

Hearing Officer Transmittal Checklist

Hearing Date
May 19, 2015
Agenda Item No.
8

Project Number: R2015-00052-(1)
Case(s): Conditional Use Permit Case No. 201500002
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs/Photo simulations
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Maps
- Alternatives Map

Reviewed By:  _____



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

PROJECT NUMBER

R2015-00052-(1)

HEARING DATE

May 19, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500002
 Environmental Assessment No. 201500004

PROJECT SUMMARY

OWNER / APPLICANT

Southern California Edison (Public Right-of-Way) / Verizon Wireless

MAP/EXHIBIT DATE

July 25, 2014

PROJECT OVERVIEW

The applicant, Verizon Wireless, requests a conditional use permit to authorize the construction, operation, and maintenance of a new unmanned wireless telecommunication facility (WTF) on an existing Southern California Edison (SCE) utility pole located in the public right-of-way. The WTF will comprise antennas and ancillary equipment on the existing 34-foot-tall wooden pole and a 20-inch-by-48-inch-by-17-inch 200-amp electrical pedestal in the right-of-way, as well as an underground pull-box.

LOCATION

3330 1/2 City Terrace Drive

ACCESS

City Terrace Drive

ASSESSORS PARCEL NUMBER

Adjacent to 5231-004-008

SITE AREA

NA

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

City Terrace

LAND USE DESIGNATION

CR (Commercial/Residential)

ZONE

C-2 (Neighborhood Business) Zone

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General and East Los Angeles Community Plans
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

Anthony Curzi

PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov



East Los Angeles

Project adjacent to this parcel

50 m
200 ft



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VICINITY MAP

Project Site: 3330 ½ City Terrace Drive - R.O.W. - "SCL Ramona LA G2"

L.A. MAPPING SERVICE
 71 DEER CREEK ROAD
 POMONA, CA 91766
 (909) 595-0903

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction, operation, and maintenance of a new wireless telecommunication facility (WTF) in the public right-of-way in the C-2 (Neighborhood Business) Zone pursuant to the Los Angeles County ("County") Code Section 22.28.160.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, requests authorization to construct, operate, and maintain a new unmanned WTF onto and around an existing Southern California Edison utility pole located in the public right-of-way.

The WTF will comprise antennas and ancillary equipment on the existing 34-foot-tall wooden pole and a 20-inch-by-48-inch-by-17-inch 200-amp electrical pedestal in the right-of-way, as well as an underground pull-box located.

SITE PLAN DESCRIPTION

The site plan for the Project depicts the subject site with the existing utility pole and new, underground pull-box 5 feet to the south of the pole. Ninety feet to the north of the pole, the above-ground pedestal is located. Two 15-gallon toyons (*Heteromeles arbutifolia*) are depicted near the pedestal. Elevations depict the 34-foot-tall existing SCE pole with two Remote Radio Units (RRUs) and an antenna mounted on top, rising to 36.5 feet above ground level

EXISTING ZONING

The subject property is zoned C-2.

Surrounding properties are zoned as follows:

North: C-2
South: R-2 (Two-Family Residence)
East: R-2, R-1 (Single-Family Residence)
West: C-2, R-2

EXISTING LAND USES

The subject property is developed with the existing 34-foot-tall Southern California Edison (SCE) utility pole.

Surrounding properties are developed as follows:

North: Single- and multi-family residences, church, auto repair, markets
South: Single- and multi-family residences, auto repair, markets, clothing shops
East: Single- and multi-family residences
West: Single- and multi-family residences, realty, discount store

PREVIOUS CASES/ZONING HISTORY

The Project Site was zoned C-2 by Ordinance No. 2022 on December 14, 1931.

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 is for the addition of antennas and other minor equipment onto and around an existing SCE utility pole. Such modifications and expansions are permitted under 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 Commercial/Residential (CR) land use category of the East Los Angeles Community Plan. This designation is intended for a mix of commercial and residential uses, as is typical of the neighborhood of the proposed project. The maximum density is 30 dwelling units per net acre. The WTF is located on a previously existing utility infrastructure within the previously disturbed right-of-way area and is, therefore, consistent with the permitted uses of the underlying land use category.

The following policy of the Community Plan is applicable to the proposed project:

- *Land Use Policy (page 2): Allow the intensification of land uses only if it does not adversely impact existing uses, neighborhoods, and the existing character and density of the East Los Angeles Community.*

The WTF will be located within the public right-of-way which has already been disturbed by development of a utility pole and sidewalk infrastructure. The project slightly modifies the existing utility pole and adds ancillary equipment. By locating the WTF where the existing utility infrastructure is located in the public right-of-way, the WTF does not adversely impact the existing uses, neighborhoods, or the existing character or density of the community. Therefore, the project is in conformance with this policy.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.170 of the County Code, establishments in the C-2 Zone are subject to the following development standards:

- The C-2 development standards apply to buildings and other development on private property and there are no applicable ones to the proposed project

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- The CSD standards apply to buildings and other development on private property and there are no applicable ones to the proposed project.

Site Visit

Staff conducted a site visit of the subject site and observed the existing SCE utility pole and the surrounding neighborhood with a mix of single-family, multi-family, and commercial uses.

Burden of Proof

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

The use requested (construction, operation, and maintenance of a new WTF on an existing utility pole) will provide a utility-type service to the area, and will allow residents, visitors, and motorists the possibility to make emergency calls if necessary. In addition to voice calls, many wireless subscribers are using their devices to send and receive text messages and data. Therefore, it is important that telecommunication providers keep up with the public's demand for such service.

Therefore, the proposed use with the attached conditions will be consistent with the adopted General Plan.

The utility pole has existed for many years at the subject site, and the proposed WTF will be well integrated into the utility pole such that antennas and ancillary equipment are scarcely noticeable.

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 proposed project will not require any variations or deviations from development standards. WTF antennas are affixed to the utility tower and ancillary equipment is mostly below grade, with a pedestal above grade. The applicant will also plant 15-gallon toyons in the right-of-way on the sidewalk. The WTF is in the public ROW and many development standards, including CSD standards, do not apply.

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

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

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

Neighborhood Impact/Land Use Compatibility

The WTF will be well integrated into the neighborhood by being located onto and around and exiting 34-foot wooden utility pole. The applicant will plant two 15-gallon toyons in the parkway adjacent to above-ground pedestal. Other necessary equipment for the WTF (the pull-box) will be located in a below-ground vault, further reducing visual impacts.

By locating onto existing infrastructure, the applicant reduces the need to construct a new WTF, thereby making better use of existing utility structures and reducing aesthetic impacts in the community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions.

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

The Department of Regional Planning staff received one e-mail in opposition to the Project. The e-mail cited visual and health impacts from the proposed Project.

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 R2015-00052-(1), Conditional Use Permit Number 201500002, 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 201500002 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT NO. R2015-00052-(1)
CONDITIONAL USE PERMIT NO. 201500002

STAFF ANALYSIS
PAGE 5 OF 5

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

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

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

RG:AMC

May 7, 2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00052-(1)
CONDITIONAL USE PERMIT NO. 201500002**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500002 ("CUP") on May 19, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a new wireless telecommunication facility (WTF) on an existing Southern California Edison (SCE) utility pole located in the public right-of-way ("Project") on a property located adjacent to 3330 ½ City Terrace Drive, in the unincorporated community of East Los Angeles ("Project Site") in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.160.
3. The Project Site is located in the public right-of-way and contains an existing 34-foot-tall SCE utility pole.
4. The Project Site is located in the City Terrace Zoned District and is currently zoned C-2.
5. The Project Site is located within the East Los Angeles Community Standards District.
6. The Project Site is located within the CR (Commercial/Residential) land use category of the East Los Angeles Community Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: C-2
 - South: R-2 (Two-Family Residence)
 - East: R-2, R-1 (Single-Family Residence)
 - West: C-2, R-2
8. Surrounding land uses within a 500-foot radius include:
 - North: Single- and multi-family residences, church, auto repair, markets
 - South: Single- and multi-family residences, auto repair, markets, clothing shops
 - East: Single- and multi-family residences
 - West: Single- and multi-family residences, realty, discount store
9. The Project Site was zoned C-2 by Ordinance No. 2022 on December 14, 1931.
10. The site plan for the Project depicts the subject site with the existing utility pole and new, underground pull-box 5 feet to the south of the pole. Ninety feet to the north of

the pole, the above-ground pedestal is located. Two 15-gallon toyon (*Heteromeles arbutifolia*) are depicted near the pedestal. Elevations depict the 34-foot-tall existing SCE pole with two Remote Radio Units (RRUs) and an antenna mounted on top, rising to 36.5 feet above ground level.

