the northeast. The project will provide additional jobs in the Santa Clarita Valley. The project can be found compatible with the Commercial land use designation of the SCVAP.
8. Previous zoning cases on the subject property are Zone Change and Conditional Use Permit 94-011 (approved 4/5/95, adopted 9/5/95) to authorize the construction and operation of a motel on the subject site. The Conditional Use Permit expired due to non-use.
9. The site plan depicts a two-story, 15,000 square foot medical/professional office building, a one-story, 8,000 square foot retail building, 92 parking spaces, of which three are handicap accessible. Access is shown from Castaic Road to the northeast.
10. According to Section 22.52.1100 of Title 22 of the County Code, parking shall be provided at a rate of one parking space for each 250 square feet of floor area of the retail building; for the medical-professional office building parking shall be provided at a rate of one space for each 400 square feet of floor space. A minimum of 70 parking spaces shall be provided. The applicant's site plan depicts 92 parking spaces and complies with the stated Code requirements.
11. Pursuant to Section 22.52.050 of Title 22 of the County Code, the maximum height of buildings in the C-3 zone on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land.

The proposed height limit within the Castaic Area CSD (County Code Section 22.44.137 (E (2)(f)) is 35' for buildings within 500 feet of a residential or agricultural zone. The subject property is not within 500' of residential or agricultural zoning, hence this requirement does not apply to this project.

The elevations for the proposed development depicts a maximum height of 26 feet for the one story retail building and a maximum height of 34'-4" for the two-story office building; the proposal meets the height requirements for the C-3 Zone and would also meet the more stringent limits set by the Castaic CSD for projects adjacent to residential or agricultural zones.

12. Pursuant to the Castaic CSD, County Code Section 22.44.137 2 (d) buildings, walls and vehicle parking and circulation areas shall be set back a minimum of 20 feet from the front property line in commercial zones. The parking area along Castaic Road is set back approximately 8 feet from the property line. This project as proposed does not comply with the 20 feet minimum setback requirement for a commercial zone within the Castaic CSD. The front yard setback is deficient approximately twelve feet per the CSD.
13. The applicant is requesting a minor variation to the required front yard set back.
14. Providing the required 20 foot setback would require a loss of parking spaces that may be needed as the community of Castaic grows.
15. The proposed front yard setback is consistent with existing setbacks for surrounding businesses.
16. The Commission finds that the front setback as proposed is sufficient and grants a minor variation to the Castaic Community Standards District pursuant to County Code Section 22.44.137 H. This minor variation to the CSD requirements is not materially detrimental to other properties or improvements in the area and that the project remains consistent with the goals and policies of the Santa Clarita Valley Area Plan.
17. According to County Code Section 22.44.137 E (2)(a)(iii), business wall signs are permitted in commercial zones of the CSD; freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more. The applicant has not submitted dimensioned sign elevations with this application, though the site plan indicates that a monument sign (i.e. freestanding sign) is proposed at the entrance driveway to the professional office building. The provision that the applicant shall provide signage plans and elevation is included as a condition of approval for this grant.
18. The Castaic CSD, County Code Section 22.44.137 B (2)(e), requires that the footprint of the building not cover more than 70% of the gross area of the subject site.

19. The applicant proposes a total building footprint of approximately 15,000 square feet, or 23% lot coverage. The proposed lot coverage complies with the stated requirements.
20. According to County Code Section 22.44.137 B (2)(d)(i), the required front yard setback area shall be landscaped with no less than one 15 gallon non-invasive tree for every 150 square feet of setback area.
21. The applicant proposes approximately 14,990 square feet (23%) of landscaping. The proposed landscaping along the street frontage consists of California Pepper Trees and annual color plantings to match existing development on the north side of Castaic Road. The landscape plan is subject to review and approval by the County biologist.
22. Pursuant to the Castaic CSD, County Code Section 22.44.137 2(b) all commercial buildings, except those in industrial parks, shall have a Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

Mirrored glass shall be prohibited on outside building surfaces.

Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles. At least two pedestrian amenities shall be provided. Examples include, but are not limited to: benches, bicycle racks, outdoor lights, drinking fountains, planter boxes, landscaped buffers and newsstands.

Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.

23. The design of the proposed building has been presented to and accepted by the Castaic Town Council and complies with the stated architectural standards. The additional development standards and amenities are included as conditions of approval for this Conditional Use Permit.
24. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under California Environment Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment.
25. The Castaic Area Town Council has indicated its support of the proposed project.

26. The developer of the senior apartments located to the north east of the subject property has indicated that he supports the project and that it would be beneficial to the senior residents to have additional services provided in Castaic.
27. On August 9, 2005, 180 hearing notices were sent to property owners within a 1,000-foot radius of the subject property. The Castaic Area Town Council, The Castaic Union School District, the Val Verde Civic Association, and the City of Santa Clarita were also notified of the hearing. Legal advertisements were published in The Signal newspaper on August 8, 2005 and in La Opinion on August 11, 2005.

Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Valencia County Library on August 9, 2005 and also posted on the Department of Regional Planning's web site (<http://planning.co.la.ca.us>).

28. The proposed project can be found compatible with the policies of the Santa Clarita Valley Area Plan. The Plan recognizes professional offices as well as retail as appropriate uses in the Commercial land use category.
29. The proposed project is an appropriate use for this site, as it is located adjacent to the Interstate 5 freeway and would also provide services to a recently constructed adjacent senior apartment complex.
30. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the development will be compatible with surrounding land uses.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location 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 and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the 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 minor variation to the CSD front yard requirement is not materially detrimental to other properties or improvements in the area and that the project remains consistent with the goals and policies of the Santa Clarita Valley Area Plan; and
- E. 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.

