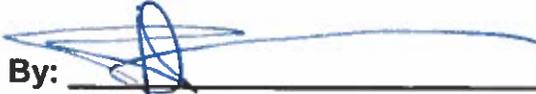


Hearing Officer Transmittal Checklist

Hearing Date 10/6/15
Agenda Item No. 6

Project Number: PROJECT NO. R2015-00507-(5)
Case(s): CONDITIONAL USE PERMIT NO. 201500023
Planner: Gretchen Siemers

- 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)
- Previous CUP Findings and Conditions
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Maps
- Project Narrative
- Photosimulations

Reviewed By: 



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

PROJECT NUMBER
 R2015-00507-(5)

HEARING DATE
 October 6, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500023

PROJECT SUMMARY

OWNER / APPLICANT

T-Mobile

MAP/EXHIBIT DATE

8/25/15

PROJECT OVERVIEW

Continued operation and maintenance of a 67-foot tall wireless telecommunication facility disguised as a pine tree, and associated ground-level equipment. The request includes mechanical and aesthetic upgrades.

LOCATION

26730 Tapia Canyon Road, Castaic

ACCESS

Access Road via Tapia Canyon Road

ASSESSORS PARCEL NUMBER(S)

2865-021-019

SITE AREA

0.4 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Castaic Canyon

LAND USE DESIGNATION

RL5 (Rural Land, One Dwelling Unit per Five Acres)

ZONE

A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Castaic Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.170 (A-2 Zone Development Standards)
 - 22.44.137 (Castaic Area Community Standards District)

CASE PLANNER:

Gretchen Siemers

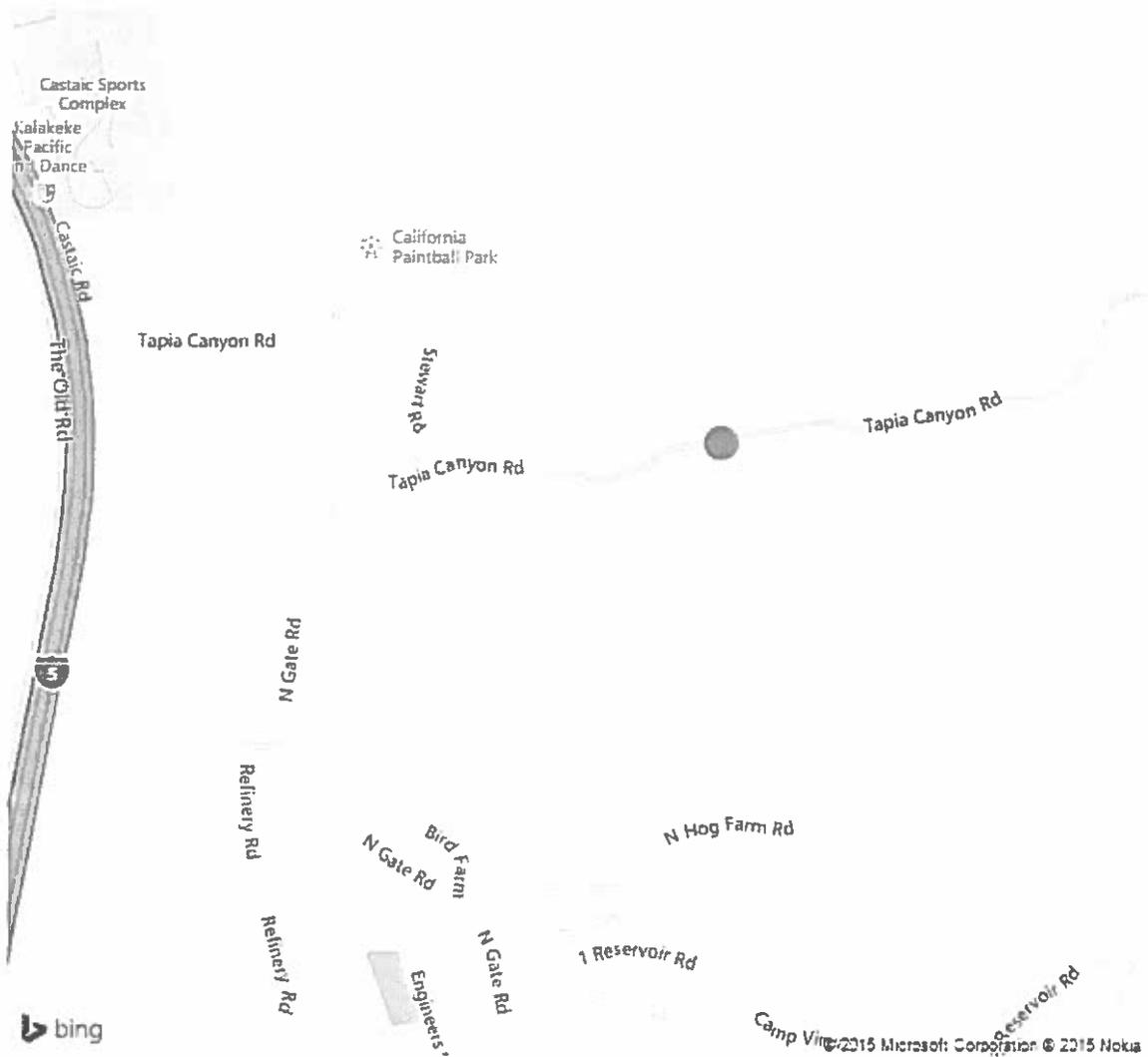
PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

gsiemers@planning.lacounty.gov

Vicinity Map



Address: 26730 TAPIA CANYON ROAD, CASTAIC



15-042

ENTITLEMENTS REQUESTED

Conditional Use Permit ("CUP") to authorize the continued use, operation, and maintenance of an existing wireless telecommunication facility ("Project") on a property located at 26730 Tapia Canyon Road in the unincorporated community of Castaic ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone and the Castaic Area Community Standards District, pursuant to Los Angeles County Code ("County Code") Section 22.24.150.

PROJECT DESCRIPTION

The site plan for the Project depicts the existing wireless telecommunication facility ("WTF") with new antenna configuration and aesthetic upgrades. The plan shows the access road to the site from Tapia Canyon Road and the lease area for the subject monopine located approximately 40 feet to the southeast of the existing monopole that is the subject of Permit No. CP99252. The approximately 160 square foot lease area of the Project is enclosed by an 8-foot-tall chain link fence with new neutral colored slats. The existing equipment shelter and boxes are indicated as neutral colored. One unpaved parking space is provided adjacent to the WTF for monthly maintenance visits. The technical upgrades include:

- a. Removal of existing collar mount and replacement with new collar mount to accommodate new 8-foot antenna;
- b. Movement of existing air antenna;
- c. Addition of six antennas;
- d. Painting of cabinets to a neutral color;
- e. Installation of neutral colored chain link slats in existing fencing;
- f. New antennas to be covered in socks to match existing antennas;
- g. Painting of RRUs to camouflage;
- h. Installation of new antenna mounting bracket; and
- i. Upgrade of electrical inside cabinet.

EXISTING ZONING

The Project Site is located in the Castaic Canyon Zoned District and the Castaic Area Community Standards District ("CSD"). The Project Site is currently zoned A-2-2. Surrounding Zoning within a 500-foot radius includes:

North: A-2-5 (Heavy Agricultural, Five Acre Minimum Lot Area)
South: A-2-5
East: A-2-2
West: A-2-5

EXISTING LAND USES

The Project Site is 0.4 gross acres in size and consists of one lot. The Project Site is landlocked, rectangular in shape with sloping topography, and is developed with two existing wireless telecommunication facilities ("WTFs").