11. The Project Site is accessible via City Terrace Drive.
12. The proposed WTF is located in the public right-of-way along City Terrace Drive, and there is sufficient parking on the street to accommodate construction and maintenance vehicles.
13. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions.
14. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the addition of antennas and ancillary telecommunication on and near an existing utility pole. Such minor additions are permitted under a Class 1 categorical exemption.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received one e-mail in opposition to the Project. The e-mail cited visual and health impacts from the proposed Project.
17. *To be inserted after the public hearing to reflect hearing proceedings.*
18. The Hearing Officer finds that the Project is consistent with the plans and policies of the East Los Angeles Community Plan. The WTF is located on a previously existing utilities infrastructure within the previously disturbed right-of-way area and is therefore consistent with the permitted uses of the underlying land use category.
19. The Hearing Officer finds that the Project is allowed in the subject zone category with the approval of a conditional use permit. Further, the Project is consistent with the development standards of the C-2 zone as set forth in section 22.28.170 of the County Code. The Project is also consistent with the Subdivision and Zoning Ordinance Policy No. 01-2010, which regulates development of WTFs, including WTFs in the public right-of-way. The proposed WTF will place equipment that can be undergrounded under the sidewalk, as required, and two 15-gallon toyons will be planted to further mitigate for visual impacts.

20. The use requested (construction, operation, and maintenance of a new WTF on an existing utility pole) will provide a utility-type service to the area, and will allow residents, visitors, and motorists the possibility to make emergency calls if necessary.

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

21. The utility pole has existed for many years at the subject site, and the proposed WTF will be well integrated into the utility pole such that antennas and ancillary equipment are scarcely noticeable.

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

22. The proposed project will not require any variations or deviations from development standards. WTF antennas are affixed to the utility tower and ancillary equipment is mostly below grade, with a pedestal above grade. The applicant will also plant 15-gallon toyons in the right-of-way on the sidewalk. The WTF is in the public ROW and many development standards, including CSD standards, do not apply.

23. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

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

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

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

25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case

materials were available on Regional Planning's website and at libraries located in the vicinity of East Los Angeles community. On April 16, 2015, a total of 122 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site.

26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 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 and the East Los Angeles Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of 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. 201500002, subject to the attached conditions.

ACTION DATE: May 19, 2015

RG:AMC
May 7, 2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R201500052-(1)
CONDITIONAL USE PERMIT NO. 201500002**

PROJECT DESCRIPTION

The project is for the construction, operation, and maintenance of a new, unmanned wireless telecommunication facility (WTF) on and around an existing Southern California Edison 34-foot-tall utility pole in the public right-of-way, comprised of antennas and Remote Radio Units on the pole, an underground pull-box, and an above-ground pedestal, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 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 May 19, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional 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) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 19, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATION FACILITY)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. The permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Department of Public Works, Building and Safety Division or other appropriate agency.
24. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be constructed

and maintained as depicted in the photo simulations presented at the public hearing.

25. Maintenance vehicles shall not block access to driveways or garages.
26. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
27. 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 of Violation. 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.
28. 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.
29. The project number, CUP number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
30. Upon termination of this grant or 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. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
31. The facilities shall be on flat rate power. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.
32. External lighting, including security lighting, shall be on motion sensors, be of low-intensity, fully shielded and directed away from adjacent residences and open space. Pole-mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration. All lighting shall comply with the requirements of the County Rural Outdoor Lighting Ordinance.

33. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
34. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match their background.
37. Prior to the construction of the project, the permittee shall obtain an encroachment permit from Public Works and provide a copy of the permit to the Zoning Enforcement Section of Regional Planning.
38. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
39. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition 8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to obtain a new conditional use permit to relocate its facilities or to install a new pole or poles at the present location and continue the use at the same location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
40. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
41. If the facility is installed in a parkway or other landscaped area, the wireless facility owner shall install drought-tolerant landscaping immediately surrounding the installation or restore any existing landscaping and irrigation system disturbed by the installation. The installed or restored landscaping shall be consistent with the existing landscaping in the immediate vicinity.

42. The height of the facility shall not exceed 36.5 feet (36 feet, 6 inches).
43. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.
44. If Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner or permittee of the wireless facilities involved.
45. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Public Works.
46. Maintain standard Americans with Disabilities Act clearances around all above ground wireless telecommunication equipment including poles within the public right of way to the satisfaction of Public Works, where applicable.

PROJECT SITE SPECIFIC CONDITIONS

47. This grant shall authorize the construction, operation, and maintenance of a WTF located on and around an existing SCE utility pole in the public right-of-way.



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.

See attached

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.

See attached

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.

see attached



**Verizon Wireless – Site: Ramona LA G2
County of Los Angeles - Conditional Use Permit
Burden of Proof**

Project Location

Address: F/O 3330 1/2 City Terrace Drive Los Angeles CA 90063

Zoning: Public right-of-way

A. The proposed wireless telecommunications facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is completely unmanned, generates no traffic, noise, odor, waste, hazardous materials or additional light. The existing public right-of-way will remain the same with only minor upgrades to the existing utility pole with associated at grade equipment.

The proposed wireless telecommunications facility is not materially detrimental to the use, enjoyment or valuation of the surrounding properties of other persons located in the vicinity of the site, nor does it jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the proposed facility is a benign use that does not interfere with the use of the neighboring properties. The proposed facility does not block any views, attract criminal elements, nor generate/sell offensive products. The proposed facility is a vital part of the Verizon Wireless' network and without it, subscribers will drop calls when passing through this area and will be unable to make or receive calls. The vital national infrastructure that this proposed facility provides may actually increase the enjoyment, valuation and safety of properties and others located in the vicinity.

B. The proposed site is located within the public right-of way along City terrace Drive at the intersection of Townsend Ave. The site is more than adequate in size to accommodate the proposed telecommunications facility. The proposed installation an Omni antenna two (2) RRUs and two (2) PSUs to an existing 34' wood pole with a 20"x48"x17" 200 AMP Myers meters pedestal and a 17" x 30" x 18" pull box in the Right-of-Way. The proposed design is integrated with existing wood utility pole and is in scale with the nature of the surrounding area. The specifics of the above outlined wireless proposal, in terms of location, size and design are further illustrated within the provided plans and photo simulations.

C. The proposed site is adequately served by fully sufficient/improved public roads (City Terrace Drive at the intersection of Pomeroy Avenue). The proposed facility is unmanned and does not generate any traffic other than a maintenance visit every four to six weeks, therefore will not have any traffic impacts. The proposed use will not require or impact any public or private services facilities.

- Enhanced emergency response communications for police, fire, paramedics and other emergency services in the wake of an emergency or disaster.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the marketplace.

Findings:

1. The proposed wireless facility location will be desirable to the public convenience and welfare.

Wireless facilities are a public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Wireless communication is a vital element of the communications network for both emergency services and public convenience. Utilities are mandated to provide adequate coverage in each of the geographic areas they serve. Wireless technology has stringent location and elevation requirements, and the existing wireless facility continues to provide viable wireless communications services to subscribers in the surrounding community.

2. The proposed facility is proper in relation to adjacent uses and the development character of the community.

The proposed location and use is compatible with adjacent uses and the development character of the area. The proposed facility is consistent with the existing environment and minimizes the visual obtrusiveness of the facility with its proposed stealth design.

This will be an unmanned facility and not require any sewer, or parking infrastructure to support its operation. The facility will continue to be visited once or twice per month by a technician for routine maintenance and testing.

3. The proposed facility is not detrimental to the character of the development in the immediate neighborhood and is in harmony with the various elements and objectives of the General Plan.

The use will have no substantial adverse impact on properties or improvements in the surrounding neighborhood. The proposed unmanned wireless telecommunications facility is a passive use and there will be no increase to vehicular or pedestrian traffic in the area as a direct result of this proposal.

The California Public Utilities Commission considers the proposed use a public utility. In addition, demand by the public for wireless telecommunications services is rapidly increasing and contributes to the economic health and welfare of the general public.



**Verizon Wireless - Site: Ramona LA G2
County of Los Angeles - Supplemental Information
For a New Wireless Telecommunications Facility (WTF)**

Project Location

Address: F/O 3330 ½ City Terrace Dr., Los Angeles CA 90063

Zoning: Public right-of-way

18 a. Coverage Analysis

Verizon Wireless is requesting a CUP to install a wireless facility within the public right-of-way at F/O 3330 ½ City Terrace Dr., Los Angeles CA 90063. Verizon Wireless proposed installation consists of flush mounting (2) RRUs-12, (1) PSU and an Omni antenna mounted at the top of an existing 34' wood utility pole and a 20"x48"x17" 200 amp electrical meter pedestal in the ROW. The proposed wireless communications facility provides voice, e-mail and internet access capabilities for customers' communications needs virtually anywhere at any time. The proposed CUP will allow for the installation and operation of the wireless facility, in an attempt to enhance the efficiency and effectiveness of the service to immediate vicinity, particularly within an approximate 750 Ft radius of the proposed site.