**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 Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. After consideration of the Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission 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 Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200400025/Project R2004-00323-(5) is **APPROVED**, subject to the attached conditions.

**VOTE:**

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

**Dissenting: none**

**Abstaining: none**

**Absent: Bellamy**

**Action Date: November 3, 2005**

SD: MBM  
11/7/2005

1. This grant authorizes the use of the subject property for the construction, operation and maintenance of two commercial buildings as depicted on the approved Exhibit "A". The grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
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 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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six (6) months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on November 3, 2025.**

Upon written application of the permittee made no less than six (6) months prior to November 2, 2025, the term of this grant shall be extended by the Director of Planning for a period not to exceed twenty (20) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.

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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund that 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 **(10) biennial inspections of the site. Inspections shall be unannounced.**

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible 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). If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.

11. Within five (15) days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. Within 60 days of approval the applicant shall submit three copies of a revised site plan depicting: 1) At least two pedestrian amenities as described in the Castaic CSD; and 2) Brick or paver tiles as the material for circulation and driveway entrances on the subject property. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

17. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with County Code Section 22.44.137, the Castaic Community Standards District. The signage shall not include the name/title "Commerce".
18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
19. 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 provide pertinent information about said premises.
20. In the event such extraneous markings occur, 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. The only exceptions shall be seasonal decorations.
21. The construction, operation and maintenance of two commercial buildings is further subject to all of the following conditions:
  - a. During construction, the permittee and his contractor shall comply with Sections 12.12.010 to 12.12.100 of the Los Angeles County Code regarding building construction noise;
  - b. The permittee shall maintain all areas of the premises over which the permittee has control in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary;
  - c. A minimum of 70 parking spaces shall be maintained on site, a minimum of three (3) of which shall be handicapped/van accessible;
  - d. The permittee shall comply with the conditions of the County of Los Angeles Fire Department as outlined in their memorandum dated March 18, 2005 (attached hereto);

- e. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their memorandums dated June 8, 2005 and June 16, 2005 (attached hereto);
- f. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
- g. Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.
- h. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times; and
- i. Tractor-trailer and commercial truck parking is expressly prohibited on the subject property.

**Attachments:**

County Fire Department letter dated March 18, 2005

Department of Public Works letter dated June 8 and June 16, 2005

SZD:MBM  
11/7/2005

APPLICANT



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: March 18, 2005  
TO: Department of Regional Planning  
Permits and Variances  
SUBJECT: R2004-00323  
LOCATION: Castaic Road - Castaic Commerce Center

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 5000 gallons per minute for 5 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install 1 Public and/or     On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:
- Location: Install one (1) public fire hydrant on Castaic Road, before the north driveway. Verify and/ or upgrade one (1) existing public fire hydrant as indicated on the submitted site plan.
- Access: Provide access as indicated on the site plan. Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- Special Requirements: This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- The original fire flow availability form (Form 196) is to be submitted to the Fire Department's Land Development Unit for review.
- The building construction plans shall be submitted to the Fire Department's Santa Clarita Fire Prevention Unit, (661) 286-8821. Additional access and water system requirements may be addressed at this time.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi / WALLY COLLINS



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 8, 2005

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Wittler *Barry S. Wittler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

**CONDITIONAL USE PERMIT NO. R2004-00323**

We have reviewed the subject Permit in the Newhall area in the vicinity of the west side of Castaic Road north of Lake Hughes Road. This Permit is for the construction of a two-story medical/professional and commercial building and a single-story retail building.

We recommend that this Permit not be approved at this time. The applicant shall submit a revised traffic study (see attached May 2, 2005, letter from our Traffic and Lighting Division) to Public Works for review and comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. Please contact Jesse Cline of our Traffic and Lighting Division at (626) 300-4823 for any additional traffic study questions.

If this Permit is approved, we recommend the following conditions:

1. Construct curb, gutter, and sidewalk on Castaic Road along the property frontage to align with the existing parkway improvements at the southerly property line to the satisfaction of Public Works.
2. Submit a revised site plan using a scale with one-inch equals to 20 feet.
3. Provide adequate sight distance for a 45 mile per hour design speed (465 feet) on Castaic Road from both proposed driveways within public right of way or air space dedicated and maintained for line of sight purposes. This may involve removing or relocating any proposed on-site landscaping, the proposed monument sign, and/or the proposed garden wall. The sight distance analysis should be shown on the site plan, and the dimensions (vertical and horizontal) for

Russell Fricano  
June 8, 2005  
Page 2

the proposed monument sign and proposed garden wall should also be shown on the site plan.

4. Provide additional pavement with adequate transitions on Castaic Road and all other impacted roadways for right-turn lanes and left-turn lanes, etc., as identified in the traffic study.
5. Submit traffic signal plans (scale 1"= 20') at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.
6. Comply with additional requirements, if any, including the need for traffic signals and roadway signing and striping as a means of mitigating any traffic impacts as identified in the traffic study to the satisfaction of Public Works.
7. Provide a conceptual signing and striping plan (scale 1"=100') for review to determine how much additional pavement is necessary based on the required mitigations in the approved traffic study.
8. Provide detailed signing and striping plans (scale 1"= 40') on Castaic Road along the property frontage and at any other off-site location if required to mitigate any traffic impact to the satisfaction of Public Works.