Surrounding land uses within a 500-foot radius include:

North: Single family residences
South: Vacant land, single family residences
East: Single Family residences, Castaic Creek
West: Single Family residences, Vacant land

PREVIOUS CASES/ZONING HISTORY

The Project Site has been zoned A-2 since 1957. The site has historically been used as an oil field. Various oil-related permits have been issued for the site. In addition to the WTF that is the subject of this permit, another WTF exists on the site and was permitted through Permit No. CP99252; this permit expires in 2021. On August 2, 2005, Project No. R2005-00233 authorized the construction, operation and maintenance of the subject wireless facility, a 67-foot tall monopine. Several Revised Exhibit "A"'s have been approved for equipment upgrades to the Project since the CUP approval. The original approval included standard conditions for wireless facilities, as well as the planting of two 24-inch box live pine trees adjacent to the lease area to aid in the camouflage of the WTF, and a requirement that the facility be painted neutral colors except black to blend with the surroundings. The operator has not complied with the latter conditions, as some of the cabinets are black and no trees were planted; however no zoning enforcement action has been taken. The applicant has agreed to remedy these conditions, insofar as feasible, in the permit that is the subject of this application.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is an existing WTF with negligible change in antenna configuration and aesthetic upgrades. 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 RL5 (Rural Land, One Dwelling Unit per Five Acres) land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan ("General Plan"). This land use designation is intended for low density rural uses. The existing WTF is a utility that will continue to serve the community while not contributing to density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Castaic. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.

In addition, a number of General Plan policies are applicable to the Project. The following policies of the General Plan are applicable to the Project:

- j. "Promote the full use of existing service systems in order to gain maximum benefit from previous public investments" (Policy 54, Page 1-25). The existing

WTF has access to existing transportation, energy and utility infrastructure to service the facility.

- k. "Maintain high quality emergency response services" (Policy 58, Page 1-25). The existing WTF provides cellular service to the surrounding community and such service is often used to make emergency calls. The project will ensure that such services will continue to be available.

The following goals and policies of the Area Plan are applicable to the Project:

- l. Policy LU-4.3.2: "Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents." The existing WTF, with proposed upgrades, will support the business development in the area by providing adequate communication for businesses and customers.
- m. Objective LU-6.1: "Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers and streams." The hillside location of the Project is not a designated significant ridgeline; however, the proposed aesthetic upgrades included in the Project support the goal of beautifying the area, by disguising the infrastructure as a tree.

Zoning Ordinance and Development Standards Compliance

Wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a WTF in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-2-2 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a CUP pursuant to the provisions of Part 1 of Chapter 22.56.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The director may impose an amount of parking spaces that he or she finds to be adequate to prevent traffic congestion and excessive on-street parking. The existing WTF will be unstaffed and will require periodic maintenance visits only. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by the existing unpaved area.

All other applicable development standards would be met by the WTF. The Project does not impede the compliance of any development standard in the A-2 zone. All required setbacks are met with the Project.

Section 22.22.137 of the County Code, the Castaic Area CSD, outlines specific land use and development standards for the community. The CDS specifies that ground mounted wireless telecommunication facilities shall be required to co-locate and shall be designed to resemble trees. The Project is consistent with this requirement and is not in conflict with any other applicable provision of the CSD.

Site Visit

The parcel is landlocked and the WTF is only accessible via unpaved access road; however a windshield survey was conducted on August 14, 2015, and the WTF appeared to be in good condition from Tapia Canyon Road.

Burden of Proof

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

Neighborhood Impact/Land Use Compatibility

The Project is for the continued use, operation, and maintenance of a WTF on a mostly undeveloped parcel. The project's relatively small size, location on a large lot, as well as the physical appearance of the project as a disguised pine tree, is compatible with the area.

The project site is adequately sized to accommodate maintenance vehicles for the WTF, and as such the project will not overburden the area with traffic, nor will other public or private services be impacted by the project. Access to the property is via a private road from Tapia Canyon, a local public street.

The project is served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.

The requested use at the existing 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 or general welfare. The existing WTF will continue to provide improved cellular telephone service to the area which will result in fewer dropped calls in times of emergency. Thus, more cell phone reliability and an enhanced level of safety.

The Project 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. This is due to the fact that the existing WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties. In addition, the permittee is modifying the existing design to add neutral colored chain link slats and paint the existing cabinets neutral colors to aid the camouflage of the WTF.

The Project 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. This is due to the fact that the WTF has access to existing transportation, energy and utility infrastructure to service the facility. The existing local street, Tapia Canyon Road, adequately services the use to accommodate the infrequent service visits.

The WTF's stealth design has been compromised due to equipment upgrades and weather, and that advances in monopine design have been made since the WTF was initially approved. Therefore, the Project shall be conditioned to require pine needle

“socks” to be installed on each of the antennas to further disguise the WTF as a pine tree. In addition, the Project’s conditions shall include the aforementioned neutral colored chain link slats as well as repainting the existing black cabinets to a neutral color.

To ensure continued compatibility between the Project and the surrounding land uses, staff recommends limiting the conditional use permit to fifteen (15) years.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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 No. R2015-00507-(5), Conditional Use Permit No. 201500023, 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 PROJECT NO. R2015-00507-(5), CONDITIONAL USE PERMIT NO. 201500023, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Gretchen Siemers, Zoning Permits North Section
Reviewed by Robert Glaser, Zoning Permits North Section

Attachments:
Draft Findings, Draft Conditions of Approval

PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023

STAFF ANALYSIS
PAGE 6 OF 6

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

RG:GS
9/23/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500023 ("CUP") on October 6, 2015.
2. The permittee, T-Mobile ("permittee"), requests the CUP to authorize the continued use, operation, and maintenance of an existing wireless telecommunication facility ("Project") on a property located at 26730 Tapia Canyon Road in the unincorporated community of Castaic ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone and the Castaic Area Community Standards District, pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The Project Site is 0.4 gross acres in size and consists of one lot. The Project Site is landlocked, rectangular in shape with sloping topography, and is developed with two existing wireless telecommunication facilities ("WTFs").
4. The Project Site is located in the Castaic Canyon Zoned District and the Castaic Area Community Standards District ("CSD"). The Project Site is currently zoned A-2-2.
5. The Project Site is located within the RL5 (Rural Land, One Dwelling Unit per Five Acres) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-5 (Heavy Agricultural, Five Acre Minimum Lot Area)
 - South: A-2-5
 - East: A-2-2
 - West: A-2-5
7. Surrounding land uses within a 500-foot radius include:
 - North: Single family residences
 - South: Vacant land, single family residences
 - East: Single Family residences, Castaic Creek
 - West: Single Family residences, Vacant land
8. The Project Site has been zoned A-2 since 1957. The site has historically been used as an oil field. Various oil-related permits have been issued for the site. In addition to the WTF that is the subject of this permit, another WTF exists on the site and was permitted through Permit No. CP99252; this permit expires in 2021. On August 2, 2005, Project No. R2005-00233 authorized the construction, operation and

maintenance of the subject wireless facility, a 67-foot tall monopine. Several Revised Exhibit "A"'s have been approved for equipment upgrades to the Project since the CUP approval. The original approval included standard conditions for wireless facilities, as well as the planting of two 24-inch box live pine trees adjacent to the lease area to aid in the camouflage of the WTF, and a requirement that the facility be painted neutral colors except black to blend with the surroundings. The operator has not complied with the latter conditions, as some of the cabinets are black and no trees were planted; however no zoning enforcement action has been taken. The applicant has agreed to remedy these conditions, insofar as feasible, in the permit that is the subject of this application.

