

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: April 10, 2025

HEARING DATE: April 22, 2025 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2024-003105-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2024003325

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 18626 South Susana Road, Rancho Dominguez

OWNER: Compton Vernon Electro LLC

APPLICANT: California Tower, Inc.

CASE PLANNER: Melissa Reyes, Principal Planner
MReyes2@planning.lacounty.gov

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:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-003105-(2), CUP Number RPPL2024003325, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024003325 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

Item No. 4 is a request for a CUP to authorize the continued maintenance and operation of an existing 61-foot-and-five-inch-tall wireless communications facility in the M-1.5-IP (Restricted Heavy Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.22.020 (Principal Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).

HEARING OFFICER MEMO

The Report to the Hearing Officer was provided on February 6, 2025. Staff received a memo from the Hearing Officer, dated February 11, 2025, requesting clarification on the following:

1. Is the applicant asking for a variance from the development standard in subsection E.2.a. of Section 22.140.760 regarding a two-foot separation between the pole and the panels?
2. How far from the pole are the panels mounted now?

A Supplemental Report to the Hearing Officer was provided on February 13, 2025, to address questions No. 1 and 2 ("February Supplemental Report"). However, the Hearing Officer requested further clarification regarding question No. 2. As noted in the February Supplemental Report in response to question No. 2, the antenna layout provided by the applicant was not drawn to scale. The applicant agreed to provide the antenna layout drawn to scale prior to the continued public hearing on April 22, 2025. The Exhibit "A" (Plans) was revised to show that the antenna layout is drawn to scale (see attachment). The panels are mounted at three-feet-and-eleven inches and three-feet-and-two inches from the pole, exceeding the maximum length of two feet from the structure.

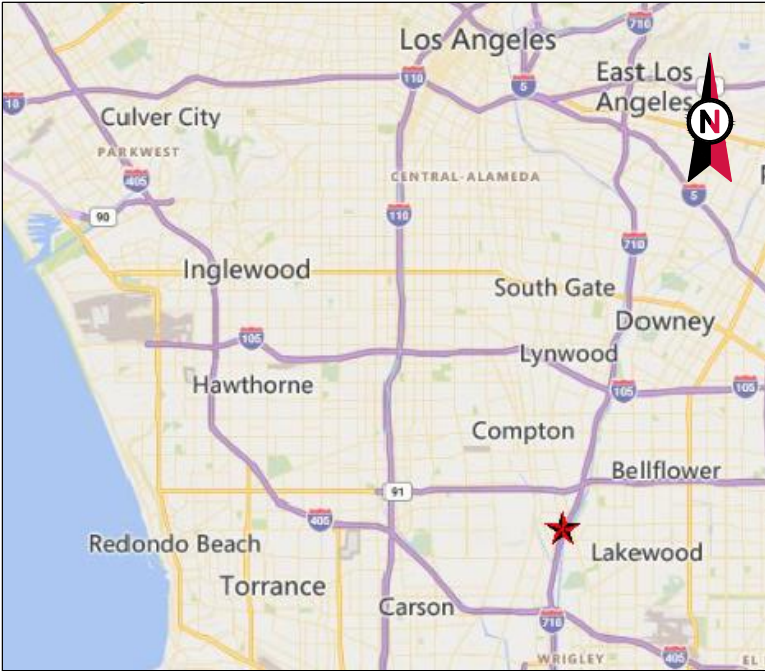
A variance is not required when the distance between the pole and the panels exceeds the maximum length of two feet from the structure. Instead, a waiver from the development standards in County Code Section 22.140.760 is required. The applicant is requesting this waiver. In the February Supplemental Report, the attached Exhibit C (Findings) was revised to include waiver findings. The applicant has not made any changes to their burden of proof, which was attached to the Report to the Hearing Officer as Exhibit E (Applicant's Burden of Proof), because the applicant had already requested the waiver at that time.

Report
Reviewed By: *Csa M. Rodriguez* For C. Sainz
Carmen Sainz, Supervising Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

Attachment:

1. Revised Exhibit "A" (Plans)



VICINITY MAP



AMERICAN TOWER®

SITE NAME: RANCHO DOMINGUEZ
SITE NUMBER: 300846
SITE ADDRESS: 18626 SUSANA RD.
COMPTON, CA 90221



LOCATION MAP



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AP	10/27/23
1	REV TWR ANT + ELEV	MSL	10/29/24
2	REV ANT. PLAN PAGE	EB	02/13/25
3	REVISED SCALES	EB	02/26/25
4	T-ARM STAND-OFF DIM.	EB	03/31/25

ATC SITE NUMBER:

300846

ATC SITE NAME:

RANCHO DOMINGUEZ

SITE ADDRESS:

18626 SUSANA RD.
COMPTON, CA 90221

SEAL:



Scott
Fletcher

Digitally signed
by Scott Fletcher
Date: 2025.03.31
17:04:07 -04'00'

DATE DRAWN: 10/27/23
ATC JOB NO: 14562241_E1

TITLE SHEET

SHEET NUMBER:

G-001

REVISION:

4

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. 2022 CALIFORNIA ADMINISTRATIVE CODE 2. 2022 CALIFORNIA BUILDING CODE 3. 2022 CALIFORNIA RESIDENTIAL CODE 4. 2022 CALIFORNIA ELECTRICAL CODE 5. 2022 CALIFORNIA PLUMBING CODE 6. 2022 CALIFORNIA ENERGY CODE 7. 2022 CALIFORNIA FIRE CODE 8. 2022 CALIFORNIA EXISTING BUILDING CODE 9. 2021 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS:</u></p> <p>18626 SUSANA RD. COMPTON, CA 90221 COUNTY: LOS ANGELES</p> <p><u>GEOGRAPHIC COORDINATES:</u></p> <p>LATITUDE: 33.85868208 LONGITUDE: -118.20306153 GROUND ELEVATION: 46' AMSL</p> <p><u>ZONING INFORMATION:</u></p> <p>JURISDICTION: LOS ANGELES COUNTY PARCEL NUMBER: 7306-021-033</p>	<p>THIS SUBMITTAL IS FOR RE-PERMITTING WITH LOS ANGELES COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.</p>	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
			G-001	TITLE SHEET	4	03/31/25	EB
			V-101	AS BUILT/TITLE AND BOUNDARY PLAN			
			V-102	EXISTING CONDITIONS AND TOPOGRAPHIC PLAN			
			C-101	OVERALL SITE PLAN	0	10/27/23	AP
			C-102	DETAILED SITE PLAN	3	02/26/25	EB
			C-201	TOWER ELEVATIONS	1	10/29/24	MSL
			C-202	TOWER ELEVATIONS	1	10/29/24	MSL
			C-401	ANTENNA LAYOUT AND SCHEDULE	4	03/31/25	EB
			C-501	SIGNAGE	0	10/27/23	AP