18. b. Coverage Maps are attached and part of this submittal.

18. c. Site Analysis

No alternative designs were considered for this proposal as the area of needed service is entirely comprised of residential uses – single family homes, and utilizing existing utility structure/poles with a stealth antenna design and stealth equipment enclosure would pose as the least intrusive means of proposing. The proposed wireless telecommunications facility does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is complete unmanned, generates no traffic, noise, odor, waste, hazardous materials or additional light. The existing public right-of-way will remain the same with only minor changes. The location and design continue to deem as the best and most viable. This site is ideally suited to provide the coverage required to fully develop Verizon Wireless' residential and commuter service, specifically within the immediate vicinity and throughout Los Angeles County. The utilization of this site/property with the antennas affords Verizon Wireless the opportunity to maintain the facility where coverage is needed while utilizing a design that is both functional and consistent with the environment and in-scale with the surrounding area and uses. As such, the existing facility will not impact the use of the environment and will be least visually intrusive site and/or alternative. The proposed site design adheres to the development standards as set forth in the in regulations, policies and standards, set forth within the County of Los Angeles. In sum, the following proposal is designed to minimize the overall visual impact to the surrounding neighborhood and deems to be the least visually intrusive site and/or alternative. The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photo simulations.

18. d. Alternates Site Map is attached and part of this submittal.

18. e. Design Analysis

Alternative locations where considered, please see list below; however all were of similar design and were to also utilize existing utility structures/poles, all within the vicinity of the proposed location; however, in an effort to utilize the least intrusive location and propose a site that would be furthest



away from the surrounding residential uses, the following site is being proposed at F/O 3330 ½ City Terrace Dr., Los Angeles CA 90063. This site is to serve Verizon Wireless' small cell or micro cell deployment. This installation is typically limited to a very small area to locate a site to provide the needed coverage/capacity – typically only few hundred feet. Please note that Verizon Wireless is a recognized utility company and has the right to propose installations within the public right-of way.

- F/O 3342 City Terrace Dr.
- F/O 3352 City Terrace Dr.
- F/O 3314 City Terrace Dr

18. f. Photo Simulations are attached and part of this submittal.

18. g. Contact Information

Verizon Wireless
15505 Sand Canyon Avenue,
Irvine, CA 92618
Property Management 949.286.7000



**Project Narrative – Ramona LA G2
New CUP Proposal - Wireless Telecommunications Facility**

Applicant's Agent: Korina Arvizu, Zoning Manager
Core Development Services
28310 Roadside Drive, Suite 220
Agoura Hills, CA 91301

Project Location: Address: F/O 3330 ½ City Terrace Dr., Los Angeles CA 90063
Zoning: Public right-of-way

Project Description:

Verizon Wireless is requesting a CUP to install a wireless facility within the public right-of-way at F/O 3330 City Terrace Dr., Los Angeles CA 90063. Verizon Wireless proposed installation consists of flush mounting (2) RRUs-12, (1) PSU and an Omni antenna mounted at the top of an existing 34' wood utility pole and a 20"x48"x17" 200 amp electrical meter pedestal in the ROW.

Introduction to Wireless Facilities:

Verizon Wireless is a registered as a public utility company, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As public utilities, they are licensed by the FCC and *must* provide wireless communication services throughout the Southern California area.

The network of Verizon Wireless' cell sites throughout the Los Angeles region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit Verizon Wireless from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

Overview of Objective:

The proposed CUP will allow for the installation and operation of the wireless facility, in an attempt to enhance the efficiency and effectiveness of the service to immediate vicinity, particularly within an approximate 750 Ft radius of the proposed site. Please refer to enclosed Coverage Maps.

Alternative Analysis:

Alternative locations where considered, please see list below; however all were of similar design and were to utilize existing utility structures/poles, all within the vicinity of the proposed location; however, in an effort to utilize the least intrusive location and propose a site that would be furthest away from the surrounding residential uses, the following site is being proposed at F/O 3330 ½ City Terrace Dr., Los Angeles CA 90063. Since this site is to serve the small cell or micro cell deployment of Verizon Wireless,



we are typically limited to a very small area to locate a site to provide the needed coverage/capacity – typically only a few hundred feet. Please note that Verizon Wireless is a recognized utility company and has the right to propose installations within the public right-of way.

- F/O 3342 City Terrace Dr.
- F/O 3352 City Terrace Dr.
- F/O 3314 City Terrace Dr.

Compatibility with Other Site Development Standards and General Plan:

The location, size, design and operating characteristics of the existing facility will continue not to create any unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The use will remain consistent with this finding in that:

1. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The proposed equipment does not emit fumes, smoke or odors that could be considered objectionable.
3. The proposed telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month.
4. The proposed communications facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

Regulating Agencies:

The proposed wireless communications facility is regulated by the Federal Communications Commission (FCC) and is authorized to operate. All telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

The proposed communications facility continues to operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²).

Project Benefits:

The approval of the proposed CUP will allow the immediate residential community the continuing benefits of:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.

Anthony Curzi

From: Will [monichee@aol.com]
Sent: Monday, April 13, 2015 5:53 PM
To: Anthony Curzi
Subject: Re: Project information R2015-00052-(1) WTF in East L.A.

Dear Anthony,

Thank you for sending the information.

I would like to go on record that as a homeowner who resides at 1075 N Rowan Ave, which would be directly affected by the proposed wireless tower with potential adverse health effects and an aesthetic eyesore, I am adamantly opposed to the project. I will pursue every avenue possible including notifying the homeowners association in my area, sending flyers to nearby residences, and having neighbors appear at the public hearing to voice opposition. Please let the appropriate parties know and let me know if you wish to discuss the matter further

Best
Will Schwartz
818 424 8405
Sent from my beeper

On Apr 13, 2015, at 4:53 PM, Anthony Curzi <acurzi@planning.lacounty.gov> wrote:

Please see attachment documents for information on the above-referenced project.

Anthony Curzi

Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
(213) 974-6443 ComLine 264

<image001.png>

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<Factual R2015-00052-(1).pdf>

<Supplemental Information.pdf>

<Propagation Map.pdf>



SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM NORTH TOWNBEND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



AEsims.com
877.9AE.sims

VIEW 2

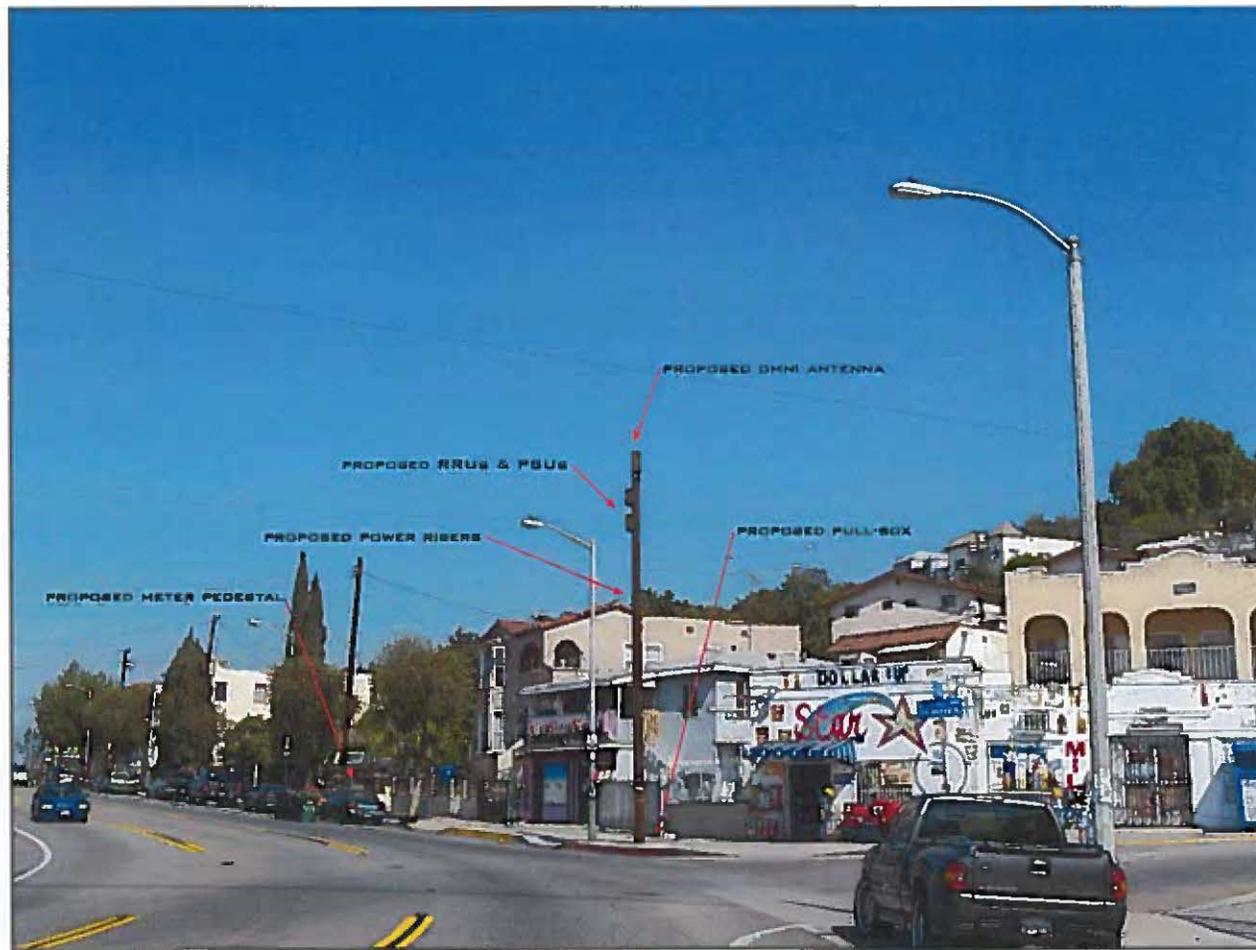


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM CITY TERRACE DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SCL RAMONA LA G2

