

Hearing Officer Transmittal Checklist

Hearing Date 8/4/15
Agenda Item No. 2

Project Number: R2015-01291-(5)
Case(s): Conditional Use Permit Case No. 201500054
Planner: Iris Chi

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

Reviewed By: 



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

PROJECT NUMBER
 R2015-01291-(5)

HEARING DATE
 August 4, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201500054

PROJECT SUMMARY

OWNER / APPLICANT

Lang Ranch Properties / Verizon Wireless

MAP/EXHIBIT DATE

October 1, 2014

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting a Conditional Use Permit for the continued operation and maintenance of an unmanned wireless telecommunications facility (WTF). The WTF is located on the roof of a commercial building, behind a parapet wall. The proposed project will maintain the three existing antennas but swap out the existing two foot microwave dish for a new four foot microwave dish. The antenna centerlines are 33 feet high. The 186 square foot equipment shelter and backup generator are located on the ground level.

LOCATION

33314 Agua Dulce Canyon Road

ACCESS

Via Agua Dulce Canyon Road

ASSESSORS PARCEL NUMBER(S)

3212-010-038

SITE AREA

2.63 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

CG – General Commercial

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Agua Dulce CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- 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)
 - 22.44.113 (Agua Dulce CSD requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

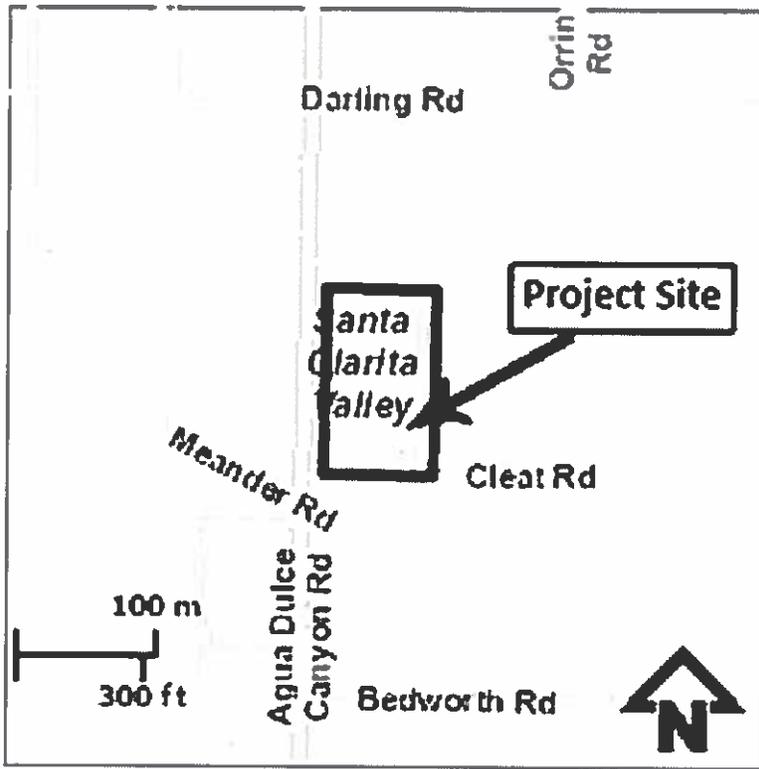
Iris Chi

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

ichi@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of an unmanned wireless telecommunications facility (WTF) in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.28.160.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is requesting a Conditional Use Permit for the continued operation and maintenance of an unmanned wireless telecommunications facility (WTF). The WTF is located on the roof of a commercial building, behind a parapet wall. The proposed project will maintain the three existing antennas but swap out the existing two foot in diameter microwave dish for a new four foot in diameter microwave dish. The antenna centerlines are 33 feet high from the finished grade of the building. The 186 square foot equipment shelter and backup generator are located on the ground level. The project is located in the Agua Dulce Community Standards District (CSD).

EXISTING ZONING

The subject property is zoned C-2.

Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial)

South: A-1-2 (Light Agricultural – 2 Acre Minimum Required Lot Area)

East: A-1-2

West: C-3

EXISTING LAND USES

The subject property is developed with retail shopping center.

Surrounding properties are developed as follows:

North: Veterinary clinic, retail and office building

South: Vacant, Single-family residences

East: Vacant, Single-family residences

West: Market, Liquor store, Plant and tree nursery

PREVIOUS CASES/ZONING HISTORY

CUP No. 04-135-(5)

- Approved on October 12, 2004
- Expired on October 5, 2014
- Granted the installation of a WTF on the rooftop of an existing commercial structure.