PROJECT SUMMARY

FIELD SURVEY DATE: 01/23/2023

SITE ADDRESS: 18626 SUSANA ROAD, COMPTON, CA 90221-5696

PARCEL INFORMATION

OWNER: COMPTON VERNON ELECTRO, LLC

OWNER ADDRESS: N/A

APN: 7306-021-033

TOTAL AREAS:

PARENT PARCEL: 1.11± ACRES

ATC LEASE AREA: 943 S.F. 0.02± ACRES

ATC EXPANSION AREA: 65 S.F. 0.002± ACRES

20' ACCESS AND UTILITY EASEMENT: 5757 S.F. 0.13± ACRES

GEOGRAPHIC COORDINATES OF TOWER:

LATITUDE: 33°51'31.22" N

LONGITUDE: 118°12'10.98" W

VERTICAL DATUM: N.A.V.D. 1988

HORIZONTAL DATUM: NAD83 (2011)

GROUND ELEVATION: 46'

BEARINGS ARE BASED ON CALIFORNIA STATE PLANE COORDINATES, ZONE FIVE.

FLOODPLAIN:

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.

COMMUNITY PANEL NO.: 06037C1995F

DATED: 09/26/2008

BOUNDARY NOTE

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT, ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT

AT THE TIME OF THE SURVEY, THERE WAS VISIBLE EVIDENCE OF AN ENCROACHMENT AS FOLLOWS:

A THE PROVIDED ACCESS EASEMENT ENCROACHES ONTO ADJACENT PARCEL, WHICH WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

ATC LEASE AREA, ATC EXPANSION AREA, 20' ACCESS AND UTILITY EASEMENT ARE CONTAINED ENTIRELY WITHIN THE PARENT PARCEL.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA SUSANA ROAD, A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS THAT AFFECT THE LEASE OR EASEMENT AREA, OR THE ACCESS AND UTILITY EASEMENTS AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

4. THIS IS AN AS-BUILT TOWER SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A CALIFORNIA REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS JANUARY 23, 2023.

5. BEARINGS ARE BASED ON CALIFORNIA FIVE STATE PLANE COORDINATES NAD 83 (2011) BY GPS OBSERVATION.

6. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

7. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT TOWER SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

8. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

9. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT, ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

10. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT, ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

LEGAL DESCRIPTIONS

PARENT PARCEL - AS PROVIDED:

THAT PORTION OF PARCEL 1 OF LICENSED SURVEYOR'S MAP IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 71 PAGE 31 RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SUSANA ROAD, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, AS DOCUMENT NO. 3614, RECORDED MARCH 19, 1957, IN BOOK 53962 PAGE 161, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHERLY EXTREMITY OF THAT PORTION OF SAID CENTER LINE DESCRIBED AS BEARING SOUTH 25° 25' 00" WEST 1559.79 FEET, THENCE LEAVING SAID CENTER LINE SOUTH 64° 35' 00" EAST 50 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUSANA ROAD, SAID POINT BEING IN A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1050 FEET; A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 64° 35' 00" EAST, AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SUSANA ROAD, SOUTH 25° 25' 00" WEST, 129.69 FEET; THENCE SOUTH 59° 24' 51" EAST, 284.80 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY, RECORDED ON JULY 25, 1958, AS DOCUMENT NO. 2815 IN BOOK D-166 PAGE 301, OFFICIAL RECORDS OF SAID COUNTY I SHOWN AS HAVING A BEARING OF NORTH 30° 35' 00" EAST, THENCE ALONG SAID WESTERLY LINE, NORTH 30° 35' 00" EAST 185 FEET TO THE SOUTHWESTERLY LINE OF THE LAND, DESCRIBED IN THE DEED OF TRUST RECORDED SEPTEMBER 25, 1958, AS DOCUMENT NO. 1504 IN BOOK 52389 PAGE 416, OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 59° 24' 51" WEST, 300.15 FEET TO SAID EASTERLY LINE OF SUSANA ROAD, SAID EASTERLY LINE BEING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1050 FEET; THENCE SOUTHERLY ALONG SAID CURVE 36.04 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL MINERAL AND WATER RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LANDS HEREBY CONVEYED OR ANY PORTION OF THE SUBSURFACE WITHIN TWO HUNDRED FEET OF THE SURFACE, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, BY DEED RECORDED JUNE 1, 1967.

ATC LEASE AREA - AS PROVIDED, AS SURVEYED:

THAT PORTION OF PARCEL 1 OF LICENSED SURVEYOR'S MAP IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 71 PAGE 31 RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A SPIKE AND WASHER AT A POINT IN THE CENTER LINE OF SUSANA ROAD, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, AS DOCUMENT NO. 3614, RECORDED MARCH 19, 1957, IN BOOK 53962 PAGE 161, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHERLY EXTREMITY OF THAT PORTION OF SAID CENTER LINE DESCRIBED AS BEARING SOUTH 25° 25' 00" WEST 1559.79 FEET, FROM WHICH A SPIKE AND WASHER AT THE APPARENT CENTERLINE INTERSECTION OF SUSANA ROAD AND MARIA STREET BEARS SOUTH 25° 36' 26" EAST, 125.00 FEET; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 64° 23' 34" EAST 50.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUSANA ROAD, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SUSANA ROAD, SOUTH 25° 36' 26" WEST, 129.69 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 59° 13' 25" EAST, 237.60 FEET; THENCE NORTH 30° 46' 35" EAST, 8.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 30° 46' 35" EAST, 18.00 FEET; THENCE SOUTH 59° 13' 25" EAST, 47.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL, THENCE SOUTH 30° 46' 35" WEST ALONG SAID EASTERLY BOUNDARY, 24.27 FEET; THENCE NORTH 59° 13' 25" WEST, 15.43 FEET; THENCE NORTH 30° 46' 35" EAST, 6.27 FEET; THENCE NORTH 59° 13' 25" WEST, 31.97 FEET TO THE POINT OF BEGINNING. CONTAINING 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