3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

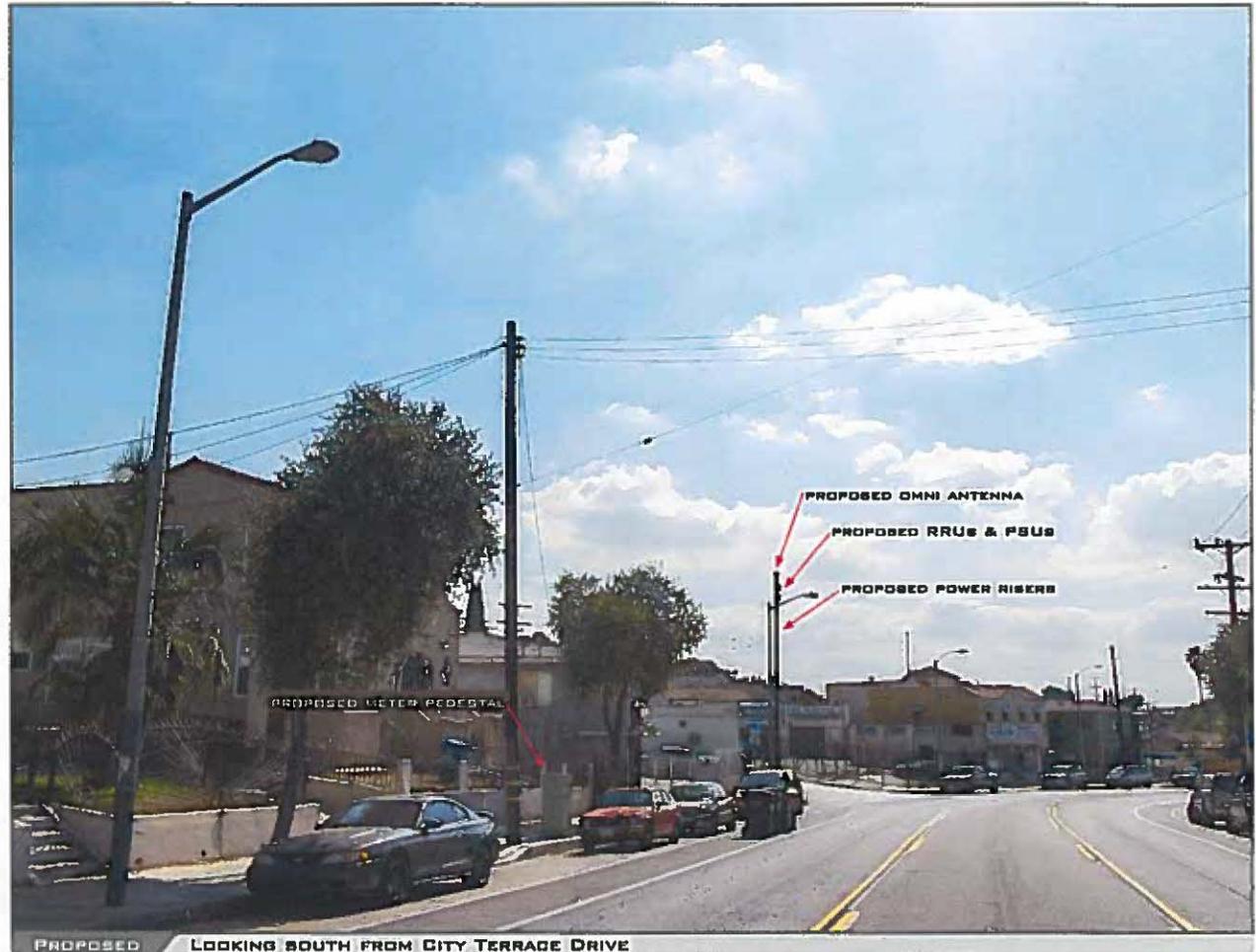


SCL RAMONA LA G2

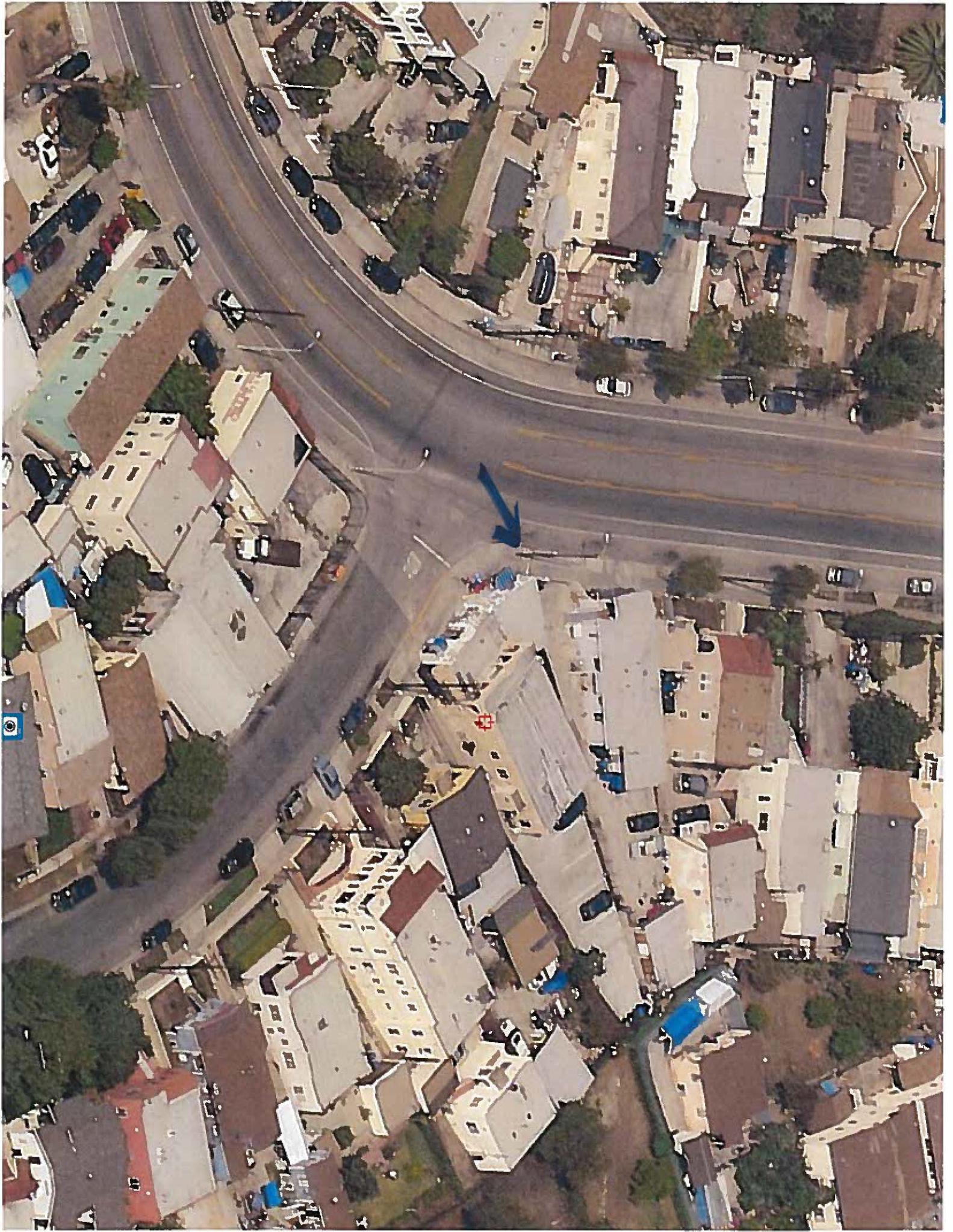
3330 1/2 CITY TERRACE DRIVE LOS ANGELES CA 90063



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



COUNTY OF LOS ANGELES



500' RADIUS MAP

"SCL RAMONA LA G2"



L.A. MAPPING SERVICE

71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

LEGEND

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- ALL OTHER USES ARE AS SHOWN

CASE NO.