9. The site plan for the Project depicts the existing WTF with new antenna configuration and aesthetic upgrades. The plan shows the access road to the site from Tapia Canyon Road and the lease area for the subject monopine located approximately 40 feet to the southeast of the existing monopole that is the subject of Permit No. CP99252. The approximately 160 square foot lease area is enclosed by an 8-foot-tall chain link fence with new neutral colored slats. The existing equipment shelter and boxes are indicated as neutral colored. The technical upgrades include:
 - a. Removal of existing collar mount and replacement with new collar mount to accommodate new 8-foot antenna;
 - b. Movement of existing air antenna;
 - c. Addition of six antennas;
 - d. Painting of cabinets to a neutral color;
 - e. Installation of neutral colored chain link slats in existing fencing;
 - f. New antennas to be covered in socks to match existing antennas;
 - g. Painting of RRUs to camouflage;
 - h. Installation of new antenna mounting bracket; and
 - i. Upgrade of electrical inside cabinet.
10. One unpaved parking space is provided adjacent to the WTF for monthly maintenance visits.
11. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("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 continued use of an existing wireless facility, with negligible or no expansion of use beyond that which was previously existing.
12. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
13. No communication from the public was received prior to the Hearing Officer's public hearing regarding the Project.

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

15. The Hearing Officer finds that the project site is located within the RL5 (Rural Land, One Dwelling Unit per Five Acres) land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan ("General Plan"). This land use designation is intended for low density rural uses. The existing WTF is a utility that will continue to serve the community while not contributing to density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Castaic. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.

In addition, a number of General Plan policies are applicable to the Project. The following policies of the General Plan are applicable to the Project:

- a. "Promote the full use of existing service systems in order to gain maximum benefit from previous public investments" (Policy 54, Page 1-25). The existing WTF has access to existing transportation, energy and utility infrastructure to service the facility.
- b. "Maintain high quality emergency response services" (Policy 58, Page 1-25). The existing WTF provides cellular service to the surrounding community and such service is often used to make emergency calls. The project will ensure that such services will continue to be available.

The following goals and policies of the Area Plan are applicable to the Project:

- c. Policy LU-4.3.2: "Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents." The existing WTF, with proposed upgrades, will support the business development in the area by providing adequate communication for businesses and customers.
- d. Objective LU-6.1: "Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers and streams." The hillside location of the Project is not a designated significant ridgeline; however, the proposed aesthetic upgrades included in the Project support the goal of beautifying the area, by disguising the infrastructure as a tree.

16. The Hearing Officer finds that wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a WTF in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-2-2 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a CUP pursuant to the provisions of Part 1 of Chapter 22.56.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The director may impose an amount of parking spaces that he or she finds to be adequate to prevent traffic congestion and excessive on-street parking. The existing WTF will be unstaffed and will require periodic maintenance

visits only. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by the existing unpaved area.

All other applicable development standards would be met by the WTF. The Project does not impede the compliance of any development standard in the A-2 zone. All required setbacks are met with the Project.

Section 22.22.137 of the County Code, the Castaic Area CSD, outlines specific land use and development standards for the community. The CDS specifies that ground mounted wireless telecommunication facilities shall be required to co-locate and shall be designed to resemble trees. The Project is consistent with this requirement and is not in conflict with any other applicable provision of the CSD.

17. The Hearing Officer finds that the Project is for the continued use, operation, and maintenance of a WTF on a mostly undeveloped parcel. The project's relatively small size, location on a large lot, as well as the physical appearance of the project as a disguised pine tree, is compatible with the area.

The Project Site is adequately sized to accommodate maintenance vehicles for the WTF, and as such the project will not overburden the area with traffic, nor will other public or private services be impacted by the project. Access to the property is via a private road from Tapia Canyon, a local public street.

The Project Site is served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.

18. The Hearing Officer finds that the requested use at the existing 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 or general welfare. The existing WTF will continue to provide improved cellular telephone service to the area which will result in fewer dropped calls in times of emergency. Thus, more cell phone reliability and an enhanced level of safety.

19. The Hearing Officer finds that the Project 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. This is due to the fact that the existing WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties. In addition, the permittee is modifying the existing design to add neutral colored chain link slats and paint the existing cabinets neutral colors to aid the camouflage of the WTF.

20. The Hearing Officer finds that the Project 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. This is due to the fact that the WTF has access to existing transportation, energy and utility infrastructure to service the facility. The existing local street, Tapia Canyon Road, adequately services the use to accommodate the infrequent service visits.

21. The Hearing Officer finds that the WTF's stealth design has been compromised due to equipment upgrades and weather, and that advances in monopine design have been made since the WTF was initially approved. Therefore, the Project shall be conditioned to require pine needle "socks" to be installed on each of the antennas to further disguise the WTF as a pine tree. In addition, the Project's conditions shall include the aforementioned neutral colored chain link slats as well as repainting the existing black cabinets to a neutral color.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to fifteen (15) years.
23. 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 the Castaic Area community. On August 26, 2015, a total of 4 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 20 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES that:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

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

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

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500023, subject to the attached conditions.

Action Date: October 6, 2015

RG:GS
9/23/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023**

PROJECT DESCRIPTION

The project is the continued use, operation and maintenance of an existing 67-foot tall wireless facility disguised as a pine tree, with associated equipment and aesthetic upgrades, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 6, 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunication facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,800.00. 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 the 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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 6, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) 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 FACILITIES):

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. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. No exterior lighting is approved in conjunction with the Project.

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 unpaved parking space for maintenance vehicles shall be provided. Maintenance vehicles shall not block access roads.
27. The maximum height of the facility shall not exceed 67 feet above finished grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
30. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
31. The project number, conditional use permit number, and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
32. The facility shall be secured by fencing, gates, and/or locks. All fencing or walls used for screening or securing the facility shall be composed chain link with neutral colored slats.
33. 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.
34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. Protruding antennas shall be covered in pine needle "socks" to match simulate branches; antennas close to the monopine trunk shall be painted and texturized to match the trunk. The antennas shall not extend beyond the conical shape of

monotree branches. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

36. Appurtenant equipment boxes shall be painted to match the surroundings in a neutral color, not including black or white.

PROJECT SITE SPECIFIC CONDITIONS

37. This grant shall authorize the continued use, operation, and maintenance of a wireless telecommunication facility and associated new equipment and aesthetic upgrades. The new equipment and aesthetic upgrades include:
- a. Removal of existing collar mount and replacement with new collar mount to accommodate new 8-foot antenna;
 - b. Movement of existing air antenna;
 - c. Addition of six antennas;
 - d. Painting of cabinets to a neutral color;
 - e. Installation of neutral colored chain link slats in existing fencing;
 - f. New antennas to be covered in socks to match existing antennas;
 - g. Painting of RRUs to camouflage;
 - h. Installation of new antenna mounting bracket; and
 - i. Upgrade of electrical inside cabinet.

**RG:GS
9/23/15**



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 use of this property as a wireless telecommunications facility is existing since the conditional use permit was issued in 1996. the renewal of the original conditions plus the additions proposed in this scope of work will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, nor will be detrimental to the use or valuation of the property as it stands today. furthermore, this proposal will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- 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 an existing T-Mobile facility connected to an existing monopole structure. there will be no adjustments made to the overall height of the monopole, and the changes to the equipment itself will be minor. the use is existing and is disguised/stealth with a faux pine tree design. the additional equipment will be painted/stealth to match the existing features.