ATC EXPANSION AREA - AS SURVEYED:

THAT PORTION OF PARCEL 1 OF LICENSED SURVEYOR'S MAP IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 71 PAGE 31 RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A SPIKE AND WASHER AT A POINT IN THE CENTER LINE OF SUSANA ROAD, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, AS DOCUMENT NO. 3614, RECORDED MARCH 19, 1957, IN BOOK 53962 PAGE 161, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHERLY EXTREMITY OF THAT PORTION OF SAID CENTER LINE DESCRIBED AS BEARING SOUTH 25° 25' 00" WEST 1559.79 FEET, FROM WHICH A SPIKE AND WASHER AT THE APPARENT CENTERLINE INTERSECTION OF SUSANA ROAD AND MARIA STREET BEARS SOUTH 25° 36' 26" EAST, 125.00 FEET; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 64° 23' 34" EAST 50.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUSANA ROAD, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SUSANA ROAD, SOUTH 25° 36' 26" WEST, 129.69 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 59° 13' 25" EAST, 237.60 FEET; THENCE NORTH 30° 46' 35" EAST, 8.18 FEET; THENCE CONTINUING NORTH 30° 46' 35" EAST, 18.00 FEET; THENCE SOUTH 59° 13' 25" EAST, 47.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL, THENCE SOUTH 30° 46' 35" WEST ALONG SAID EASTERLY BOUNDARY, 24.27 FEET; THENCE NORTH 59° 13' 25" WEST, 15.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59° 13' 25" WEST, 36.18 FEET TO THE POINT OF TERMINUS. CONTAINING 65 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

20' ACCESS AND UTILITY EASEMENT - AS PROVIDED:

THAT PORTION OF PARCEL 1 OF LICENSED SURVEYOR'S MAP IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 71 PAGE 31 RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND GUADALUPE M DOMINGUEZ 298.27 AC ALLOTMENT, LOS ANGELES COUNTY, CALIFORNIA, BEING A STRIP OF LAND 20.00 FEET WIDE, 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A SPIKE AND WASHER AT A POINT IN THE CENTER LINE OF SUSANA ROAD, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, AS DOCUMENT NO. 3614, RECORDED MARCH 19, 1957, IN BOOK 53962 PAGE 161, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHERLY EXTREMITY OF THAT PORTION OF SAID CENTER LINE DESCRIBED AS BEARING SOUTH 25° 25' 00" WEST 1559.79 FEET, FROM WHICH A SPIKE AND WASHER AT THE APPARENT CENTERLINE INTERSECTION OF SUSANA ROAD AND MARIA STREET BEARS SOUTH 25° 36' 26" EAST, 125.00 FEET; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 64° 23' 34" EAST 50.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUSANA ROAD, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SUSANA ROAD, SOUTH 25° 36' 26" WEST, 93.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 59° 13' 25" EAST, 308.18 FEET; THENCE SOUTH 30° 46' 35" WEST, 36.18 FEET TO THE POINT OF TERMINUS. CONTAINING 6901 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

20' ACCESS AND UTILITY EASEMENT - AS SURVEYED:

THAT PORTION OF PARCEL 1 OF LICENSED SURVEYOR'S MAP IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 71 PAGE 31 RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND GOVERNMENT PARCEL WITH TAX LOT NO. 7306-021-900, BEING A STRIP OF LAND 20.00 FEET WIDE, 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A SPIKE AND WASHER AT A POINT IN THE CENTER LINE OF SUSANA ROAD, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, AS DOCUMENT NO. 3614, RECORDED MARCH 19, 1957, IN BOOK 53962 PAGE 161, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHERLY EXTREMITY OF THAT PORTION OF SAID CENTER LINE DESCRIBED AS BEARING SOUTH 25° 25' 00" WEST 1559.79 FEET, FROM WHICH A SPIKE AND WASHER AT THE APPARENT CENTERLINE INTERSECTION OF SUSANA ROAD AND MARIA STREET BEARS SOUTH 25° 36' 26" EAST, 125.00 FEET; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 64° 23' 34" EAST 50.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUSANA ROAD, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SUSANA ROAD, SOUTH 25° 36' 26" WEST, 93.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 59° 13' 25" EAST, 287.87 FEET TO THE POINT OF TERMINUS. CONTAINING 5757 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

SURVEY PLAN

MONUMENT AS NOTED

EXISTING SANITARY SEWER MANHOLE

EXISTING UTILITY POLE

EXISTING PROPERTY

EXISTING ADJACENT PROPERTY

EXISTING EASEMENT

EXISTING CONTOUR (MAJOR)

EXISTING CONTOUR (MINOR)