For any questions regarding Item Nos. 2, 3, 4, 5, 6, 7, and 8, please contact Matthew Dubiel at (626) 300-4862 or Sam Richards at (626) 300-4842 of our Traffic and Lighting Division.

9. Construct transition improvements in the vicinity of the northerly property line to the satisfaction of Public Works.
10. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Castaic Road along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726
  - b. The proposed development, or portions thereof, are not within an existing lighting district. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the

County of Los Angeles for the installation of the street lights, in the amount of \$30,000, and comply with the conditions listed below in order for the lighting district to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

- 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The area must be annexed into the lighting district, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

Russell Fricano  
June 8, 2005  
Page 4

11. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for the new location of any above ground utility structure in the parkway.
12. Plant street trees on Castaic Road to the satisfaction of Public Works.
13. The proposed project is located in the Castaic Bridge and Major Thoroughfare Construction Fee District and is required to pay the appropriate fee to the District. The current fee is \$3,400 per gross acre of the property and is subject to change.

WH:ca

P:\LD\PUB\TRANS\CUPS\CUPR2004-00323 CONSTRUCTION 2 STORY MEDICAL/COMERCIAL BUILDING.

cc: Traffic and Lighting (Alfonso, Abdelhadi, Chon)

Attach.

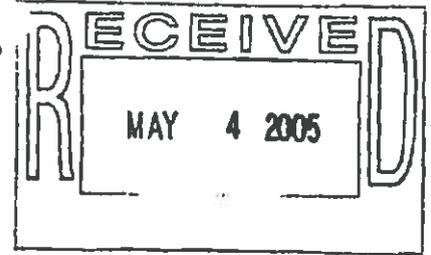


# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org



ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

May 2, 2005

Mr. Daryl Zerfass  
Austin-Foust Associates, Inc.  
2020 North Tustin Avenue  
Santa Ana, CA 92705

Dear Mr. Zerfass:

**CASTAIC ROAD PROJECT  
CONDITIONAL USE PERMIT 04323  
ADMINISTRATIVE DRAFT TRAFFIC IMPACT ANALYSIS (MARCH 13, 2005)  
CASTAIC AREA**

As requested, we have reviewed the above-mentioned document. The project is located on the west side of Castaic Road north of Lake Hughes Road in the unincorporated County of Los Angeles area of Castaic.

The proposed project includes a 15,000-square-foot medical office with an 8,000-square-foot retail space. The project is estimated to generate approximately 1,857 vehicle trips daily, with approximately 71 and 174 vehicle trips in the a.m. and p.m. peak hours, respectively.

The traffic study is currently incomplete and shall be revised to address the cumulative impacts at the following intersections:

The Old Road at Interstate 5 Southbound Ramps  
The Old Road at Sloan Canyon Road

In addition, a determination shall be made regarding whether the project has significant impact on the nearby freeways. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways, as well as to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the freeways, Caltrans shall be requested to include the basis for this finding

Mr. Daryl Zerfas  
May 2, 2005  
Page 2

in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project environmental document.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE  
Acting Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

JC:cn

P:\pub\WPFILES\FILES\STU\Jesse-STU\Outside Letters\EIR05056.doc

cc: Caltrans (Cheryl Powell)  
Department of Regional Planning (Maria Masis)



# COUNTY OF LOS ANGELES

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ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 1440  
ALHAMBRA, CALIFORNIA 91802-1440

IN REPLY PLEASE  
REFER TO FILE: T-4

June 16, 2005

Mr. Daryl Zerfass  
Austin - Foust Associates, Inc.  
2020 North Tustin Avenue  
Santa Ana, CA 92705

Dear Mr. Zerfass

**CASTAIC ROAD PROJECT  
CONDITIONAL USE PERMIT NO. 04323  
REVISED ADMINISTRATIVE DRAFT  
TRAFFIC IMPACT ANALYSIS (MARCH 13, 2005)  
CASTAIC AREA**

As requested, we have reviewed the above-mentioned document. The project is located on the west side of Castaic Road north of Lake Hughes Road in the unincorporated County of Los Angeles area of Castaic.

The proposed project consists of 15,000-square-foot medical office with an 8,000-square-foot retail space. The project is estimated to generate approximately 1,857 vehicle trips daily, with approximately 71 and 174 trips in the a.m. and p.m. peak hour, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone will not significantly impact any County roadways or intersections in the area. We also agree that the cumulative traffic generated by this project and other related projects in the area will significantly impact the following intersections. The project shall pay its fair share of the following recommended mitigation measures.

The Old Road at Interstate 5 Southbound Ramps

Install traffic signals.

The project's pro-rata share is 6.3 percent.

Mr. Daryl Zerfass  
June 16, 2005  
Page 2

The Old Road at Sloan Canyon Road/Lake Hughes Road

North approach: One left-turn lane, one shared through/left-turn lane and one exclusive right-turn lane, instead of one exclusive left-turn lane, one through lane and one exclusive right-turn lane.

Install traffic signals.

The project's pro-rata share is 5.5 percent.

Castaic Road and Lake Hughes Road

South approach: Two left-turn lanes, one through lane and one exclusive right-turn lane instead of one left-turn lane, two through lanes and one exclusive right-turn lane, instead of one exclusive left-turn lane, two through lanes and one exclusive right-turn lane.

The project's pro-rata share is 8.9 percent.

Interstate 5 Northbound Ramps at Lake Hughes Road

Install traffic signals.