DATE: 10 - 28 - 14

SCALE: 1" = 100'

LAND USE MAP

SYMBOL	DESCRIPTION
COA	EDGE OF DRIVE
W/L	WALL LINE
MOH	MOH OF BAY
DOE	EDGE OF PARTITION
CH/L	CHINA LINE
CL/PT	CLAMPAGE
PR/PT	PRIORITY LINE
FL/PT	FLOOR
W/L	WALL
DR/PT	DRYSTACK
BR/PT	BRACKETS
TR	TREE
UL/PT	UTILITY POLE
SR/PT	SITE POLE
SH/PT	SHRETT LIGHT
W/W/T/PT	WALLING WITH/TWO/TWO
DC/CL	DOWN CURB
FR/PT	FIRE HYDRANT
UL/PT	UTILITY VALVE
UL/PT	UTILITY MANHOLE
SR/PT	SPRINK MANHOLE
SR/PT	SQUARE VENT
SR/PT	ROUND VENT
DC/CL	DOG-LEG
H/CL	HORIZONTAL MARK

1 GENERAL NOTES AND SPECIFICATIONS

INTENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION AND DATA PROVIDED TO THE CONTRACTOR BY THE OWNER AND ALL OTHER AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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CONFLICTS

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WARRANTIES & BONDS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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STORAGE

1. ALL MATERIALS MUST BE STORED IN A DRY, WELL-VENTILATED AREA AND PROTECTED FROM WEATHER. ALL MATERIALS MUST BE STORED IN A DRY, WELL-VENTILATED AREA AND PROTECTED FROM WEATHER.
2. ALL MATERIALS MUST BE STORED IN A DRY, WELL-VENTILATED AREA AND PROTECTED FROM WEATHER.
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4. ALL MATERIALS MUST BE STORED IN A DRY, WELL-VENTILATED AREA AND PROTECTED FROM WEATHER.

RELATED DOCUMENTS AND COORDINATION

1. GENERAL CONTRACT, SPECIFICATIONS AND ALL OTHER DOCUMENTS AND SPECIFICATIONS.
2. ALL OTHER DOCUMENTS AND SPECIFICATIONS.
3. ALL OTHER DOCUMENTS AND SPECIFICATIONS.
4. ALL OTHER DOCUMENTS AND SPECIFICATIONS.

CHANGE ORDER PROCEDURE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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SHOP DRAWINGS

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GENERAL NOTES AND CONDITIONS

PRODUCTS & SUBSTITUTIONS

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CODE COMPLIANCE

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INSURANCE AND BONDS

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ADMINISTRATION

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CLEAN UP

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

GENERAL NOTES & SPECIFICATIONS

1

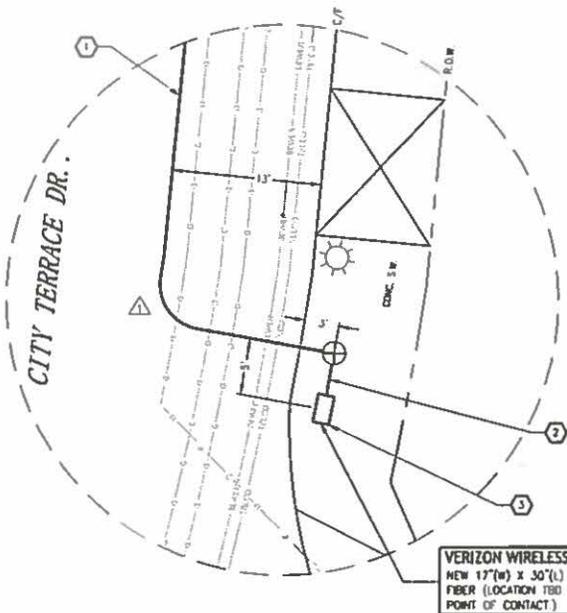
2

GENERAL NOTES & SPECIFICATIONS

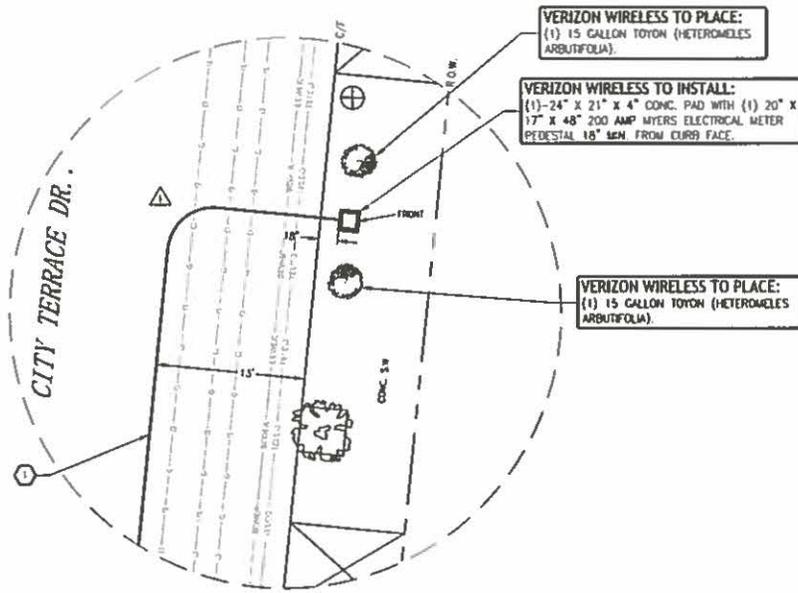
T-2

CONSTRUCTION DATA

- ① PL 115' 1-4" CONDUIT FOR VZW POWER (OPEN TRENCH)
- ② PL 5' 1-4" CONDUIT FOR VZW FIBER (OPEN TRENCH)
- ③ PL 17'(W) X 30'(L) X 18"(H) VZW PULL-BOX



DETAIL "A"
SCALE: 1"=5'



DETAIL "B"
SCALE: 1"=5'

VERIZON WIRELESS TO INSTALL:
NEW 17'(W) X 30'(L) X 18"(H) PULL-BOX VZW FIBER (LOCATION TBD ACCORDING TO VZW FIBER POINT OF CONTACT)

VERIZON WIRELESS TO PLACE:
(1) 15 GALLON TOYON (HETEROMELES ARBUTIFOLIA).

VERIZON WIRELESS TO INSTALL:
(1) 24" X 21" X 4" CONC. PAD WITH (1) 20" X 17" X 48" 200 AMP METERS ELECTRICAL METER PEDESTAL 18" AW FROM CURB FACE.

VERIZON WIRELESS TO PLACE:
(1) 15 GALLON TOYON (HETEROMELES ARBUTIFOLIA).

CONDUIT CURVE DATA

R	= 4'-0"
∠	= 90°
L	= 6'-3"

CUBIC FOOTAGE FOR TRENCH & EXCAVATION

CONDUIT TRENCH CUBIC FOOTAGE =	75 (CONCRETE)
CONDUIT TRENCH CUBIC FOOTAGE =	285 (ASPHALT)
TOTAL TRENCH & EXCAV. CUBIC FOOTAGE =	360 (BOTH)

**CITY OF LOS ANGELES PERMIT INFORMATION
CONDUIT LINEAR (SQ FT) FOOTAGE**

CONCRETE SIDEWALK FOOTAGE:	25' (CONCRETE)
ASPHALT FOOTAGE:	95' (ASPHALT)
TOTAL PROJECT FOOTAGE:	120' (BOTH)



ABC DEVELOPMENT

core
DEVELOPMENT SERVICES
ABC SERVICES
2148 Bohem Street
Van Nuys, California 91411
(714) 728-6828 (714) 533-6441 fax
www.abcdev.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE BUILDER