EXISTING CHAIN-LINK FENCE

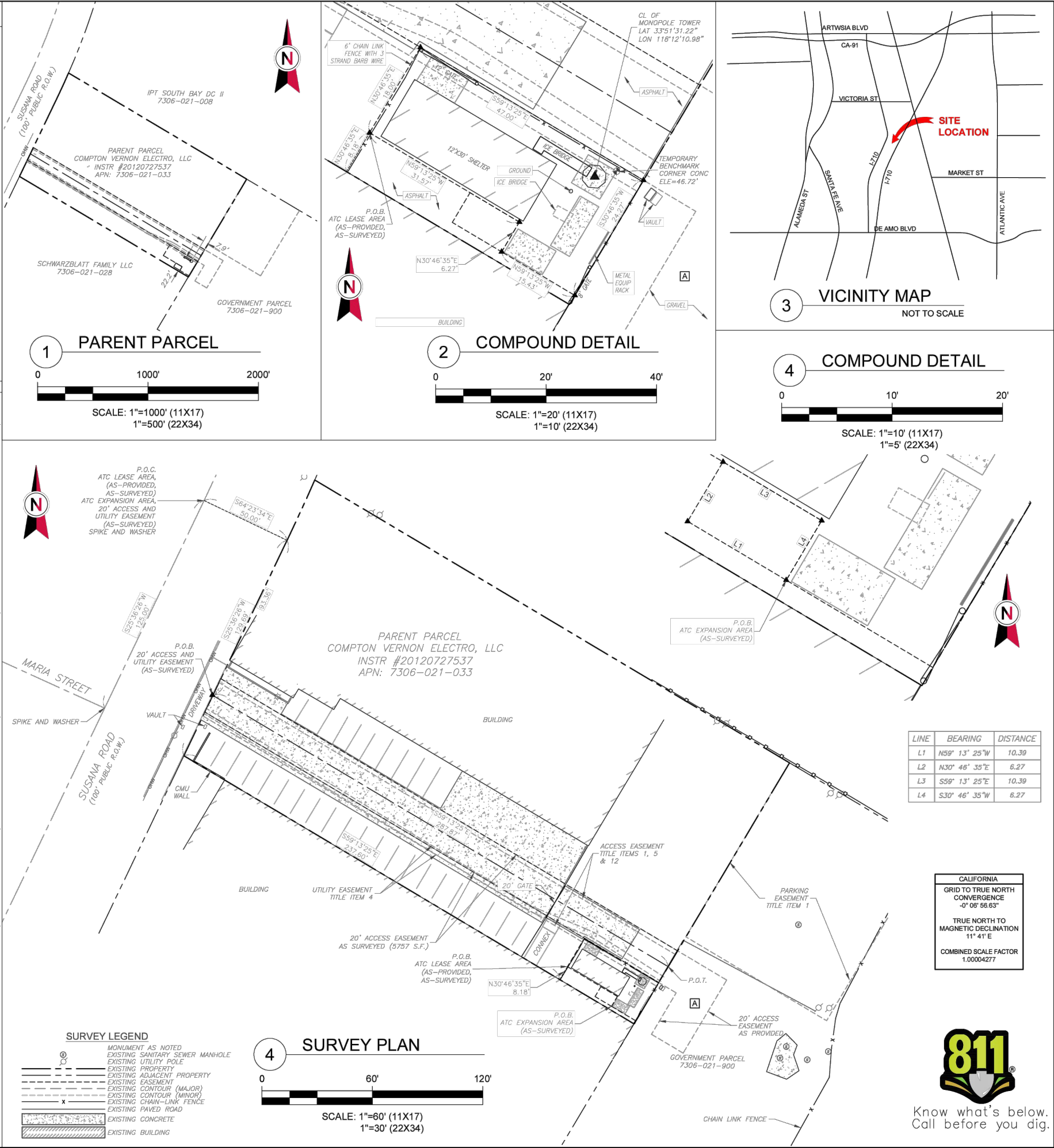
EXISTING PAVED ROAD

EXISTING CONCRETE

EXISTING BUILDING

SCALE: 1"=60' (11X17)

1"=30' (22X34)



AMERICAN TOWER®

ATC TOWER SERVICES, INC.

3500 REGENCY PARKWAY

SUITE 100

CARY, NC 27518

PHONE: (919) 468-0112

FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
3	UPDATED CORAL REPORT	SDS	10/17/23
4	ADD ACCESS EASEMENT	SDS	10/20/23
5	COMMENTS	SDS	10/24/23

ATC SITE NUMBER:

300846

ATC SITE NAME:

RANCHO DOMINGUEZ

SITE ADDRESS:

18626 SUSANA ROAD

COMPTON, CA 90221-5696

SURVEY CERTIFICATE:

TO AMERICAN TOWER CORPORATION AND LINCOLN ABSTRACT & SETTLEMENT SERVICES :

I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON: 01/23/23.

DATE OF PLAT OR MAP: 01/26/23

(PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL)

Timothy Leigh Fish, PLS

CA PLS #9566

SMW Engineering Group, Inc.

158 Business Center Drive

Birmingham, Alabama 35244

Ph: 205-252-6965

www.smweng.com

PROJECT NO. 21-0903

DRAWN BY:	SDS
APPROVED BY:	TLF
DATE DRAWN:	01/26/23
ATC JOB NO:	300846

AS BUILT/TITLE AND BOUNDARY PLAN

SHEET NUMBER:

V-101

SHEET 1 OF 2

REVISION:

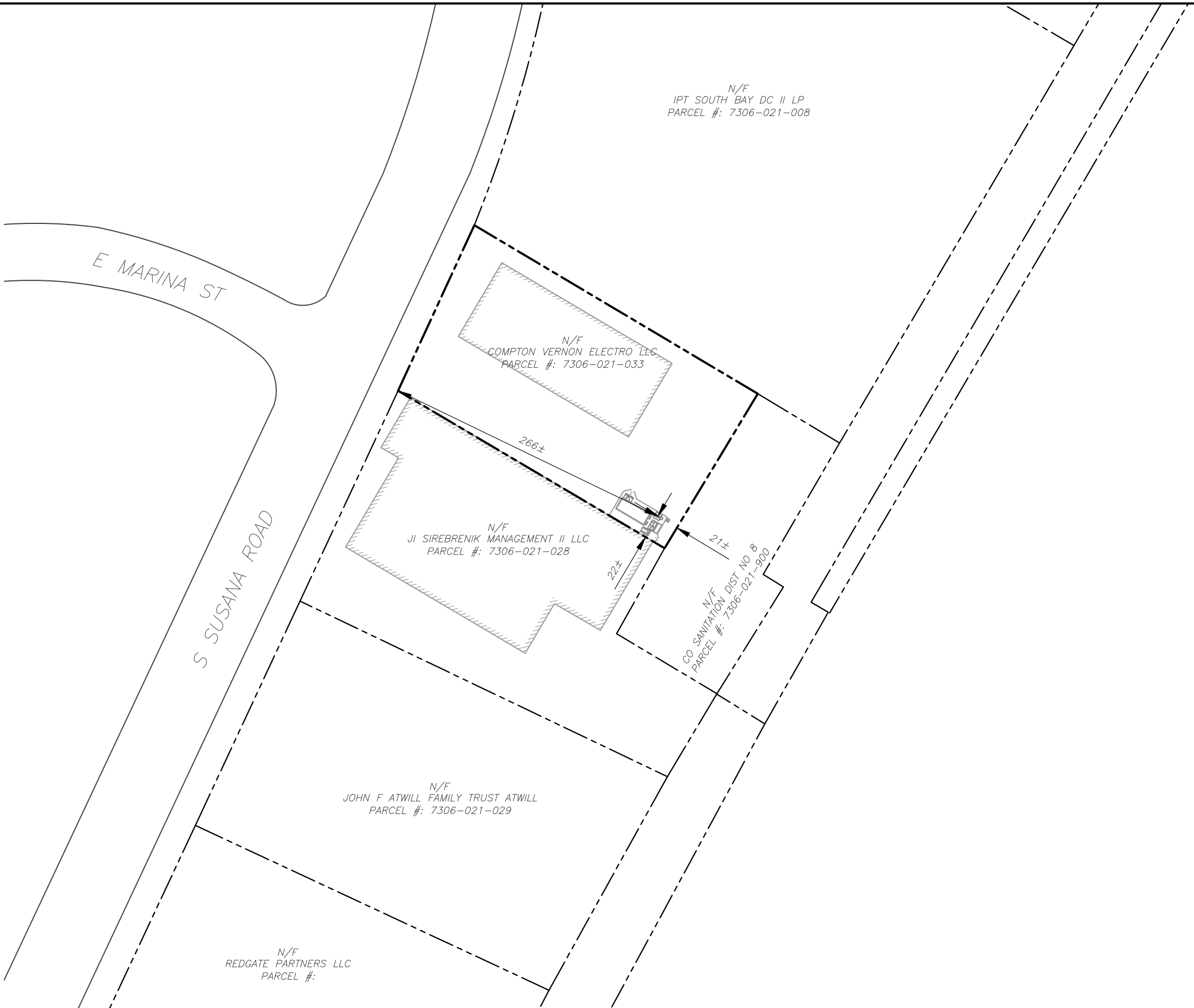
5

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NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.

- SURVEY LEGEND**
- EXISTING PROPERTY
 - - - EXISTING ADJ. PROPERTY
 - - - - EXISTING EASEMENT
 - XXX — EXISTING CONTOUR (MAJOR)
 - - - XXX - - - EXISTING CONTOUR (MINOR)
 - ~ ~ ~ EXISTING TREELINE
 - x — x — EXISTING CHAINLINK FENCE
 - [Hatched Box] EXISTING BUILDING
 - SD — SD — EXISTING STORM DRAIN
 - ===== EXISTING ROAD (DIRT)