The project's pro-rata share is 5.7 percent.

Ridge Route Road and Lake Hughes Road

North approach: One left-turn lane, one through lane and one shared through/right-turn lane and one exclusive right-turn lane instead of one left-turn lane, two through lanes and one exclusive right-turn lane.

West approach: Two left-turn lanes, one through lane and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

Install traffic signals.

The project's pro-rata share is 1.0 percent.

Mr. Daryl Zerfass  
 June 16, 2005  
 Page 3

We recommend that the developer enter into a secured agreement with this Department for the following pro-rata share of the cost to install traffic signals and to provide the proposed lane configuration changes. The estimated pro-rata share amount for the traffic signals are shown on the following Table 1. The project shall submit conceptual plans and cost estimates for all other mitigation measures to our Land Development Review Section for review and approval. The traffic signals will be installed when actual volumes warrant the installation.

Intersection	Traffic Signal Cost	Developer Percent Share	Developer Cost
The Old Rd and I-5 SB Ramps	\$180,000	6.3%	\$11,340
The Old Rd and Sloan Cyn. Rd./Lake Hughes Rd.	\$210,000	6.5%	\$11,650
I-5 NB Ramps and Lake Hughes Rd	\$180,000	5.7%	\$10,280
Ridge Route Rd and Lake Hughes Rd	\$210,000	1.0%	\$2,100
<b>Total Developer Cost</b>			<b>\$35,250</b>

\* This amount is subject to adjustment based on the estimated cost of the traffic signal at the time the agreement is executed.

The project is within the Castaic Bridge and Major Thoroughfare (B&T) District. The project shall pay it's share of the Castaic B&T fees. However, the impacted intersections were not analyzed in the B&T District report as potential deficient B&T intersections.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

In addition, a determination shall be made regarding whether the project has significant impact on the nearby freeways. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways, as well as to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the freeways, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be

TOTAL P.05

Mr. Daryl Zerfass  
June 18, 2005  
Page 4

requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project environmental document.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE  
Acting Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

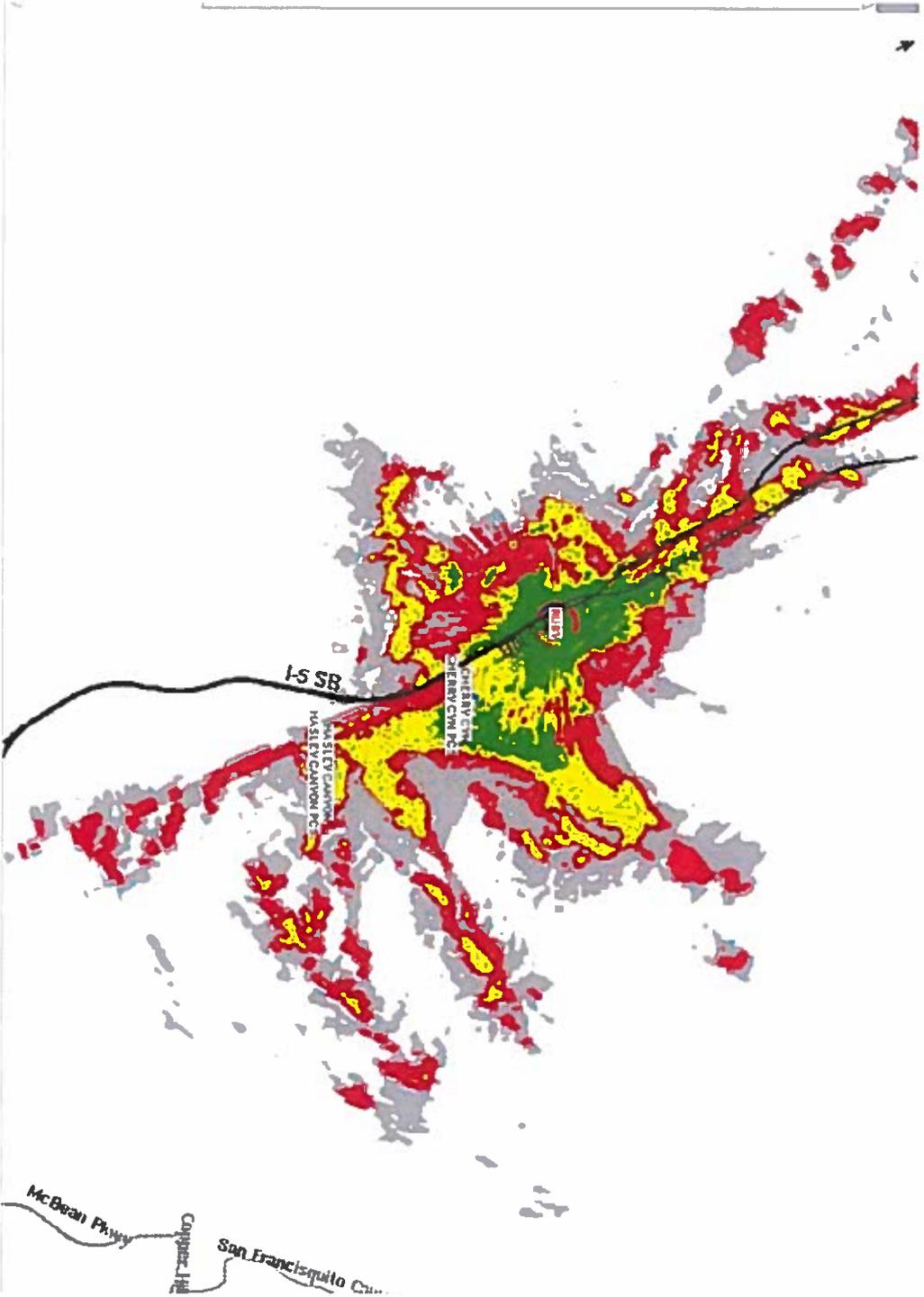
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cc: Caltrans (Cheryl Powell)