1980 SING CANYON AVENUE
BLDG. 3, FIRST FLOOR
IRVINE, CALIFORNIA 92614
949.266.7000

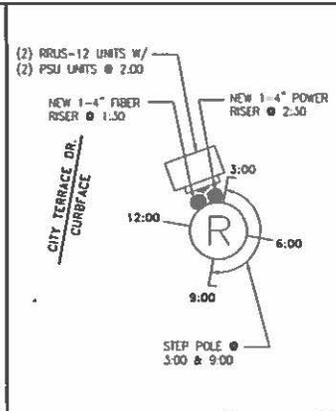
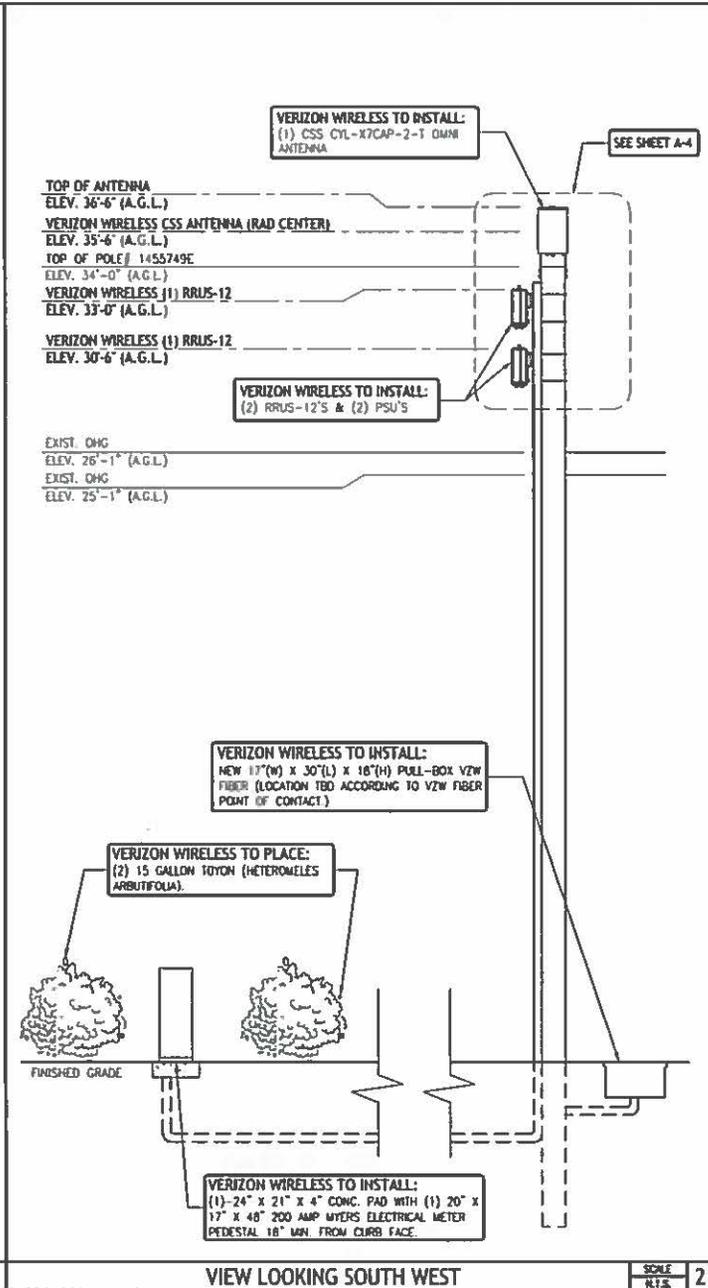
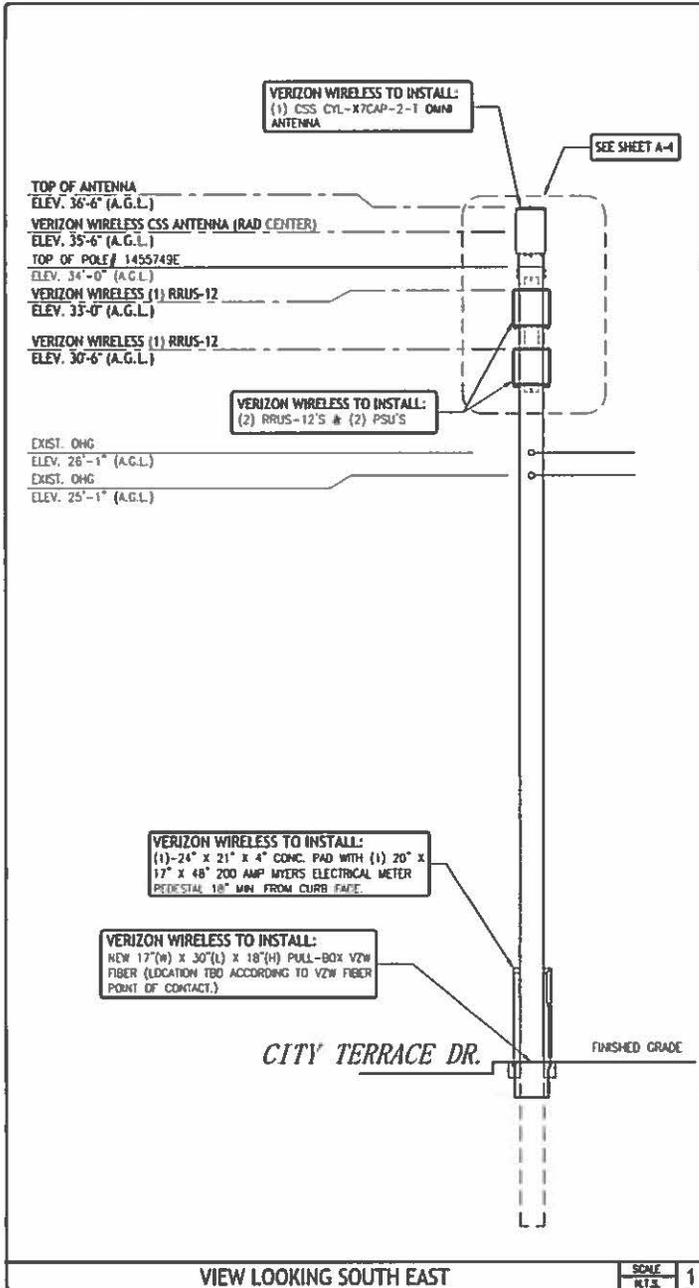
SITE INFORMATION
SITE NAME: **SCL RAMONA LA G2 R.O.W.**
SITE ADDRESS: **F/O 3330 1/2 CITY TERRACE DR., LOS ANGELES, CA 90063**
100% ZD'S

DATE: 07/25/14
ENGINEERED BY: CORE DEVELOPMENT SERVICES
DRAFTED BY: CORE DEVELOPMENT SERVICES

REV	DESCRIPTION	DATE/BY
0	ISSUED FOR REVIEW	07/28/14 LP
1	BOX ZD'S	08/29/14 LP
2	100% ZD'S	10/14/14 LP

STAMP

SHEET TITLE: **ENLARGED SITE PLAN**
SHEET NUMBER: **A-2**



- RISER DETAIL**
- PL. 3 SECTOR CONISTER ANTENNA RAD @ 40'-0" AGL. 110', 230' & 350'.
 - PL. (2) 40W RRU-12'S W/ (2) PSU'S ON ON STANDOFF BRACKET @ 2.00.
 - PL. 1-4" POWER RISER @ 2.30.
 - PL. 1-4" FIBER RISER @ 1.30.
 - STEP POLE @ 3.00 & 9.00.

MAKE DEVELOPMENT

core
DEVELOPMENT SERVICES
PLANNING SERVICES
3140 Sahara Street
Brea, California 92623
(714)294-5000 (714)294-4444 Fax
www.core-usa.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY TO CORE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT IS STRICTLY PROHIBITED.

SITE BUILDER
verizon wireless
1568 SHAW CANYON AVENUE
SUITE 111 FIRST FLOOR
POMONA, CALIFORNIA 92670
909.296.7000

SITE INFORMATION

SITE NAME:
SCL RAMONA LA G2
R.O.W.

SITE ADDRESS:
F/O
3330 1/2 CITY TERRACE DR.,
LOS ANGELES, CA 90063

100% ZD'S

DATE: 07/25/14

ENGINEERED BY:
CORE DEVELOPMENT SERVICES

DRAFTED BY:
CORE DEVELOPMENT SERVICES

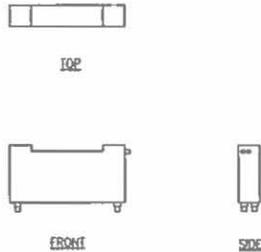
REVISIONS		
REV	DESCRIPTION	DATE/BY
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1	80% ZD'S	08/26/14 LD
2	100% ZD'S	09/23/14 LD

STAMP

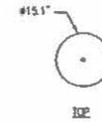
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

MAKE READY NOTES **SCALE R.T.S. 4**



NOT USED



ANTENNA SPECIFICATIONS
 MANUFACTURER: CSS ANTENNA
 MODEL: CYL-X7CAP-2-T
 HEIGHT: 24.2 IN
 W: 15.1 IN
 WEIGHT: 22 LBS



1. INSTALL ONE SIGN 3'-4" BELOW THE ANTENNA (FROM TOP OF SIGN)
2. INSTALL SECOND SIGN 8'-10" ABOVE THE GROUND (FROM BOTTOM OF SIGN)