- 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 alterations will not change the locaiton of the existing and operational wireless facility. it is just up the road from tapia canyon road will easy freeway access to the i-5. t-mobile does facility maintenance equivalent to approximately one trip per month, so no additional traffic will be generated by this modification.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

October 19, 2005

James E. Hartl AICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jesse Gilholm
101 S. 1st Street, #405
Burbank, California 91502

**SUBJECT: PROJECT NO. 2005-00233-(5)
CONDITIONAL USE PERMIT CASE NO. 200500027
26730 W. TAPIA CANYON RD., CASTAIC**

To authorize the installation, operation and maintenance of a wireless telecommunications facility mounted on a new 67' monopine with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

Dear Applicant:

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

Condition three requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

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

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

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize the installation, operation and maintenance of a wireless telecommunications facility mounted on a new 67' monopine with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

PROCEEDINGS BEFORE THE HEARING OFFICER:

August 2, 2005 Public Hearing

A duly noticed public hearing was held on August 2, 2005. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff, and that he concurred with all information presented by staff to the Hearing Officer, with the exception that his client be required to plant trees adjacent to the monopine due to the limited area of the lease area on site. Asking the Hearing Officer if he could be permitted to plant the pine trees outside of the lease but still adjacent to the monopine, the Hearing Officer agreed to allow the applicant to plant the live pine trees just outside the lease area in very close proximity to the proposed monopine. The applicant also stated that the proposed monopine would be at a total height of 67' which would be 7' above the previously proposed monopole. The Hearing Officer did not object and ordered the applicant to return to Regional Planning with revised plans for a monopine for review and approval. Staff recommended in the conditions of approval that the applicant provide a legal description verifying access rights to the site and that one parking stall for a service vehicle be provided; the applicant concurred.

There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to approve the subject project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. Cingular Wireless proposes to install, operate and maintain a wireless telecommunications facility mounted on a new 67' monopine, with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment

pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

2. The location of the subject parcel is south of Tapia Canyon Road, 1.5 miles east of the Golden State Freeway (I-5), with the address of 26730 W. Tapia Canyon Road in the Castaic Canyon Zoned District.
3. The subject property is 27.9 acres, with a 1,600 square foot subject lease area for the proposed monopine that is square-shaped and relatively level in topography.
4. The subject property is zoned A-2-2 (Heavy Agricultural, two (2) acre minimum size lot requirement).
5. The subject parcel is landlocked and located within a rural area, and is developed with two other monopoles with related equipment. Permanent access to the site is through an access road easement from Tapia Canyon Road. Temporary access is being taken from the site to the south, originating from Biscalluz Drive through the Pitches Detention Facility, due to the road from Tapia Canyon Rd. being currently blocked due to storm damage. The access road from Tapia Canyon is scheduled to be repaired, and when completed it will become the main point of access again.
6. Previous case and zoning history exists as follows:

Conditional Use Permit 99-252 was approved in February of 2001, to allow Sprint to install, operate and maintain a wireless telecommunication facility on a separate lease area. A revised exhibit "A" to CUP 99-252 was approved in December 2004 for the use of an emergency generator.

Conditional Use Permit 95-233 was also approved for a wireless telecommunication facility in February of 1996 for T-Mobile in the same subject lease area for this application.

The subject site has been zoned A-2 (Heavy Agriculture) since 1957.

There are no previous zoning violations involving the subject property.

7. The property is designated HM (Hillside Management) within the Santa Clarita Valley Areawide Plan. Areas shown as Hillside Management Areas (HM) are those areas classified as "Non-Urban" on the Land Use Policy Map of the Countywide Land Use Element where the slope typically exceeds 25% (4 horizontal to 1 vertical), as stated in the Santa Clarita Valley Area Plan.

- Within these areas, it is intended that future development will occur in the most suitable and least environmentally sensitive areas, and will be designed in terms of scale and intensity in a manner compatible with the natural resource values and character of the area.

The proposed wireless telecommunications facility is consistent with the above mentioned Santa Clarita Valley Areawide Plan policies for Hillside Management. It will be placed in the most suitable and least environmentally sensitive area possible.

8. The site plan depicts the two existing monopoles on drawing sheet C-2, the access road to the site from Tapia Canyon Road on drawing sheet C-1, and the proposed Cingular Wireless 67' monopole with related equipment shelter on drawing sheet A-2. Drawing sheet A-2 also indicates the existing T-Mobile 40' monopole that will be removed, the type of antennas and microwave dishes that will be fastened to the new 67' monopole, along with a floor plan for the equipment shelter. Elevation plans depicting the new monopole, equipment shelter, antennas and microwave dishes to be located, and relocated from the T-Mobile 40' monopole, are shown on drawing sheets A-3 through A-4. The property boundaries of the site are depicted on drawing sheet C-1, and the internal project area is depicted as a "gravel area" on drawing sheet C-2. The other lease area specified within the subject property boundaries is the existing Sprint site.
9. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under section 22.24.150 (A), development of radio and television stations and towers in the A-2 (Unlimited Commercial) zone requires filing of a conditional use permit.

Premises in Zone A-2 shall be subject to the following development standards:

Section 22.24.170: Development Standards.

- A. Front, side and rear yards shall be provided as required in Zone R-1.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.
- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 subsection 11, 1983; Ord. 1494 Ch. 2 Art. 2. subsection 242.6, 1927.)

The proposed height of the monopole is 67 feet above grade.

Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to the provision of one parking space for the purpose of maintenance visits. The site plan does illustrate one parking space for the placement of an emergency generator when needed; however, one official parking spot for

**PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
FINDINGS**

PAGE 4 OF 5

maintenance vehicles will be required to be maintained on site as a condition of approval, as depicted on the approved Exhibit "A".

11. This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
12. A site investigation was not conducted.
13. A total of 5 public hearing notices regarding the subject project were mailed out to property owners within the 1000-foot radius of the property on June 28, 2005. Four notices were sent out to the local community groups. The notice was published in The Signal Newspaper on July 1, 2005, and La Opinion on July 2, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent to the Valencia Library at 23743 W. Valencia Blvd., Santa Clarita, California 91355
14. In a letter dated June 17, 2005, the Castaic Area Town Council recommended approval of the project. No other public comments were received.
15. The proposed location for this facility will not significantly alter the existing appearance of the property, as the equipment cabinets will be placed below the existing SCE tower to which the directional antennas and microwave dish will be attached to. The project will neither occupy a large amount of space nor reduce open space or available land for future development in the area. Placement of the project upon an existing SCE tower will reduce the need for construction of such facility in the surrounding open space in the future.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

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

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

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. 2005-00233-(5) / Conditional Use Permit Case No. 200500027 is **APPROVED**, subject to the attached conditions.