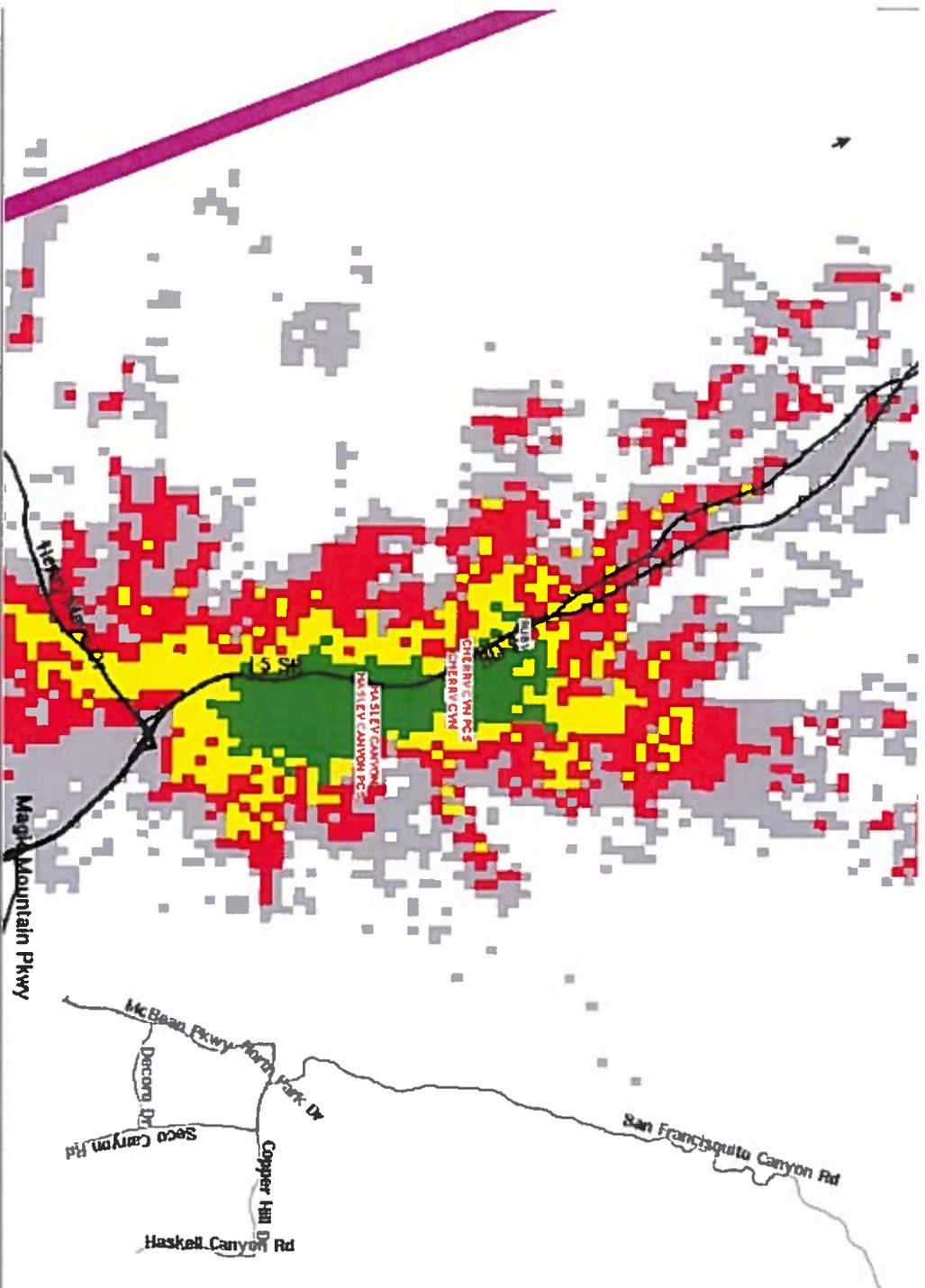
bc: Land Development Division (Chong, Seto, Wittler)