GO95 RF SIGNAGE

SCALE N.T.S. 1

PSU DETAIL

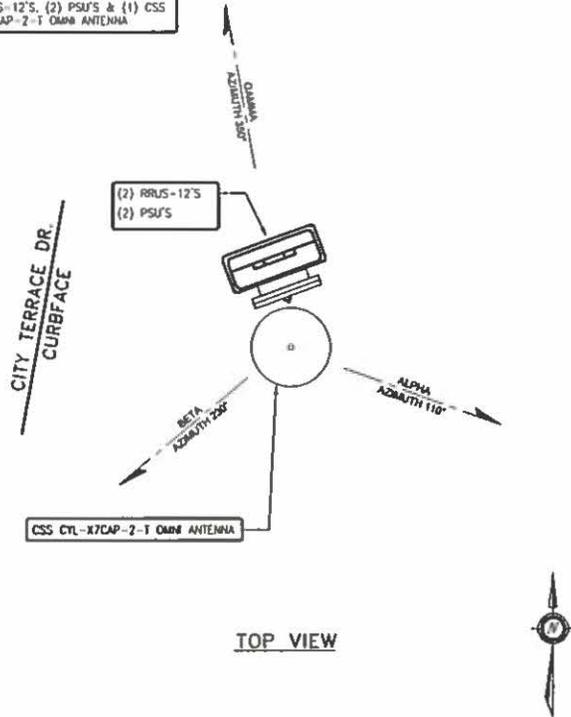
SCALE N.T.S. 2

SCALE N.T.S. 3

CSS CYL-X7CAP-2-T OMNI ANTENNA SPECS

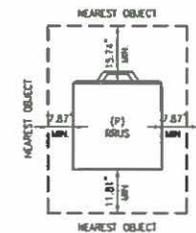
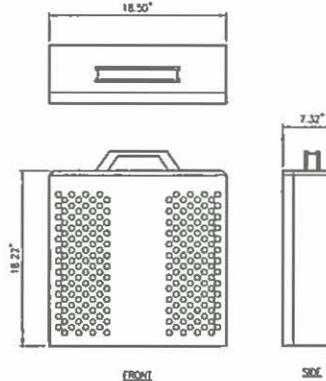
SCALE N.T.S. 4

VERIZON WIRELESS TO INSTALL:
 (2) RRU'S-12'S, (2) PSU'S & (1) CSS
 CYL-X7CAP-2-T OMNI ANTENNA



NOT USED

NOTE:
 USE MANUFACTURER SUPPLIED MOUNTING
 HARDWARE FOR RRU ATTACHMENT.



ANTENNA CONFIGURATION

SCALE N.T.S. 5

SCALE N.T.S. 6

RRU-12 SPECIFICATIONS

SCALE N.T.S. 7

A&E DEVELOPMENT

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DEVELOPMENT SERVICES
 A&E SERVICES
 1748 Serrano Street
 Brea, California 92611
 (714)794-8444 (714)533-4444 fax
 www.cds-ae.com

PROPRIETARY INFORMATION

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 RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE BUILDER



1880 SAND CANYON AVENUE
 SUITE B, FIRST FLOOR
 IRVINE, CALIFORNIA 92614
 949.256.7000

SITE INFORMATION

SITE NAME:
SCL RAMONA LA G2
R.O.W.

SITE ADDRESS

F/O
 3330 1/2 CITY TERRACE DR.,
 LOS ANGELES, CA 90063

100% ZD'S

DATE: 07/25/14

ENGINEERED BY:
 CORE DEVELOPMENT SERVICES

DRAFTED BY:
 CORE DEVELOPMENT SERVICES

REV	DESCRIPTION	DATE/BY
0	ISSUED FOR REVIEW	07/29/14 LB
1	90% ZD'S	08/26/14 LB
2	100% ZD'S	10/14/14 LB

STAMP

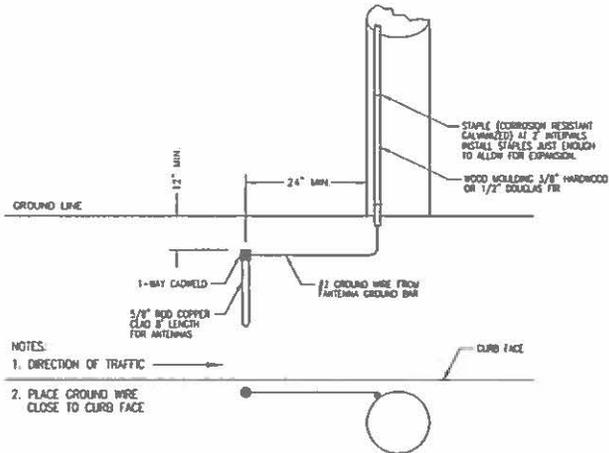
SHEET TITLE

**POLE & EQUIP
 DETAILS**

SHEET NUMBER

A-4

- NOTES:
1. ALL STRANDED GROUND WIRE TO BE GREEN JACKETED. GROUND SCHEME MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

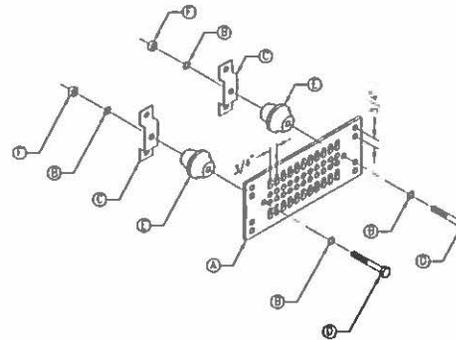


- NOTES:
1. DIRECTION OF TRAFFIC
 2. PLACE GROUND WIRE CLOSE TO CURB FACE

TYPICAL WOOD POLE GROUNDING DETAIL

SCALE 1
RTS.

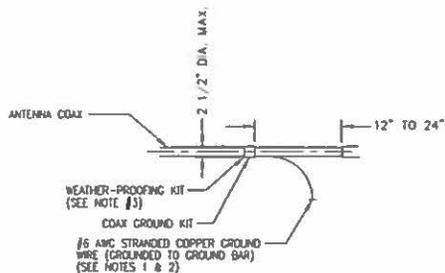
PARTS LIST	
A	COPPER GROUND BAR, USE STYLE 7" ON TELECOM, INC. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
B	5/8" LOCK WASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-B OR EQUAL
C	WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056 OR EQUAL
D	5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR EQUAL
E	INSULATORS SHALL BE INSTALLED
F	5/8-11 NUT



TYPICAL GROUND BAR

SCALE 2
RTS.

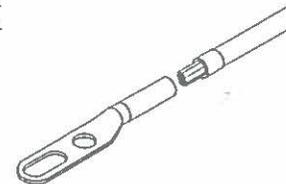
- NOTES:
1. DO NOT INSTALL COAX GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BEND.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY COAX MANUFACTURER
 3. WEATHER PROOFING SHALL BE TWO- PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.



CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE 3
RTS.

- NOTES:
1. CRIMP (COMPRESSION) TYPE TWO-HOLE BOLTED TONGUE CONNECTORS SHALL BE USED TO TERMINATE STRANDED GROUNDING CONDUCTORS. THE CONNECTORS SHALL BE TIN PLATED COPPER, LONG BARREL LUG, AND SHALL BE LISTED FOR THEIR INTENDED USE BY AN NRTL.
NOTE: TIN PLATED ALUMINUM CONNECTORS INSTALLED PRIOR TO THE DATE OF THIS STANDARD OR CONNECTORS THAT ARE PART OF AN APPROVED PRODUCT ARE ACCEPTABLE.
 2. CRIMP TYPE CONNECTORS USED ON SOLID CONDUCTORS MUST BE LISTED BY AN NRTL FOR USE ON SOLID CONDUCTORS, AND MUST BE CRIMPED WITH THE DIES SPECIFIED BY THE MANUFACTURER OF THE CONNECTOR. USE A HYDRAULIC CRIMPING TOOL.
 3. TWO-HOLE BOLTED TONGUE CONNECTORS SHALL BE USED. WIRES SHALL BE INSERTED THE ENTIRE LENGTH OF THE LUG. ENSURE COAX OUTER INSULATION IS SNAUG TO LUG BARREL. PROVIDE AN ANTI-OXIDE COMPOUND ON THE CONDUCTOR BEFORE CRIMPING (NO OX). INSTALL A TRANSPARENT HEAT SHRINK INSULATING TUBE ALONG THE ENTIRE LENGTH OF THE CRIMP.
 4. USE #6 AWG STRANDED-THOMAS & BETTS 455578 OR EQUIVALENT.
 5. USE #2 AWG STRANDED-THOMAS & BETTS 435306 OR EQUIVALENT.



(2) HOLD LB GROUNDING LUG

SCALE 4
RTS.