BY:  DATE: 10/24/05

DAVE COWARDIN, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Hearing Officer, Zoning Enforcement, Building and Safety

1. This grant authorizes Cingular Wireless to install, operate, and maintain a wireless telecommunications facility mounted on a new 67' monopine, with 12 new panel antennas and 1 new microwave dish, and co-location of 3 additional panel antennas and 1 microwave dish onto the new 67' monopine from an existing 40' T-Mobile monopole to be removed. Existing BTS equipment cabinets for T-Mobile monopole may remain to be used in conjunction with new monopine. A new 322 sq. ft. associated pre-fabricated equipment shelter will be located adjacent to the proposed 67' monopine, along with a proposed equipment pad for the temporary placement of an emergency generator. The property is located within the Castaic Area Community Standards District (CSD) and is surrounded by undeveloped land and a detention facility.
2. The operation and maintenance of the unmanned wireless telecommunications facility shall be subject to all of the following conditions of approval:
 - a. Any and all graffiti on the proposed equipment cabinets shall be removed within 72 hours of its application;
 - b. Two 24" box live pine trees shall be planted adjacent to the proposed monopine as depicted on the Exhibit "A";
 - c. One standard size parking stall shall be maintained on the subject site, properly dimensioned at 8.5' X 18' with 26' back-up clearance, for maintenance purposes at the location shown on the Exhibit "A";
 - d. The property owner shall ensure that the main access to the site from Tapia Canyon Road be re-opened following repairs to the storm damaged road;
 - e. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - f. Said facility components shall be removed if in disuse for more than six months;
 - g. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - h. All structures and equipment shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - i. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;

- j. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
 - k. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
 - l. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
 - m. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility;
 - n. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
 - o. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
3. 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.
4. 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 No. 10.
5. 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. 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.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

7. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
8. 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.
9. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. This grant will terminate on August 3, 2015, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit

application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

11. 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 \$750.00. The deposit 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 deposit provides for 5 (five) biennial inspections. Inspections shall be unannounced.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

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's health or safety or so as to be a nuisance.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. 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 facility being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 72 hours of such occurrence,

PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
CONDITIONS OF APPROVAL

Page 5 of 5

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.

RS:
10/19/05



06 0069792

Please complete this form and return to:

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

AFFIDAVIT OF ACCEPTANCE FORM

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

Regarding: PROJECT NO. R2005-00233-(5)
CONDITIONAL USE PERMIT CASE NO. 200500027 attached hereto
26730 W. TAPIA CANYON RD., CASTAIC

I/We the undersigned state:

I am/We are the owner:

Of the real property described in the above-numbered case.

I am/we are aware of, and accept, all the stated conditions in said.

Executed this 15th day of November, 2005

I/We certify (or declare) under the penalty of perjury that the foregoing is true and correct.
(Where the owner and permittee are not the same, both must sign.)

Type of Permit

Applicant

Name Emily Vaughan

Applicant Citywide Wireless Deployment Manager

City, State CERRITOS, CALIFORNIA

Signature Emily Vaughan

Owner:

Name H.P.B. Harry P. Brennan

Address PRESIDENT: TEG OIL & GAS USA INC
21 S. California St, #305

City, State Ventura CA 93001

Signature H.P.B.

This signature must be acknowledged by a Notary public. Attach appropriate Acknowledgements.

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On 11.3.05 before me, Ryan P Shields
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Emily Vaughan
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Ryan P Shields
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



06 0069792

5

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

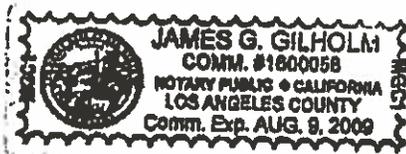
County of Ventura } ss.

On 11-16-05 before me, James G. Gilholm
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Harry Patrick Barnum
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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- Other: _____

Signer is Representing: _____



PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
CONDITIONS OF APPROVAL

Page 1 of 5

06 0069792

1. This grant authorizes Cingular Wireless to install, operate, and maintain a wireless telecommunications facility mounted on a new 67' monopine, with 12 new panel antennas and 1 new microwave dish, and co-location of 3 additional panel antennas and 1 microwave dish onto the new 67' monopine from an existing 40' T-Mobile monopole to be removed. Existing BTS equipment cabinets for T-Mobile monopole may remain to be used in conjunction with new monopine. A new 322 sq. ft. associated pre-fabricated equipment shelter will be located adjacent to the proposed 67' monopine, along with a proposed equipment pad for the temporary placement of an emergency generator. The property is located within the Castaic Area Community Standards District (CSD) and is surrounded by undeveloped land and a detention facility.
2. The operation and maintenance of the unmanned wireless telecommunications facility shall be subject to all of the following conditions of approval:
 - a. Any and all graffiti on the proposed equipment cabinets shall be removed within 72 hours of its application;
 - b. Two 24" box live pine trees shall be planted adjacent to the proposed monopine as depicted on the Exhibit "A";
 - c. One standard size parking stall shall be maintained on the subject site, properly dimensioned at 8.5' X 18' with 26' back-up clearance, for maintenance purposes at the location shown on the Exhibit "A";
 - d. The property owner shall ensure that the main access to the site from Tapia Canyon Road be re-opened following repairs to the storm damaged road;
 - e. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
 - f. Said facility components shall be removed if in disuse for more than six months;
 - g. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
 - h. All structures and equipment shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
 - i. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;

PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200600027
CONDITIONS OF APPROVAL

Page 2 of 5

06 0069792

- j. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
- k. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
- l. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
- m. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility;
- n. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
- o. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
3. 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.
4. 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 No. 10.
5. 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

PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
CONDITIONS OF APPROVAL**06 0069792**

Page 3 of 5

approval, which action is brought within the applicable time period of Government Code Section 65009. 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.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

7. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
8. 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.
9. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. This grant will terminate on August 3, 2015, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit

PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
CONDITIONS OF APPROVAL

Page 4 of 5

application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

11. 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 \$750.00. The deposit 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 deposit provides for 5 (five) biennial inspections. Inspections shall be unannounced.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

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's health or safety or so as to be a nuisance.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. 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 facility being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 72 hours of such occurrence,

PROJECT NO. 2005-00233-(5) / CONDITIONAL USE PERMIT CASE NO. 200500027
CONDITIONS OF APPROVAL

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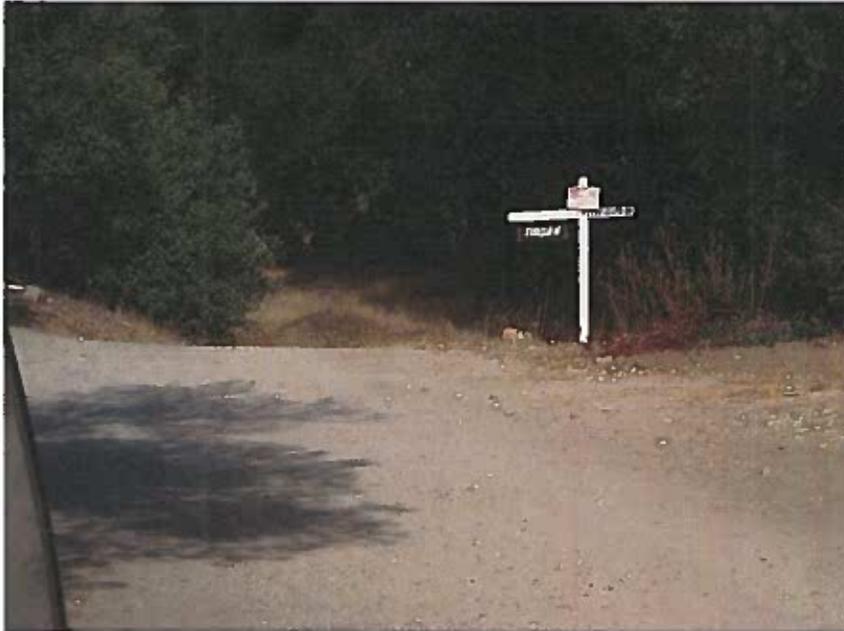
weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