# Ruby Prop Maps

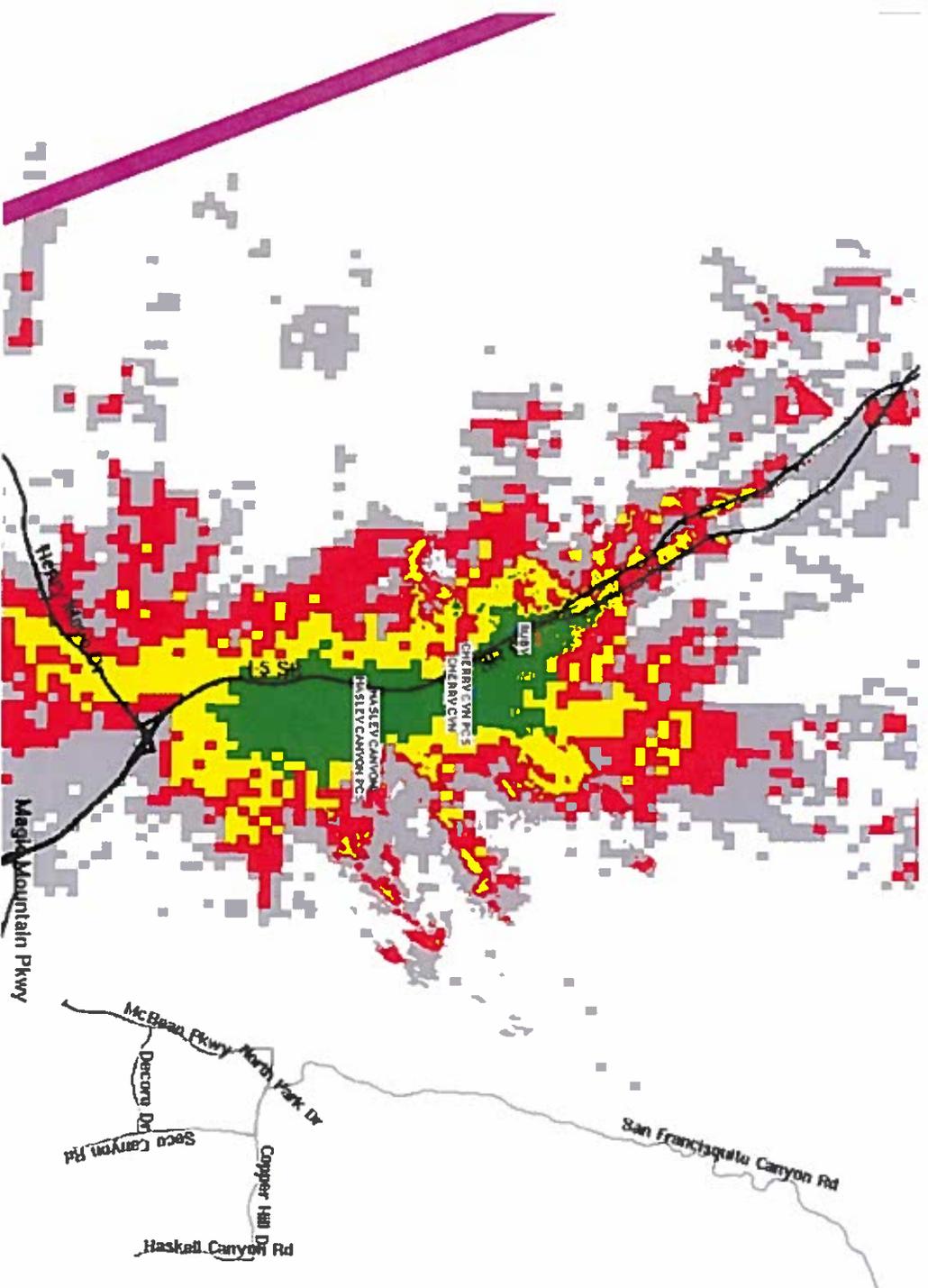
# Ruby only



# Existing Sites without Ruby



# Ruby and Existing Sites



# 1.5 Miles Vicinity Map



# Ruby

31929 Castaic Road ~ Castaic, CA 91384

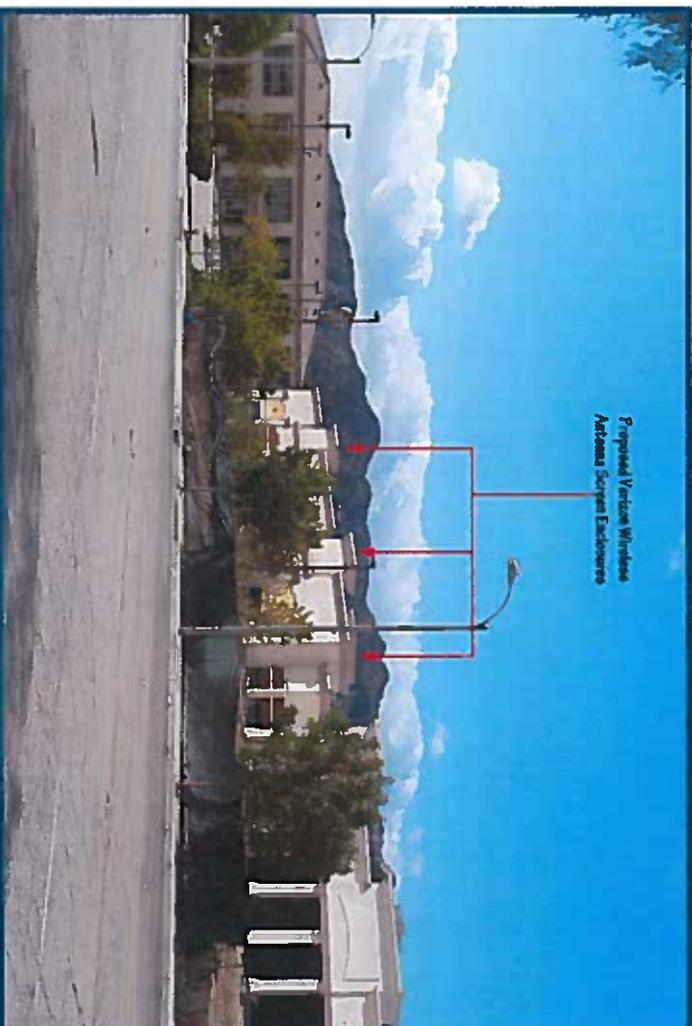


# verizonwireless

View 1



Location Map



Proposed

Notes: Looking south at proposed project

Applicant

Contact

**Verizon Wireless**  
15505 Sand Canyon Ave  
Building "D" 1st Floor  
Irvine, CA 92618

**Synergy Development Svc**  
7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

Photographic Visualizations Provided By:

**SoCal**  
SCDC LLC  
SoCal Design Group  
edward@sdcdg.com

The photos contained in being provided as a conceptual representation of the proposed antenna facility. All exact dimensions, siting and design remain your to be submitted from SCDC LLC. SoCal Design Group is not responsible for any fabrication or construction errors.