AME DEVELOPMENT

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DEVELOPMENT SERVICES
AND SERVICES
2148 Soana Road
Brea, California 92611
(714) 979-8300 (714) 979-8441 fax
www.core-us.com

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SITE BUILDER

verizon wireless

1908 BIRD CANYON AVENUE
BLDG. 10, FIRST FLOOR
IRVINE, CALIFORNIA 92614
04/28/2008

SITE INFORMATION

SITE NAME:
SCL RAMONA LA G2
R.O.W.

SITE ADDRESS

F/O
3330 1/2 CITY TERRACE DR.,
LOS ANGELES, CA 90063

100% ZD'S

DATE: 07/25/14

CHECKED BY:
CORE DEVELOPMENT SERVICES

DRAWN BY:
CORE DEVELOPMENT SERVICES

REVISIONS

REV	DESCRIPTION	DATE/BY
0	ISSUED FOR REVIEW	07/25/14 LR
1	90% ZD'S	08/26/14 LR
2	100% ZD'S	09/24/14 LR

STAMP

SHEET TITLE

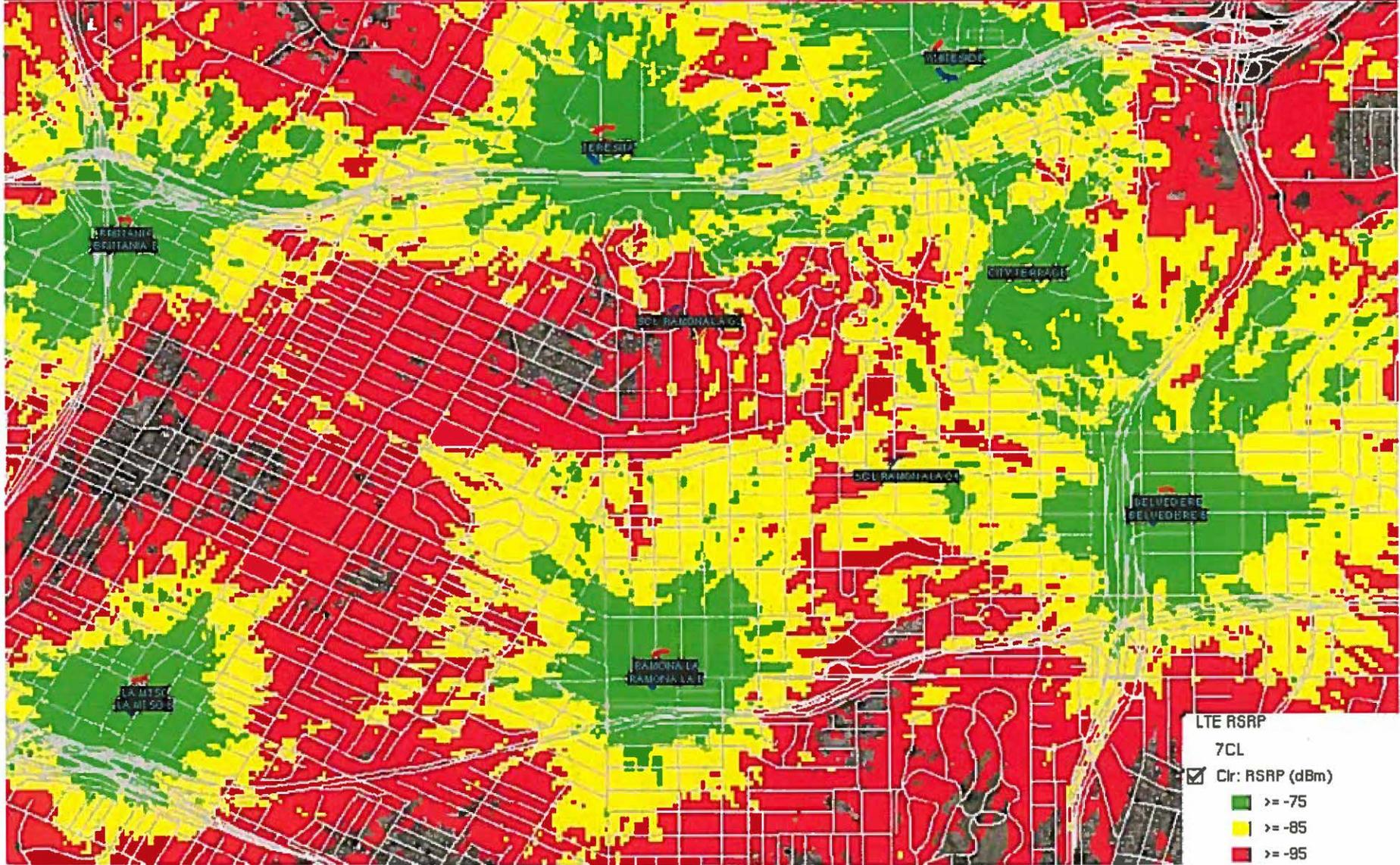
GROUNDING
DETAILS

SHEET NUMBER

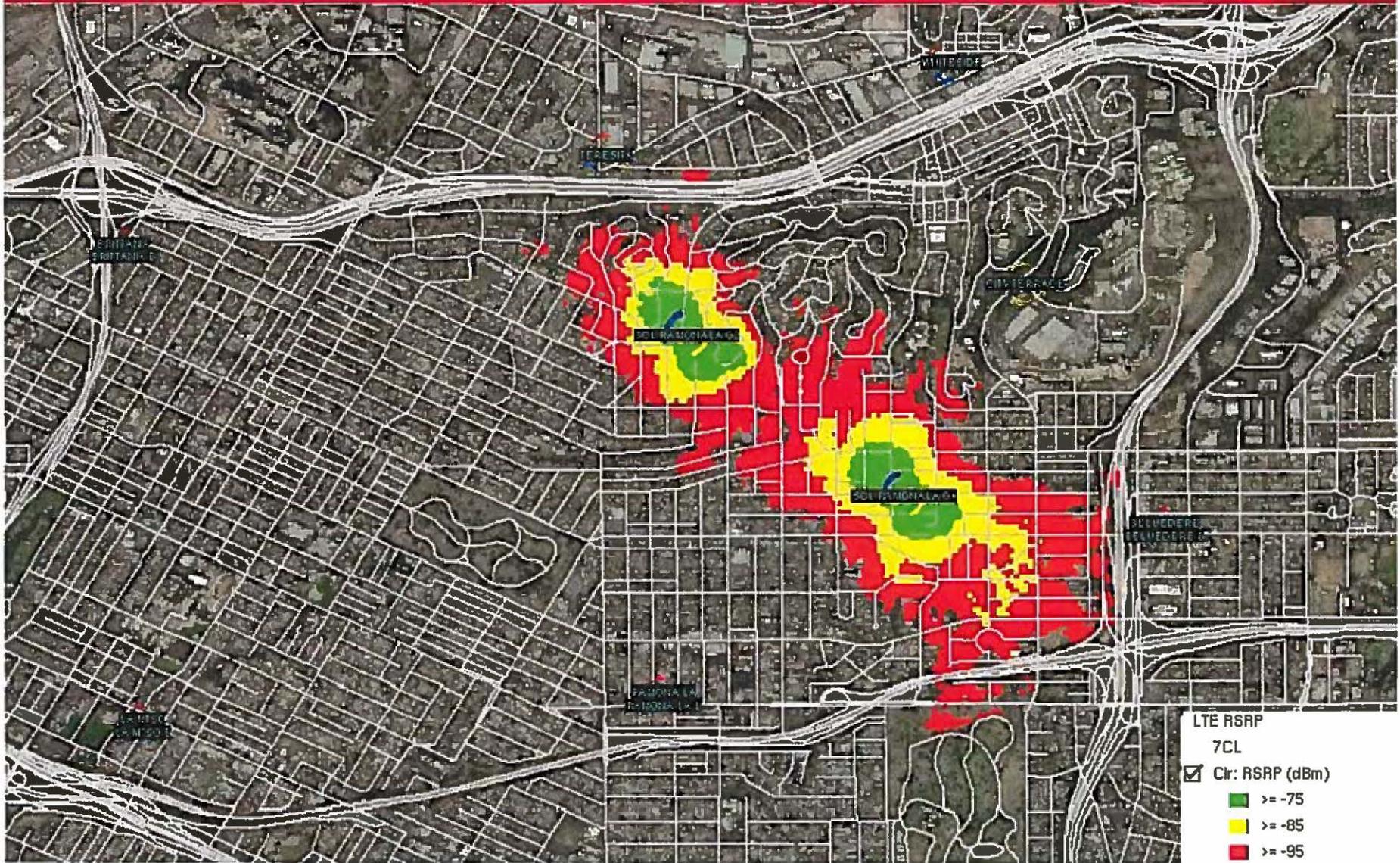
A-6



Without SCL Ramona LA G2/G4



SCL Ramona LA G2/G4 Coverage – Site by itself



Ramona LA G2 – Map of Alternatives