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. This

project is exempt and is not an exception to the exemption since it is not in an environmentally sensitive area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CG – General Commercial land use category of the Santa Clarita Valley Area Plan. This designation is intended for small neighborhood commercial districts that serve the short term needs of residents in the immediate area. The existing WTF is located in a parcel with retail uses and is therefore consistent with the permitted uses of the underlying land use category.

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

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

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

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone C-2, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for structure mounted WTFs by not exceeding the maximum height allowed in the C-2 Zone, which is 35 feet. The WTF antennas are hidden behind a parapet wall that is 35 feet high from the finished grade of the building.

Burden of Proof

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

That the requested use at the location will not:

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

This project has existed in its current form for many years and operates without any complaints or problems. There are no identified concerns by neighbors, property owners or business owners in the area. The WTF does not pose negative impacts to the health and welfare of the people who live or work in the area and actually enhances the safety communications should an emergency arise. Rural highways are especially reliant on wireless communications as part of public safety and roadside assistance.

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 subject property is approximately 2.63 acres and is mostly undeveloped with just a small cluster of adjacent commercial buildings of single and two story heights fronting the street. The WTF is comprised of a small lease area with rooftop antennas and a prefabricated equipment shelter with an adjacent diesel backup generator, with a partial perimeter fence, all placed behind the primary commercial building on site. There are no proposed changes to the structures. Changes will be contained to swapping of two foot in diameter microwave dish with a four foot in diameter microwave dish.

That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improve as necessary to carry the kind and quantity of traffic such use would generate, and*
- 2. By other public or private service facilities as are required.*

The project has existed in its current form for many years. There is an adequate roadway system servicing the site. The existing Agua Dulce Canyon Road and public utilities provide all required access and necessary infrastructure for the operation of the continued use of the WTF. There is adequate parking for maintenance vehicles for intermittent servicing of the WTF.

Neighborhood Impact/Land Use Compatibility

The existing WTF design is appropriate for the site and area. The WTF is located on a parcel with existing commercial retail buildings. The WTF is located on the rooftop of the commercial building, behind a parapet wall. There are no residential homes located adjacent to the parcel with the WTF. However, there are single-family residences located beyond the immediately adjacent parcels. The nearest residence is located approximately 550 feet away from the WTF.

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

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

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 Number R2015-01291-(5), Conditional Use Permit Number 201500054, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201500054 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Iris Chi, Planner, Zoning Permits North Section
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North,
Special Projects Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

RG:IC
7/21/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01291-(5)
CONDITIONAL USE PERMIT NO. 201500054**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500054 ("CUP") on August 4, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility (WTF) ("Project") on a property located at 33314 Agua Dulce Canyon Road in the unincorporated community of Santa Clarita Valley ("Project Site") in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") section 22.28.160.
3. The Project Site is 2.63 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with commercial retail center.
4. The Project Site is located in the Soledad Zoned District and is currently zoned C-2.
5. The Project Site is located within the GC – General Commercial land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3 (Unlimited Commercial)
 - South: A-1-2 (Light Agricultural – 2 Acre Minimum Required Lot Area)
 - East: A-1-2
 - West: C-3
7. Surrounding land uses within a 500-foot radius include:
 - North: Veterinary clinic, retail and office building
 - South: Vacant, Single-family residences
 - East: Vacant, Single-family residences
 - West: Market, Liquor store, Plant and tree nursery
8. CUP No. 04-135-(5) was approved on October 12, 2004 and it expired on October 5, 2014. It granted the installation of a WTF on the rooftop of an existing commercial structure.
9. The site plan for the Project depicts the WTF located on the roof of a commercial building, behind a parapet wall. The proposed project will maintain the three existing antennas but swap out the existing two foot in diameter microwave dish for a new four foot in diameter microwave dish. The antenna centerlines are 33 feet high from

the finished grade of the building. The 186 square foot equipment shelter and backup generator are located on the ground level. The project is located in the Agua Dulce Community Standards District (CSD).