 - ===== EXISTING ROAD (STONE)
 - ===== EXISTING ROAD (PAVED)
 - [Stippled Box] EXISTING CONCRETE
 - - - - - EXISTING LEASE AREA



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AP	10/27/23

ATC SITE NUMBER:

300846

ATC SITE NAME:

RANCHO DOMINGUEZ

SITE ADDRESS:

18626 SUSANA RD.
COMPTON, CA 90221

SEAL:



Digitally Signed: 2025-03-31

DATE DRAWN:	10/27/23
ATC JOB NO:	14562241_E1

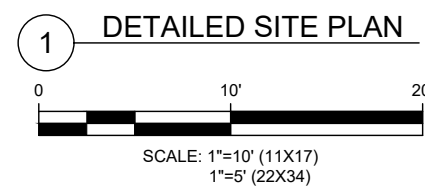
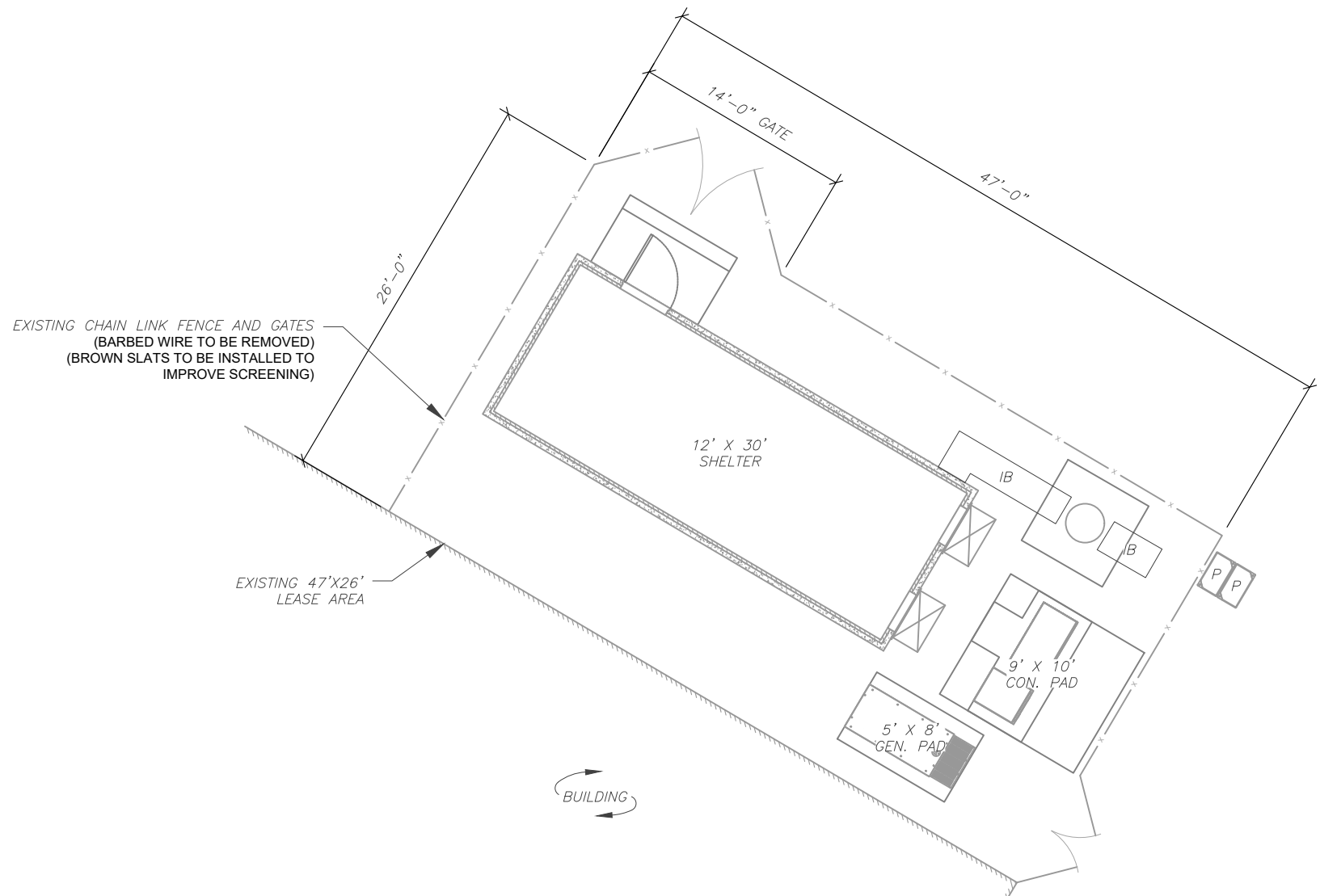
OVERALL SITE PLAN