Revision Date: Oct. 8, 2014 14:04:58

Existing



**Los Angeles County, Department of Regional Planning  
Attention: Planner**

**Address: 31929 Castaic Road, Castaic, CA 91384**

**Site Name: Ruby**

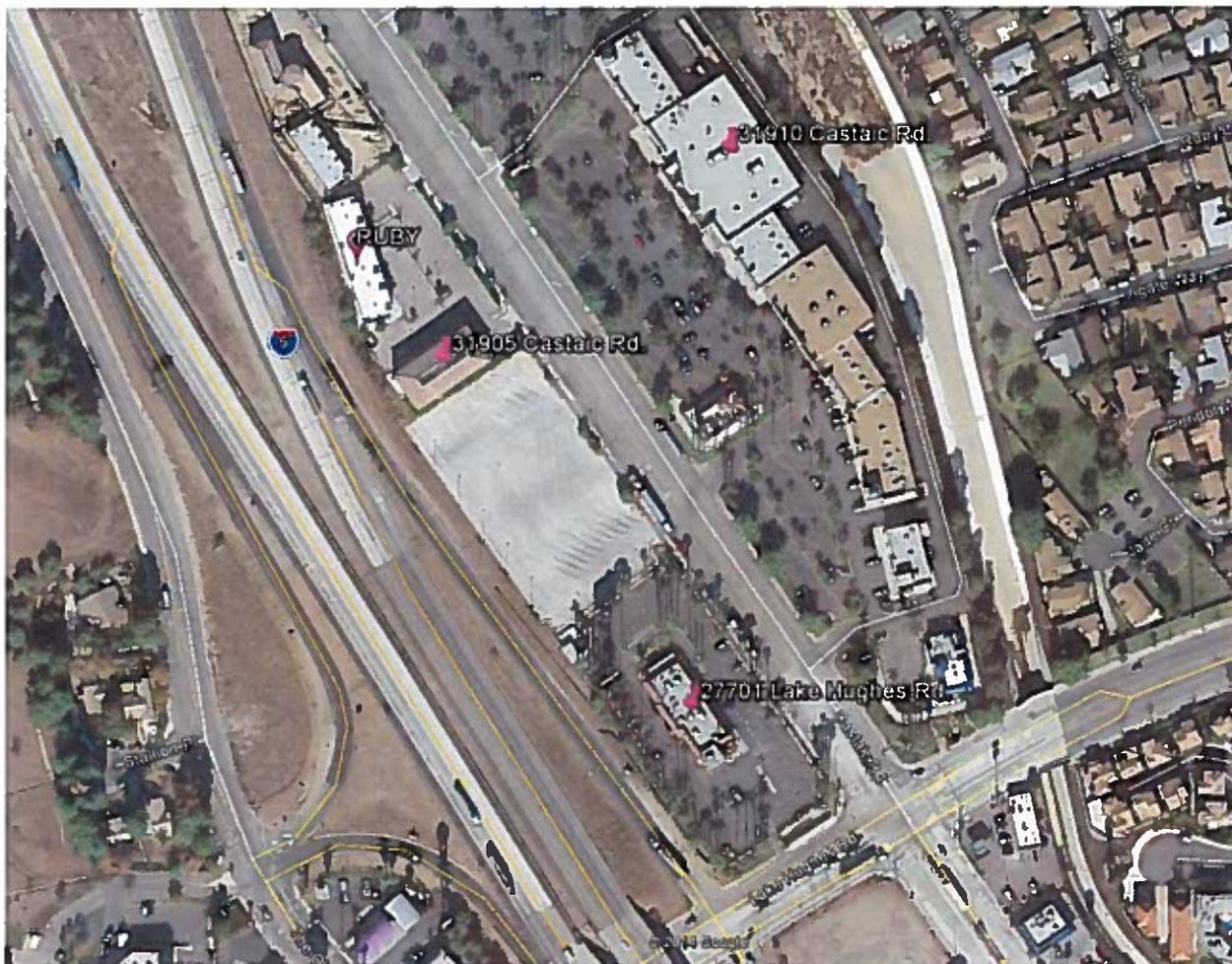
**RE: Site Analysis & Alternative Site Locations**

Dear Sir/Madam:

This letter is to provide documentation regarding the site analysis and alternative site locations associated with the proposed wireless telecommunications facility.

The proposed wireless telecommunications facility is needed to make Verizon Wireless' communications network more efficient in the Castaic area. The growing population in this area makes this site a necessary addition to the Verizon Wireless network. To "stealth" the proposed site as much as possible, there were no rooftops on which to cohabitate with, nor were there any existing poles on which to collocate. Below is a satellite image showing the proposed rooftop candidate, "Ruby," and three alternative sites that were considered for non-collocation purposes:

- 31905 Castaic Rd. – While this building had ideal height, the proposed rooftop screening would not have integrated well into the existing streetscape.
- 31910 Castaic Rd. – Landlord wasn't interested.
- 27701 Lake Hughes Rd. – Too far south for the projected search ring.