10. The Project Site is accessible via Agua Dulce Canyon Road to the west. Primary access to the Project Site will be via an entrance/exit on Agua Dulce Canyon Road.
11. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is an existing use 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. *To be inserted after the public hearing to reflect hearing proceedings.*
14. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Santa Clarita Valley Area Plan. The project site is located within the CG – General Commercial land use category of the Santa Clarita Valley Area Plan. This designation is intended for small neighborhood commercial districts that serve the short term needs of residents in the immediate area. The existing WTF is located in a parcel with retail uses and is therefore consistent with the permitted uses of the underlying land use category.
15. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita Valley. The existing WTF design is appropriate for the site and area. The WTF is located on a parcel with existing commercial retail buildings. The WTF is located on the rooftop of the commercial building, behind a parapet wall. There are no residential homes located adjacent to the parcel with the WTF. However, there are single-family residences located beyond the immediately adjacent parcels. The nearest residence is located approximately 550 feet away from the WTF.

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

16. The Hearing Officer finds that the Project is consistent with the development standards of the C-2 zone, as set forth in section 22.28.170. Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a

WTF specified in the County Code is 'radio or television stations and towers.' Pursuant to Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone C-2, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision & Zoning Policy No. 01-2010 (Wireless Telecommunications Facilities) for structure mounted WTFs by not exceeding the maximum height allowed in the C-2 Zone, which is 35 feet. The WTF antennas are hidden behind a parapet wall that is 35 feet high.

17. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. This project has existed in its current form for many years and operates without any complaints or problems. There are no identified concerns by neighbors, property owners or business owners in the area. The WTF does not pose negative impacts to the health and welfare of the people who live or work in the area and actually enhances the safety communications should an emergency arise. Rural highways are especially reliant on wireless communications as part of public safety and roadside assistance.
18. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The subject property is approximately 2.63 acres and is mostly undeveloped with just a small cluster of adjacent commercial buildings of single and two story heights fronting the street. The WTF is comprised of a small lease area with rooftop antennas and a prefabricated equipment shelter with an adjacent diesel backup generator, with a partial perimeter fence, all placed behind the primary commercial building on site. There are no proposed changes to the structures. Changes will be contained to swapping out an existing two foot in diameter microwave dish with a new four foot in diameter microwave dish.
19. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The project has existed in its current form for many years. There is an adequate roadway system servicing the site. The existing Agua Dulce Canyon Road and public utilities provide all required access and necessary infrastructure for the operation of the continued use of the WTF. There is adequate parking for maintenance vehicles for intermittent servicing of the WTF.

20. 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.
21. 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 Santa Clarita Valley community. On June 23, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for the 4 Zoned District and to any additional interested parties.
22. 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 and Santa Clarita Valley Area Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 21000 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit Number 201500054, subject to the attached conditions.

ACTION DATE: August 4, 2015

RG:IC
7/22/15

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01291-(5)
CONDITIONAL USE PERMIT NO. 201500054**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an unmanned wireless telecommunications facility (WTF) mounted on the rooftop of a building, located behind a parapet wall, 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 August 4, 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 WTF 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 \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

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

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

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

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

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 4, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of a structure mounted unmanned wireless telecommunications facility.

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. The permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. 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.
23. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

24. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 35 feet from the finished grade of the building.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from

the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

34. Upon termination of this grant, 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.

Burden of Proof

- A. The proposed project (and continued use) will not:
1. Adversely affect the health, comfort, or welfare of person working or living in the area.
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons in the area.
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

Response: This project has existed in its current form for many years and operates without any complaints or problems. There are no identified concerns by neighbors, property owners, or business owners in the area. The site operates 24/ 7/ 365 and is a quiet, low maintenance operation with a proven positive track record. Wireless facilities exist in rural, suburban, and urban areas throughout LA County. They pose no negative impacts to the health and welfare of people who live or work in the area and actually enhance the life and safety communications opportunities should an emergency arise. Rural highways are especially reliant on wireless communications as part of public safety and roadside assistance. There are no proven detrimental effects to the use, enjoyment or valuation of property when a wireless facility is in the area. The regular lease payments made by a wireless carrier or tower company are actually financially stabilizing for many landlords who enjoy the improved cash flow as part of their monthly intake. All of these factors equate to a net positive impact on the subject property and those surrounding properties as well as a net positive improvement in public health, welfare, and safety.

- B. The proposed site is adequate in size, shape, etc. to accommodate the proposed use and integrate with other uses in the area.