RS:
10/19/05

06 0069792

SV00311A

Site Access

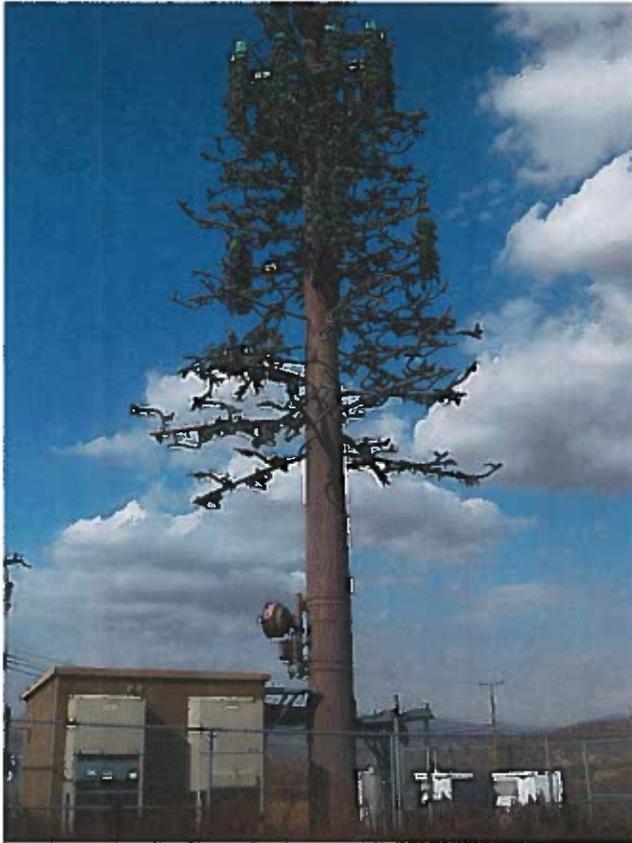


Site Access



SV00311A

Full Site View



Full Site View

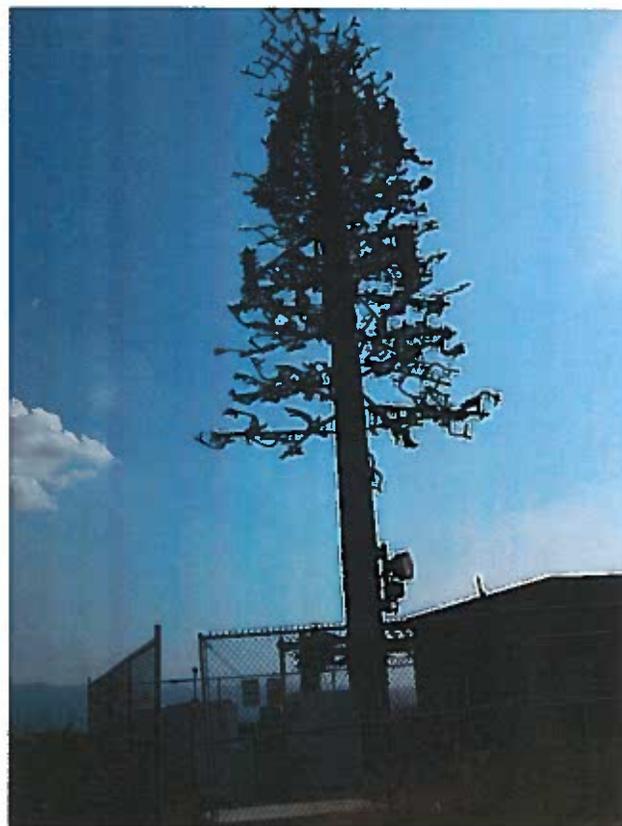


SV00311A

Full view of structure



Full view of structure



SV00311A

Front of antennas – Full View



Back of antennas – Full View

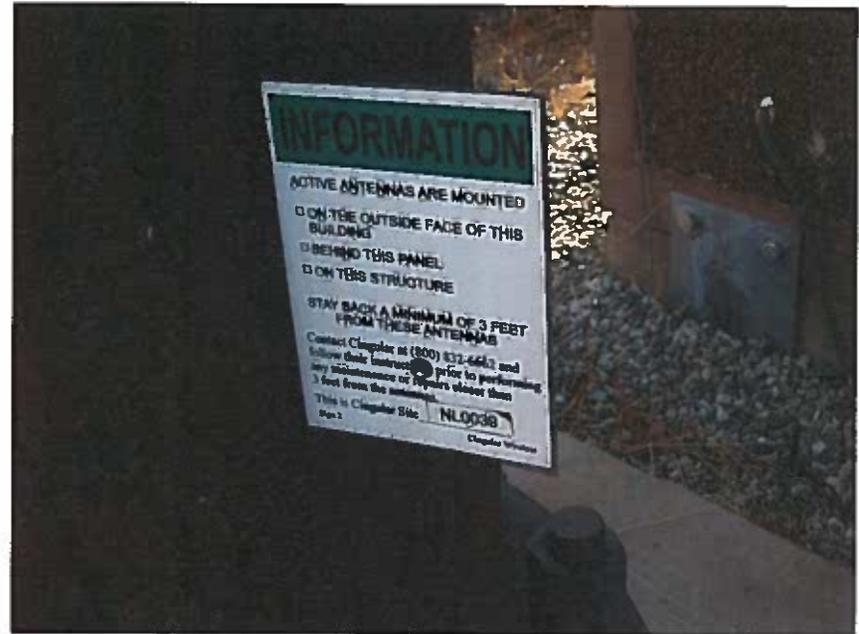


SV00311A

Site Signage



Site Signage



SV00311A

Full view of all BTS's



Full view of all BTS's





R2015-00507-(5)

Printed: Sep 23, 2015



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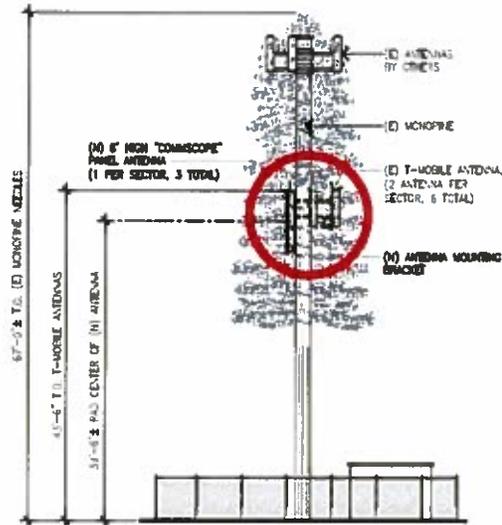
County of Los Angeles
Attn: Department of Regional Planning

Address: 26730 Tapia Canyon Road, Castaic, CA 91384
Site ID: SV00311A

Re: Project Narrative

The purpose of this Zoning Permit Application is to add equipment to an existing wireless telecommunications facility for T-Mobile. Consequentially, this is also an application to “renew” or reinstate the original Conditional Use Permit approval from 1996. Currently existing on this parcel is a 67’-0” tall monopole disguised as a faux pine tree (monopine). On this pole are two wireless carriers – T-Mobile is the lower carrier on the monopine. The original approval for T-Mobile’s wireless facility consisted of (2) panel antennas per sector at a height of 43’-6”, and ancillary equipment at the base in an equipment lease area. This is what was approved, installed, and maintained for the last ten years.

Currently, T-Mobile requests approval of a new Conditional Use Permit to re-activate the conditions that expired in 2006, as well as add a new scope of work for a new project called “700 MHz Frequency.” The scope of work includes: replacing (E) collar mount with (N) mount to accommodate new equipment per sector, moving (E) Air antenna from old position #3 to new position #2 per sector, adding (1) Commscope 8ft antenna at position #3 per sector, adding (1) RRU (radio remote unit) behind antenna per sector, and painting/stealthing (N) antennas and RRUs to match existing pole-mounted equipment.