SHEET NUMBER:

C-101

REVISION:

0



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AP	10/27/23
1	REV TWR ANT + ELEV	MSL	10/29/24
3	REVISED SCALES	EB	02/26/25

ATC SITE NUMBER:

300846

ATC SITE NAME:

RANCHO DOMINGUEZ

SITE ADDRESS:

18626 SUSANA RD.
COMPTON, CA 90221

SEAL:



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DATE DRAWN:	10/27/23
ATC JOB NO:	14562241_E1

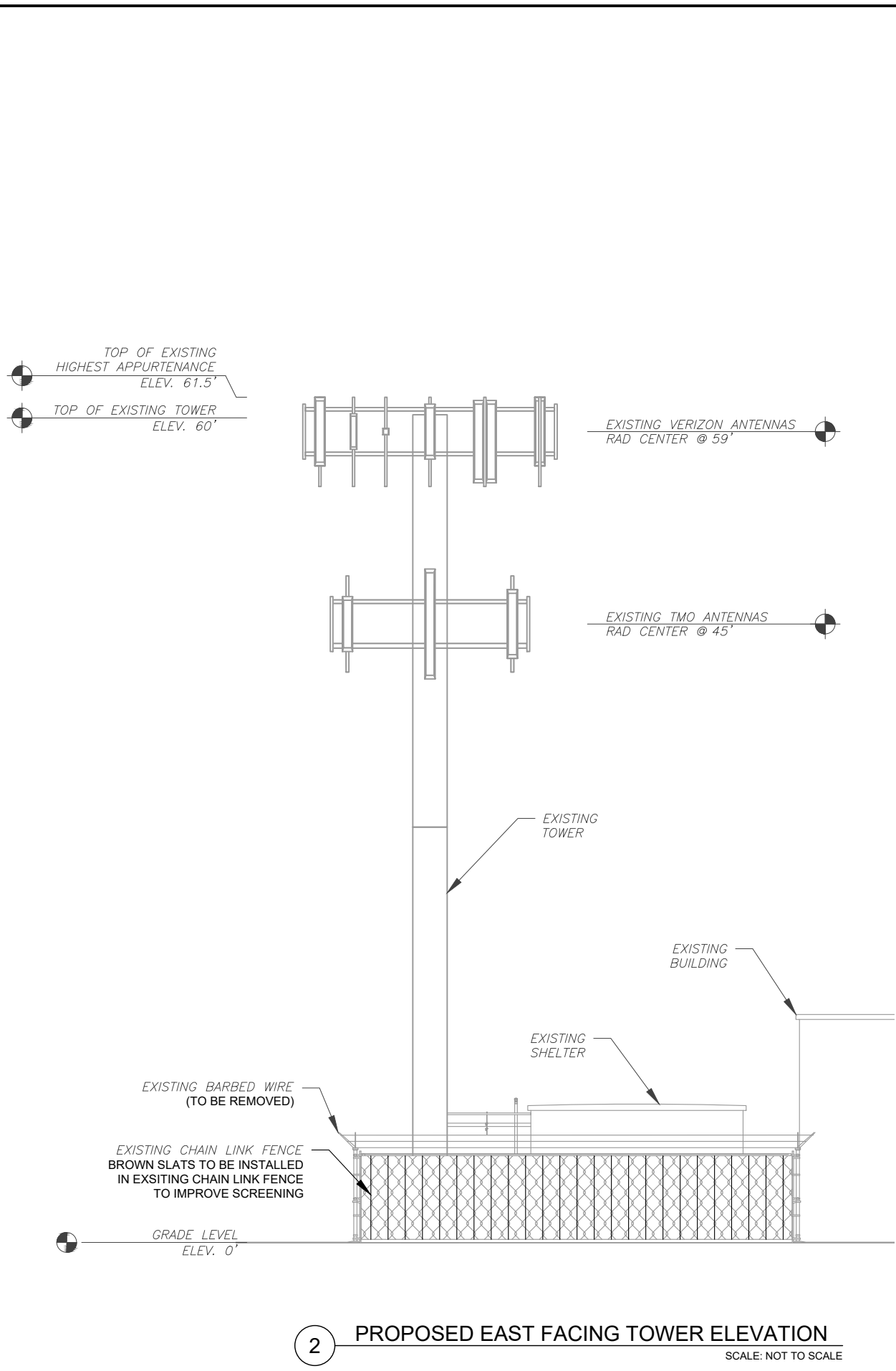
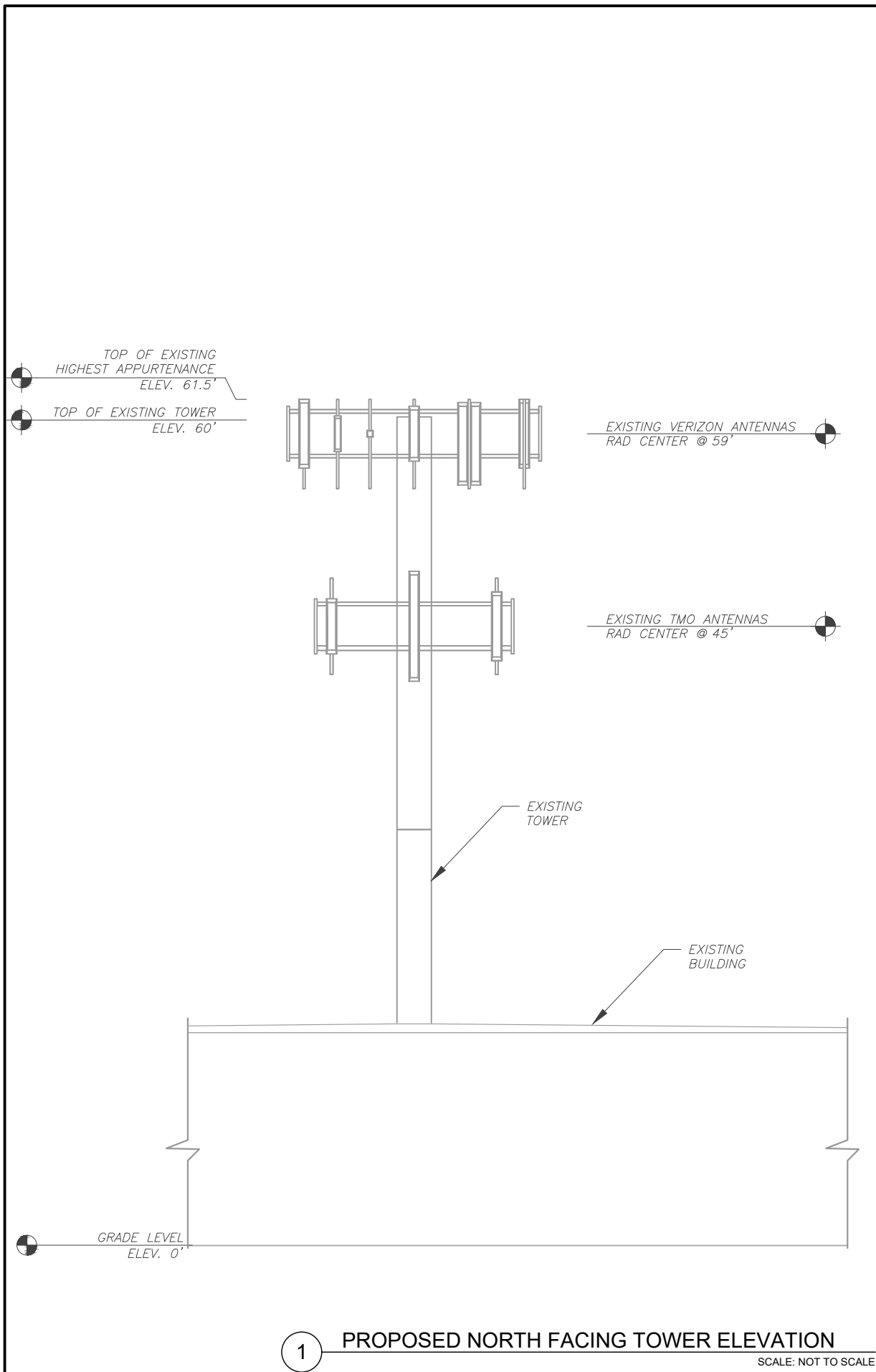
DETAILED SITE PLAN