Response: This project has existed in its current form for many years and operates without any complaints or problems. There are no identified concerns by neighbors, property owners, or business owners in the area. The site operates 24/ 7/ 365 and is a quiet, low maintenance operation with a proven positive track record. It will continue to exist as it has in the past and while a microwave dish upgrade and replacement is proposed, no expansion of the operation is proposed. The subject property is approximately 2.63 acres and is mostly undeveloped with just a small cluster of adjacent commercial buildings of single and two story height fronting the street. The wireless facility is comprised of a modest lease area with rooftop antennas and a prefabricated equipment shelter with an adjacent diesel back-up generator, with a partial perimeter fence, all placed behind the primary commercial building on site. The use has been previously found consistent with and appropriate within the Santa Clarita Valley Area Plan and I assert that is still the case here with our continued operation.

- C. The proposed site is adequately served by (1) improved highways or streets, and (2) any other required public or private service facilities.

Response: This project has existed in its current form for many years and operates without any complaints or problems. There is an adequate roadway system servicing the site which operates without any identified concerns. The site operates 24/ 7/ 365 and is a quiet, low maintenance operation with a proven positive track record. It will continue to exist as it has in the past and no expansion of the operation is proposed and all required utilities are in place. Existing roads and public and/or private utilities provide all required access and necessary infrastructure for the operation of the proposed (continued use) wireless facility.

Supplemental Information for WTF

Item a. This targeted geographic area has existing excellent coverage due to the existing wireless facility this permit is proposing to re-entitle. While a single MW dish replacement is proposed, no other changes are being contemplated and this WTF will continue to provide coverage and maintain much-needed capacity on the voice and data system already in use for the area. As the volume of users on the Verizon Wireless system steadily increase, the system needs support to properly handle the demands. This site is one of a number of sites currently operating in the region that provides critical coverage along the highways of the high desert. If this site were to be denied, it would equate to a denial of service under the FCC definition and Verizon Wireless would suffer network coverage and capacity for their customers and the E-911 network as well.

Item b. Two copies of existing coverage maps are attached as "Item B".

Item c. The site is an important location for VZW and it will continue to assist neighboring sites in carrying the ever-growing volume of voice and data users in the area. Currently, Verizon is the only existing carrier located on this rooftop parapet site. As the application indicates, VZW will continue to be visually compatible and minimize any additional potential for visual blight as the site is fully screened by existing parapet walls.

Item d. There are no alternative site locations; this site is existing and simply needs an updated active CUP for the operation. This facility is co-locatable for other potential carriers and with no proposed ground disturbance, this application and site design precludes any potential negative environmental impacts.

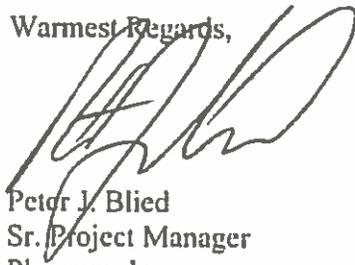
Item e. The facility is an existing WCF on the site.

Item f. Color photos of "existing" are attached as "Item F".

Item g. Contact information for the WTF is the same as applicant.

Thank you for this opportunity to present this Wireless Communication Facility application. We are certain that the care taken in researching and designing this facility will meet with your approval and garner the support of both our neighbors and the Planning Commission. If you have any additional questions or concerns, please contact me directly at (714) 262-0651 or peter.blied@plancominc.com. I am ready and available to assist with any requests and welcome your feedback as quickly as it is available. Thank you in advance for your consideration and support of our proposed WCF project.