The addition of these new 8ft antennas will make it possible for this site to generate the 700 MHz frequency in the castaic area, thus bring better coverage and internet capacity to LA County stakeholders. This new frequency is not yet live at any sites in the Greater Los Angeles Area, and applications for this type of upgrade began in 2014.

Please note the existing height of the antennas and the existing height of the monopine will not change. The proposed changes are to the mounts and antennas to better suit the needs of T-Mobile customers in the area. If you would like further clarification or specification on the 700 MHz frequency, please do not hesitate to contact our offices.

Thank you,

Sarah Freed
SYNERGY
Development Services, Inc.
7543 Woodley Avenue, Suite 201
Van Nuys, CA 91406
Office: (818) 840.0808 x125
SFreed@synergy.cc

County of Los Angeles
Attn: Department of Regional Planning

Address: 26730 Tapia Canyon Road, Castaic, CA 91384
Site ID: SV00311A

Re: Supplemental Information for WTF

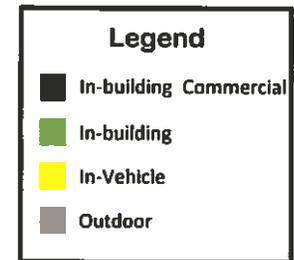
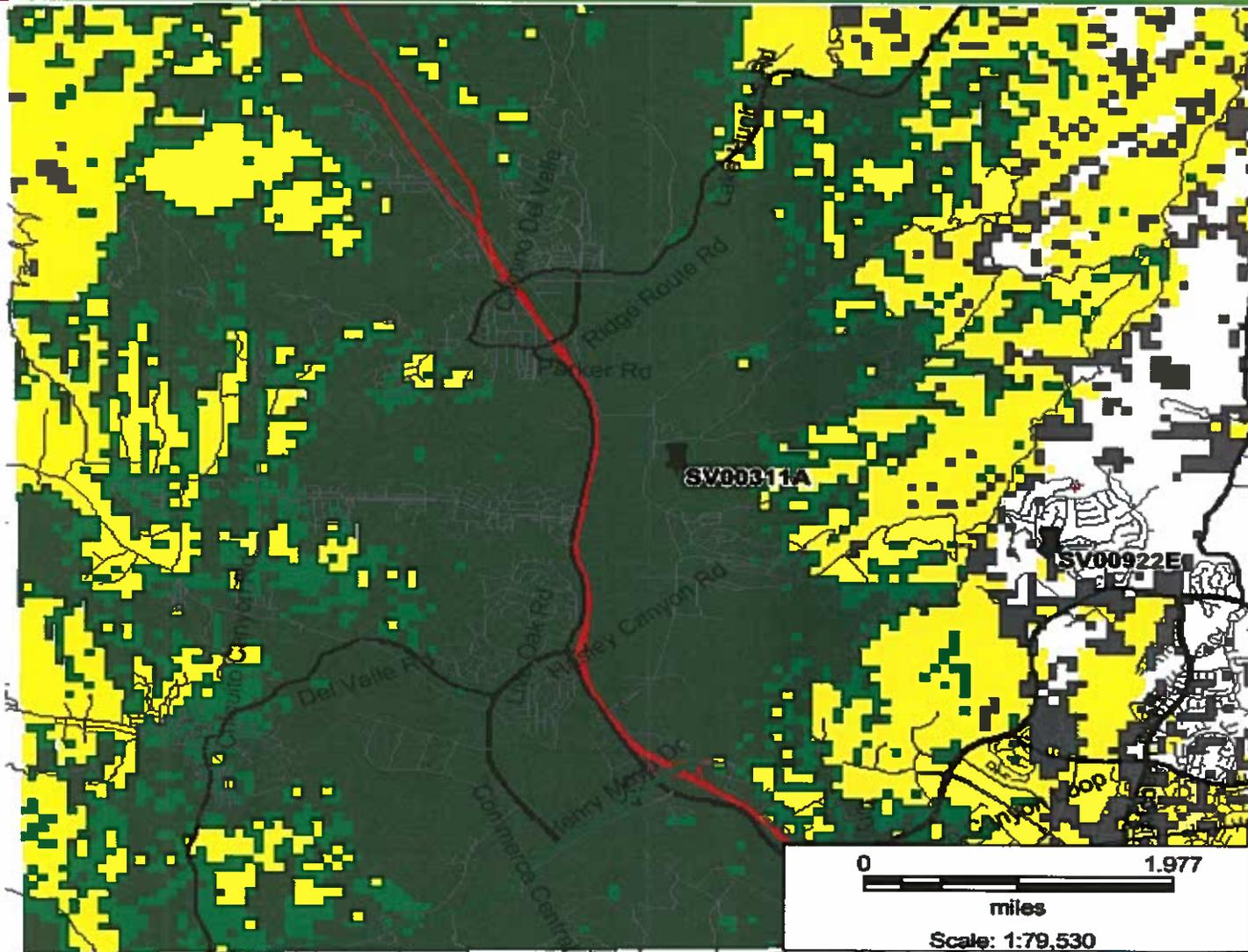
- a. The proposed modification to an existing wireless facility is necessary to close a complete gap in coverage for a frequency T-Mobile will be emitting in the future. This new frequency titled "700 MHz Frequency" does not yet exist and will be going live in the future. The proposal of additional antennas and RRUs will make it possible to generate this frequency at this existing site.
- b. Attached.
- c. Not applicable.
- d. Not applicable.
- e. The reasons "c" and "d" are not applicable are because the proposed location and design are the best option for installing the proposed modification equipment. The 700 MHz Frequency only required (1) antenna and (1) RRU per sector in order to operate. Installing a completely new facility for this purpose would be inefficient in terms of space and location. This existing facility is right in the center of the search ring T-Mobile has identified as "in need of 700 MHz coverage," and has the physical space and power capacity to allow installation without touching the lease area.
- f. The design proposed keeps the existing antennas on the pole, but moves them over so that the larger antennas can be on the side. The reason for this design proposal is to maximize usable space on the existing monopine while keeping the frequencies emitted by this site separate from each other. The 700 MHz Frequency has to be a certain distance from the existing TMBXX antennas in order to operate in compliance with FCC regulations and Radio Frequency Engineer guidelines. No alternative sites were identified for this scope of work as we wish to renew the old Conditional Use Permit to make sure everything existing is in compliance.
- g. Attached.
- h. See application.

If you would like further clarification or specification on the 700 MHz frequency, please do not hesitate to contact our offices.

