



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 2, 2016

TO: Pat Hachiya
Hearing Officer

FROM: Carl Nadela, AICP 
Zoning Permits East Section

SUBJECT: Conditional Use Permit No. RPPL 2016001651-(4)
HO Meeting: August 2, 2016
Agenda Item: 5

The above-mentioned item is a request for a Conditional Use Permit to authorize the continued operation and maintenance of an existing wireless telecommunication facility located on a Southern California Edison facility.

Please find attached a letter received from the Puente Hills Habitat Preservation Authority recommending that pre-construction surveys for raptors be required at the site. To address this, staff recommends the addition of the following condition to the attached Conditions of Approval of the permit:

Prior to any construction work at the site, the permittee shall conduct a survey of the entire tower where the project is located and on any adjoining towers within 500 feet to check for any nest that belongs to any of the raptors protected by California State Law. If a nest is detected, the permittee shall consult with the California Department of Fish and Wildlife (CDFW) and construction work shall not commence until given clearance by CDFW. To document the conduct of such pre-construction survey, the permittee shall submit to Regional Planning a report from a biologist stating that the survey has been conducted prior to the approval of the Exhibit A or any subsequent Revised Exhibits A for the permit.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I APPROVE CONDITIONAL USE PERMIT NO. RPPL 2016-001651-(4) SUBJECT TO THE ATTACHED CONDITIONS AS MODIFIED.

MM:CN



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

July 28, 2016

Carl Nadela
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
cnadela@planning.lacounty.gov

Re: Conditional Use Permit No. RPPL 2016001651-(4), T Mobile West Corporation

Dear Mr. Nadela:

The Puente Hills Habitat Preservation Authority (Habitat Authority) is a joint powers authority established pursuant to California Government Code Section 6500 *et seq.* with a Board of Directors consisting of the City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and the Hacienda Heights Improvement Association. According to its mission, the Habitat Authority is dedicated to the acquisition, restoration, and management of open space in the Puente Hills for preservation of the land in perpetuity, with the primary purpose to protect the biological diversity. Additionally, the agency endeavors to provide opportunities for outdoor education and low-impact recreation. The Habitat Authority owns and or manages over 3,800 acres which lie within the Cities of Whittier and La Habra Heights, as well as in the County unincorporated areas of the Puente Hills known as Hacienda Heights and Rowland Heights. The Puente Hills Preserve is an integral part of the Puente-Chino Hills Wildlife Corridor, an unbroken zone of natural habitat extending nearly 31 miles from the Cleveland National Forest in Orange County to the west end of the Puente Hills and Whittier Narrows.

The Habitat Authority appreciates the opportunity to comment on the Conditional Use Permit (CUP) application from T Mobile West Corporation for the installation of four new panel antennas onto an existing Southern California Edison (SCE) Lattice Tower in the O-S (Open Space) zone.

In addition to restricting work during October through December for migrating mammals through this corridor area (Draft condition #34), the Habitat Authority recommends preconstruction surveys for raptors. Raptors, such as hawks, eagles, falcons, owls, etc., are protected under State law (see Fish and Game Code, Sections 3503, 3503.5, 3505 and 3513, and California Code of Regulation, Title 14, Sections 251.1, 652 and 783-786.6) since they are a valuable resource. To ensure impacts to these species do not occur, and since raptors that are known to use electrical towers for perching and nesting, it is recommended that nesting bird

A Joint Powers Agency created pursuant to California Government Code §6500 *et seq.*
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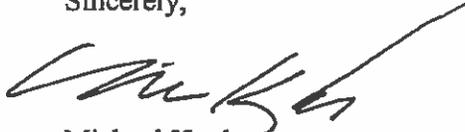


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surveys be conducted just prior to any work occurring to confirm raptors are not using the SCE tower at the Project Site for nesting. If a nest is detected, consultation with California Department of Fish and Wildlife should follow.

Thank you for your consideration, and please include me on the mailing list associated with the proceedings for this Project. Please do not hesitate to contact Lizette Longacre, Ecologist, for discussion at (562) 945-9003 or llongacre@habitatauthority.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Hughes', written over a horizontal line.

Michael Hughes
Vice Chair

cc: Board of Directors
Citizens Technical Advisory Committee