Warmest Regards,



Peter J. Blied
Sr. Project Manager
Plancom, Inc.
For Verizon Wireless

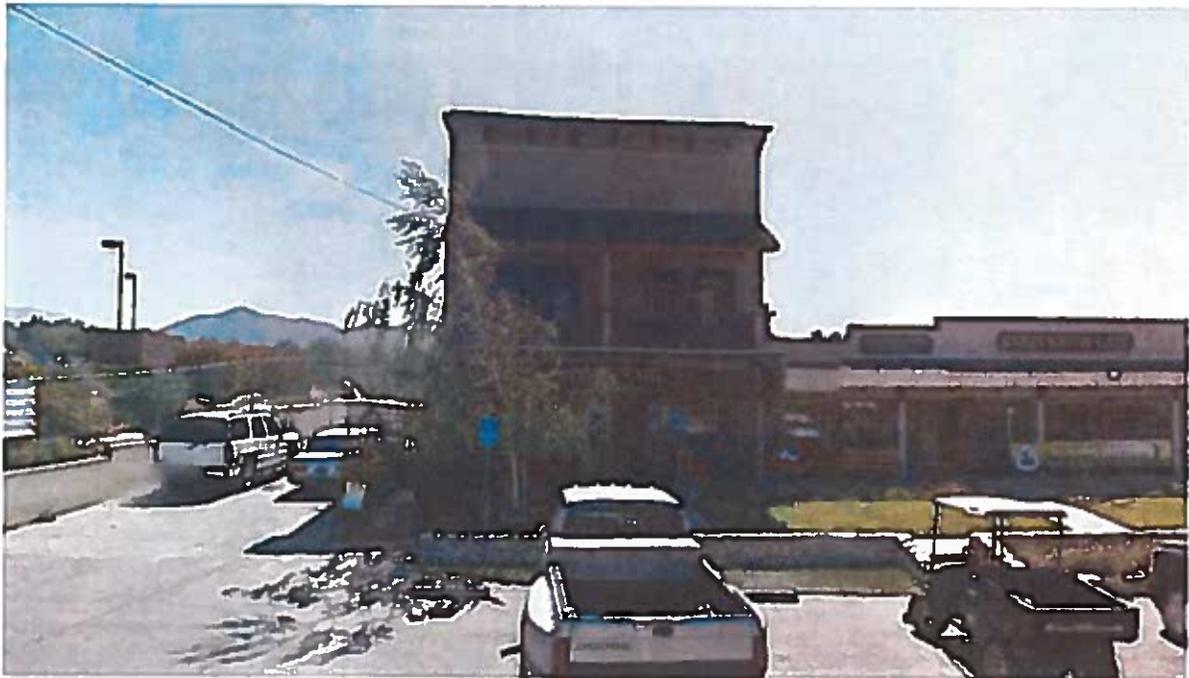
VERIZON WIRELESS "ARES" – SITE PICTURES



Aerial of Site



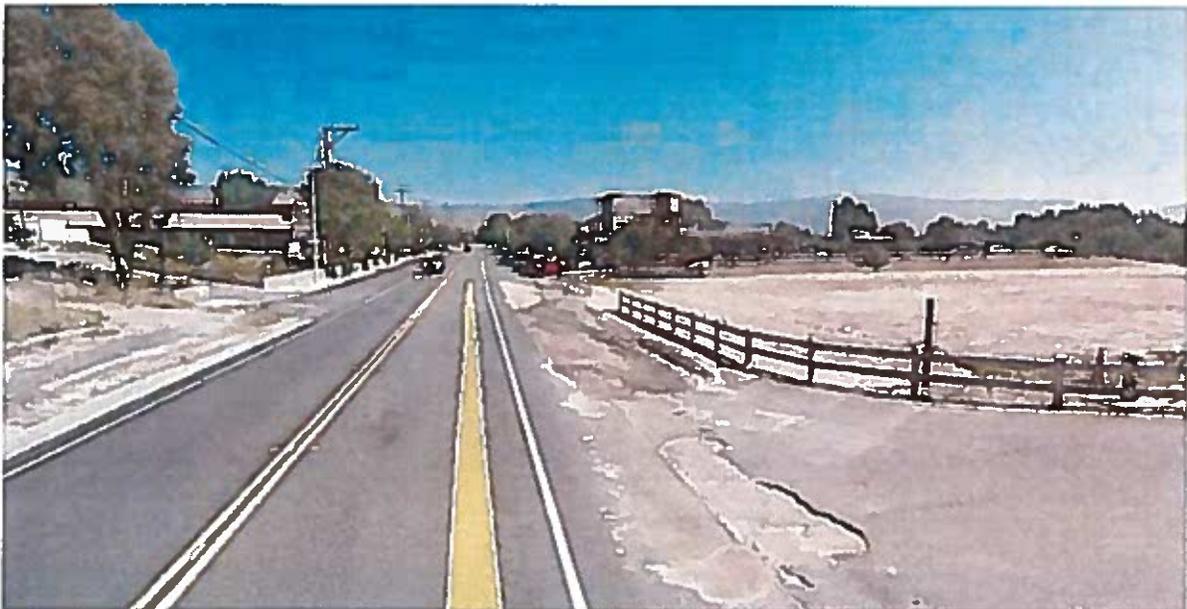
View of Site from South



View of Site from West



View of Site from North



Area Panorama from South (at Cleat Road)



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Printed: Jul 23, 2015



0 100
Feet

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

500' RADIUS MAP
 COUNTY OF LOS ANGELES

LEGEND
 ○ SINGLE FAMILY RESIDENCE
 ALL OTHER USES AS SHOWN

CASE NO
 DATE 01-13-2015
 SCALE: 1" = 100'
LAND USE MAP