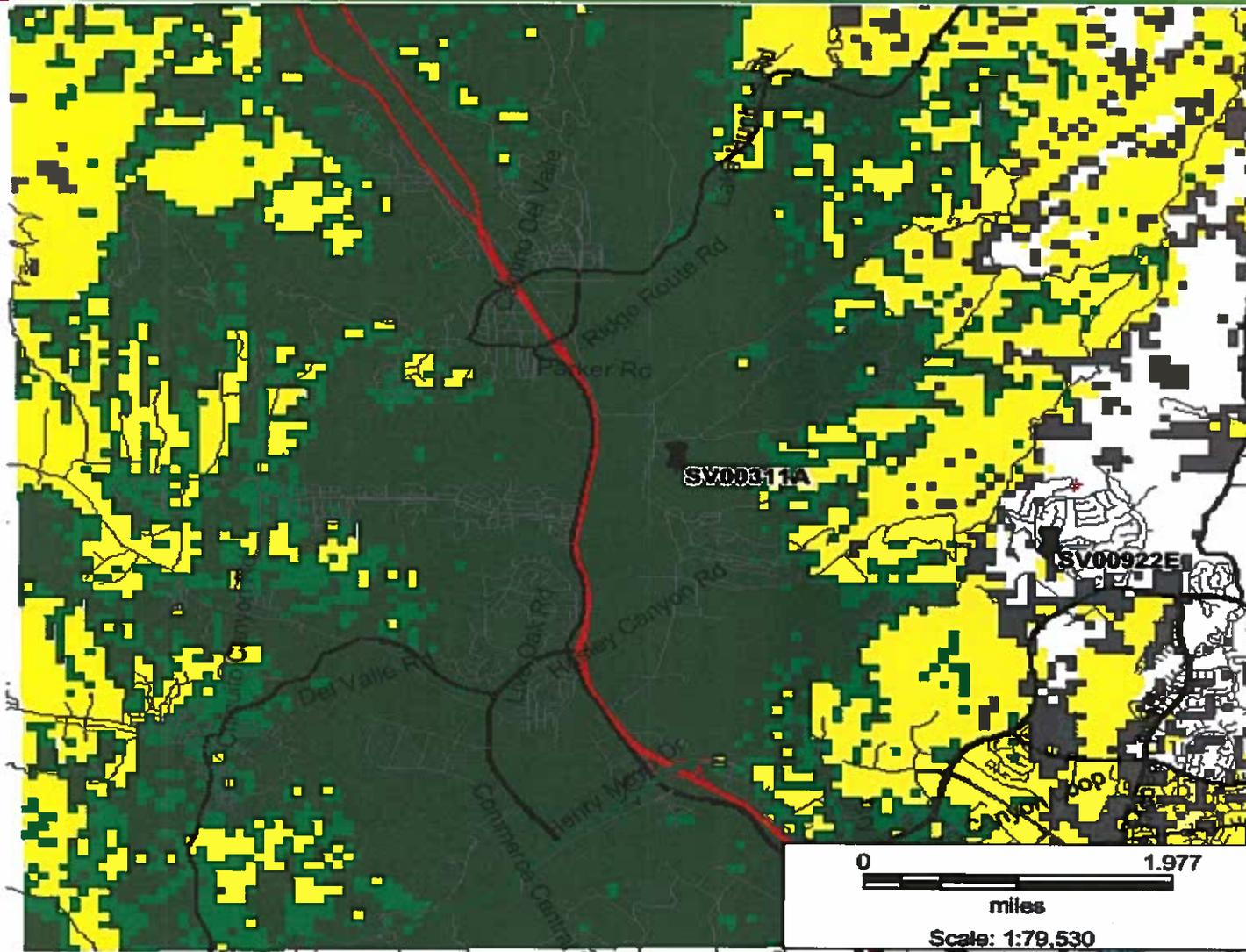
Thank you,

Sarah Freed
SYNERGY
Development Services, Inc.
7543 Woodley Avenue, Suite 201
Van Nuys, CA 91406
Office: (818) 840.0808 x125
SFreed@synergy.cc

Predicted LTE 700 Coverage



Predicted LTE 700 Coverage

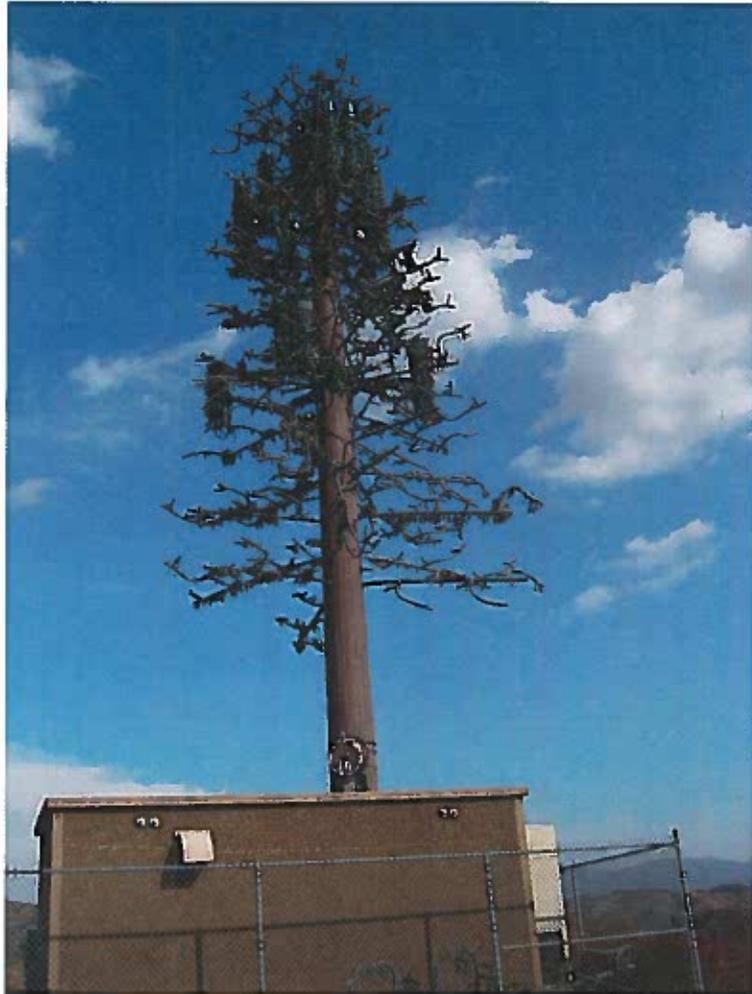


Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Photo Simulation

T-Mobile





4100 Guardian Street, #101
Simi Valley, CA 93063

Date: 1/26/2015

STATEMENT OF COMPLIANCE WITH FCC/FAA

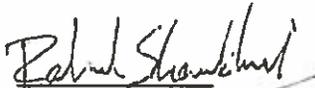
This Letter is to confirm that T-Mobile West Corporation ("T-mobile")'s proposed cell site located at 26730 W Tapia Cyn Rd, Castaic, California Site # SV00311A(Site name: LA311 – Tapia Canyon), will comply with the FCC regulations regarding PCS frequency emissions.

T-Mobile operational frequency bands within 1955 to 1990(PCS), 2110 to 2155(AWS) and 728 to 734(Low Band) Megahertz for the transmit and 1875 to 1910 (PCS), 1710 to 1755 (AWS)and 693 to 704 (Low Band) Megahertz for the receive are well outside the frequency bands associated with Radio Stations, Television Stations, Police, Fire and Emergency services.

T-Mobile obtained a broadcast license in the PCS Block C3, C4 and C5 (Tx: 1975 to 1990 MHz, Rx: 1895 to 1910 MHz) and F Block (Tx: 1970 to 1975 MHz, Rx: 1890 to 1895 MHz); AWS Block D, E, F1 and F2 Block (Tx: 2135 to 2155 MHz, Rx: 1735 to 1755 MHz); And 700 Block (Tx: 728 to 734 MHz, Rx: 693 to 704 MHz). Pursuant to FCC regulations 47 CFR part 24, subpart E, sections 24.200 through 24.238 – T-Mobile must comply with the stated directives for Broadband PCS providers. T-Mobile will meet or exceed the stated requirements for Broadband PCS providers.

In addition, T-Mobile will comply with FAA Notice Criteria, 47 CFR Part 77.13 regarding the proposed site.

If you have any questions, please feel free to contact me at 650-296-0489.


Rahul Shambhuni
RF Engineer,
T-Mobile West LLC