The proposed site blends into the community by staying within the height requirements and not exceeding the height of the adjacent 2-story building. The proposed rooftop screening will be "stealthed" to match the existing building to keep the character and style of the building intact.



Please see the photo simulations provided for a clearer image of the proposed design.

Because of our efforts to efficiently stealth the proposed site, the only alternative layout (monopole) would have been insufficient in reaching our goals.

Should you require any further information, please contact our office.

Sarah Freed

**SYNERGY**  
*Development Services, Inc.*  
7543 Woodley Ave., #201  
Van Nuys, CA 91406  
Mobile: (818)472.6933  
[SFreed@synergy.cc](mailto:SFreed@synergy.cc)

**Los Angeles County, Department of Regional Planning  
Attention: Planner**

**Address: 31929 Castaic Road, Castaic, CA 91384  
Site ID: Ruby**

**RE: Site & Design Analysis for a Wireless Telecommunications Facility**

Dear Sir/Madam:

This letter is to provide documentation regarding the site analysis and design analysis associated with the proposed wireless telecommunications facility.

The proposed wireless telecommunications facility is needed to enhance wireless service and reduce capacity load in the area around 156 N. Topanga Canyon Blvd. in the residential and commercial communities. The increase in capacity will benefit both communities, as well as offload surrounding site. The propagation maps prepared by Verizon Wireless' radio frequency (RF) engineers show the existing coverage and the lack of capacity.

When developing new facilities, Verizon Wireless always searches for non-residential properties as their first priority. The proposed site is a non-residential use and, while it is adjacent to an R-1 zone, the facility is to be located on the opposite side of the property from that residential property line. The west side of this property currently hosts a Verizon Wireless building with a small parking lot. The proposed wireless telecommunications facility will be placed at the rear of that parking lot adjacent to a commercial parcel.

The design and placement of the proposed wireless telecommunications facility was carefully considered by the applicant for proper placement, incorporating planning comments and working with the city to insure a design that would both look good and be functional. The proposed antennas and other ancillary equipment are to be mounted a faux pine tree monopole (monopine) at a maximum height of 54'-0" to the top of the branches. The proposed monopine meets the setback and yard requirements of the zone, as well as minimizes visual impact. The tree is to be lush with pine branches, styled and colored such that it blends in with the natural surroundings.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**  
*Development Services, Inc.*  
7543 Woodley Ave., #201  
Van Nuys, CA 91406  
Mobile: (818)472.6933

**Los Angeles County, Department of Regional Planning  
Attention: Planner**

**Address: 31929 Castaic Road, Castaic, CA 91384  
Site ID: Ruby**

**RE: Design Analysis**

Dear Sir/Madam:

This letter is to provide documentation regarding the design analysis associated with the proposed wireless telecommunications facility.

The proposed wireless telecommunications facility is needed to enhance wireless service and reduce capacity load in the area around 31929 Castaic Road in the nearby commercial and residential communities. The increase in capacity will make coverage more efficient, as well as offload the two sites to the south. The propagation maps prepared by Verizon Wireless' radio frequency (RF) engineers show the existing coverage for the Verizon network, showing a lack of coverage to the north and east, and an overload of capacity to the south and west.

When developing new facilities, Verizon Wireless always searches for non-residential properties as their first priority. The proposed site is a non-residential use and the facility is to be located on the rooftop of a 1-story retail/office building adjacent to Interstate 5. Four screens will be installed on the rooftop of the proposed site building, and will be fully stealthed to match the existing building's façade.

The design and placement of the proposed wireless telecommunications facility was carefully considered by the applicant for proper placement, incorporating planning comments and working with the city to insure a design that would both look good and be functional. The proposed antennas and other ancillary equipment are to be mounted behind (4) antenna screens reaching a maximum height of 35'-0". The proposed rooftop facility meets the setback and yard requirements of the zone, as well as minimizes visual impact.

Should you require any further information, please feel free to contact our office.

Best Regards,

Sarah Freed

**SYNERGY**  
*Development Services, Inc.*  
7543 Woodley Ave., #201  
Van Nuys, CA 91406  
Mobile: (818)472.6933  
[SFreed@synergy.cc](mailto:SFreed@synergy.cc)

**Los Angeles County, Department of Regional Planning  
Attention: Planner**

**Address: 31929 Castaic Road, Castaic, CA 91384  
Site Name: Ruby**

**RE: Coverage Analysis**

Dear Sir/Madam:

This letter is to provide documentation regarding the coverage analysis associated with the proposed wireless telecommunications facility.

Verizon Wireless' radio frequency (RF) engineers choose site locations based on existing coverage, capacity ratings, and customer feedback. The propagation maps provided in the application have three maps: (1) Ruby only, (2) Existing Sites without Ruby, and (3) Ruby and Existing Sites. The Existing Sites map shows two surrounding sites and their coverage ranges. Currently, the two existing sites are overloaded with capacity due to high use rates in the area. Since this area is becoming more and more populated with businesses and residences, Verizon needs to provide adequate and efficient coverage for this area, as well as offload capacity from existing sites.

By construction and installing the rooftop facility at 31929 Castaic Road, service will be provided to the north- and east-facing population where they did not get good service in the past. The propagation proposed for new site "Ruby" creates contiguous coverage along Castaic Road in commercial and residential areas.

Should you require any further information, please contact our office.

Sarah Freed

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