SHEET NUMBER:

C-102

REVISION:

3



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0	FOR CONSTRUCTION	AP	10/27/23
1	REV TWR ANT + ELEV	MSL	10/29/24

ATC SITE NUMBER:
300846

ATC SITE NAME:
RANCHO DOMINGUEZ

SITE ADDRESS:
18626 SUSANA RD.
COMPTON, CA 90221

SEAL:

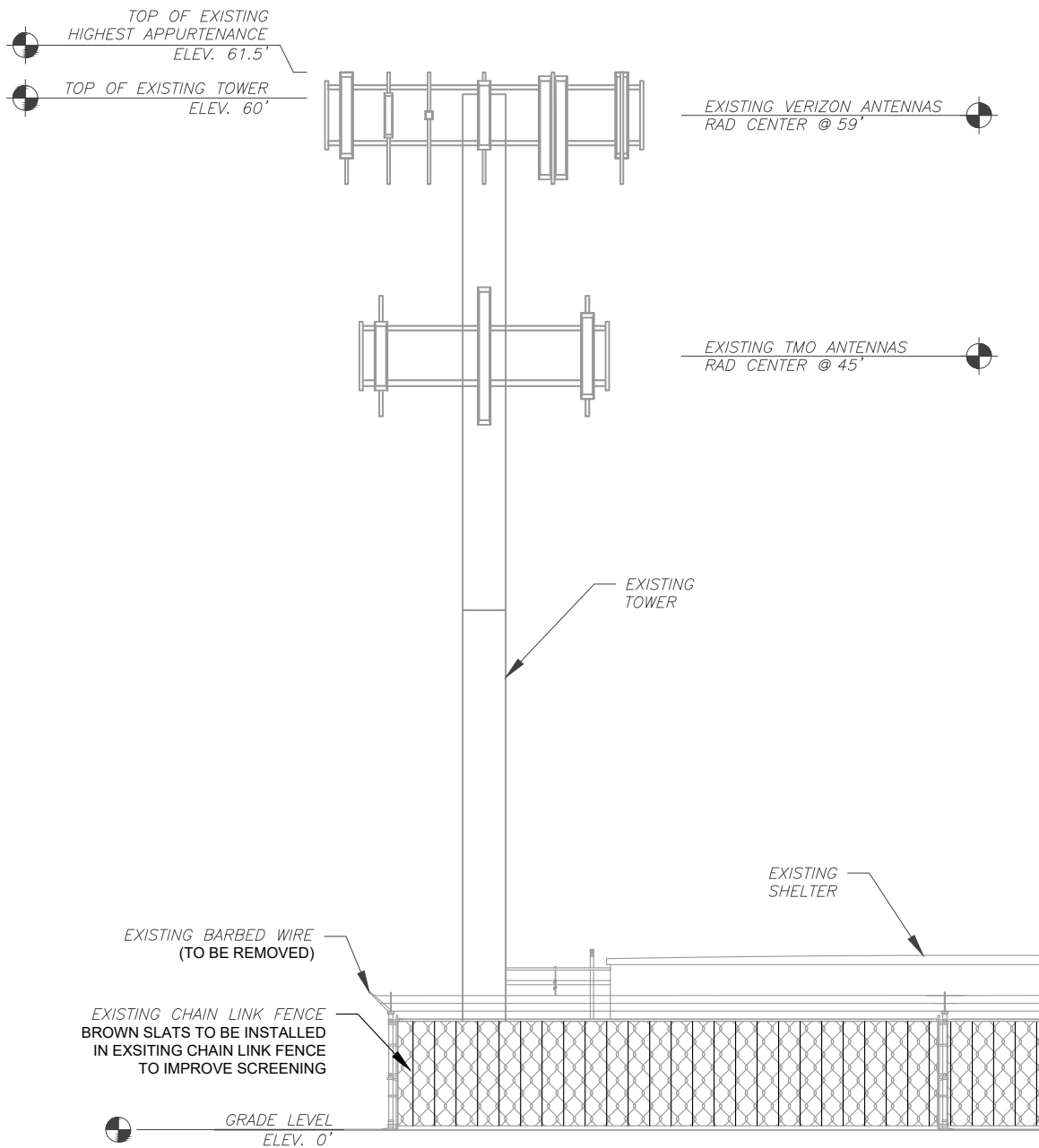


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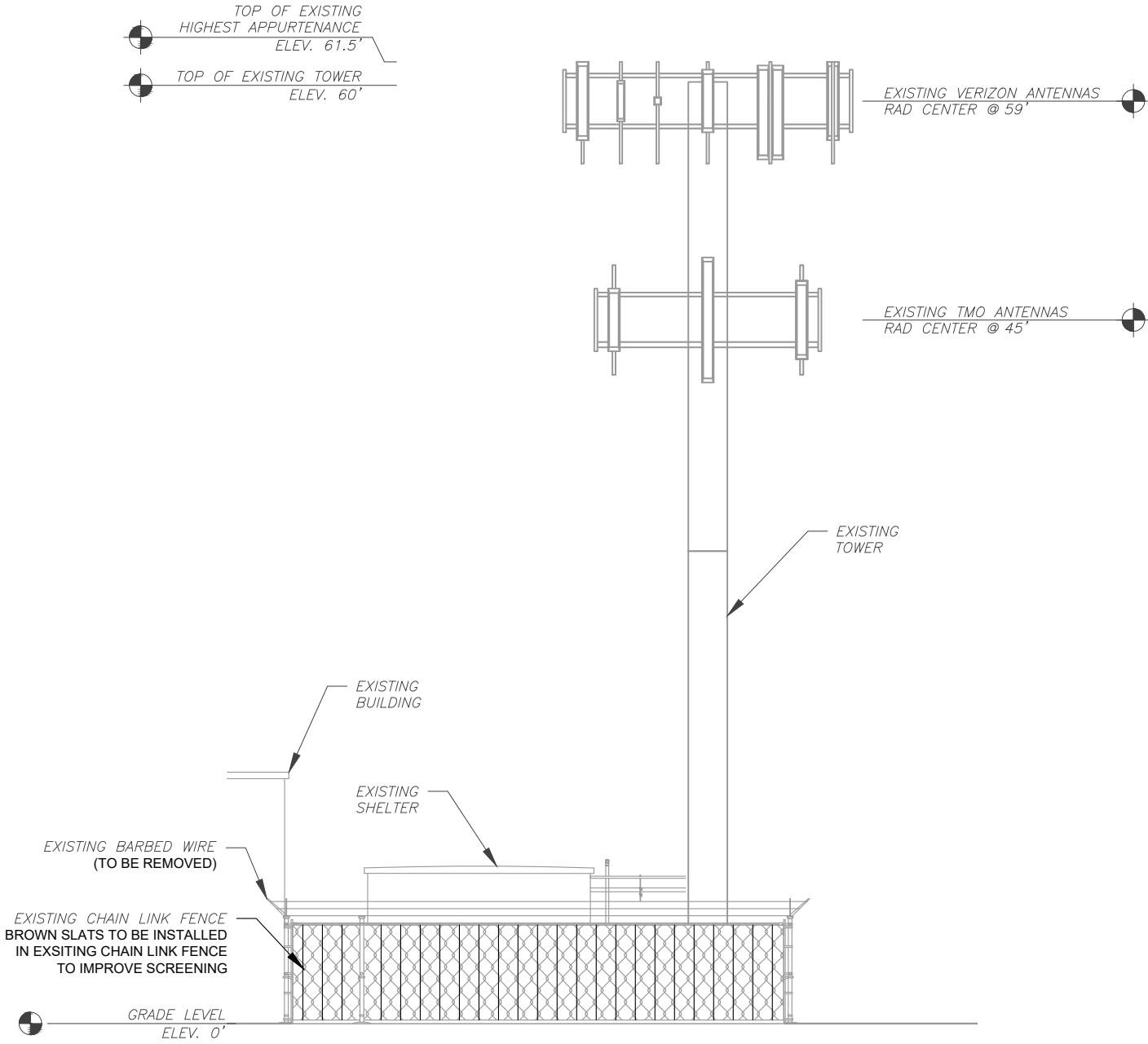
DATE DRAWN:	10/27/23
ATC JOB NO:	14562241_E1

TOWER ELEVATIONS

SHEET NUMBER:	REVISION:
C-201	1



1 PROPOSED SOUTH FACING TOWER ELEVATION
SCALE: NOT TO SCALE



2 PROPOSED WEST FACING TOWER ELEVATION
SCALE: NOT TO SCALE



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SUITE 100
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1	REV TWR ANT + ELEV	MSL	10/29/24

ATC SITE NUMBER:
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RANCHO DOMINGUEZ

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18626 SUSANA RD.
COMPTON, CA 90221

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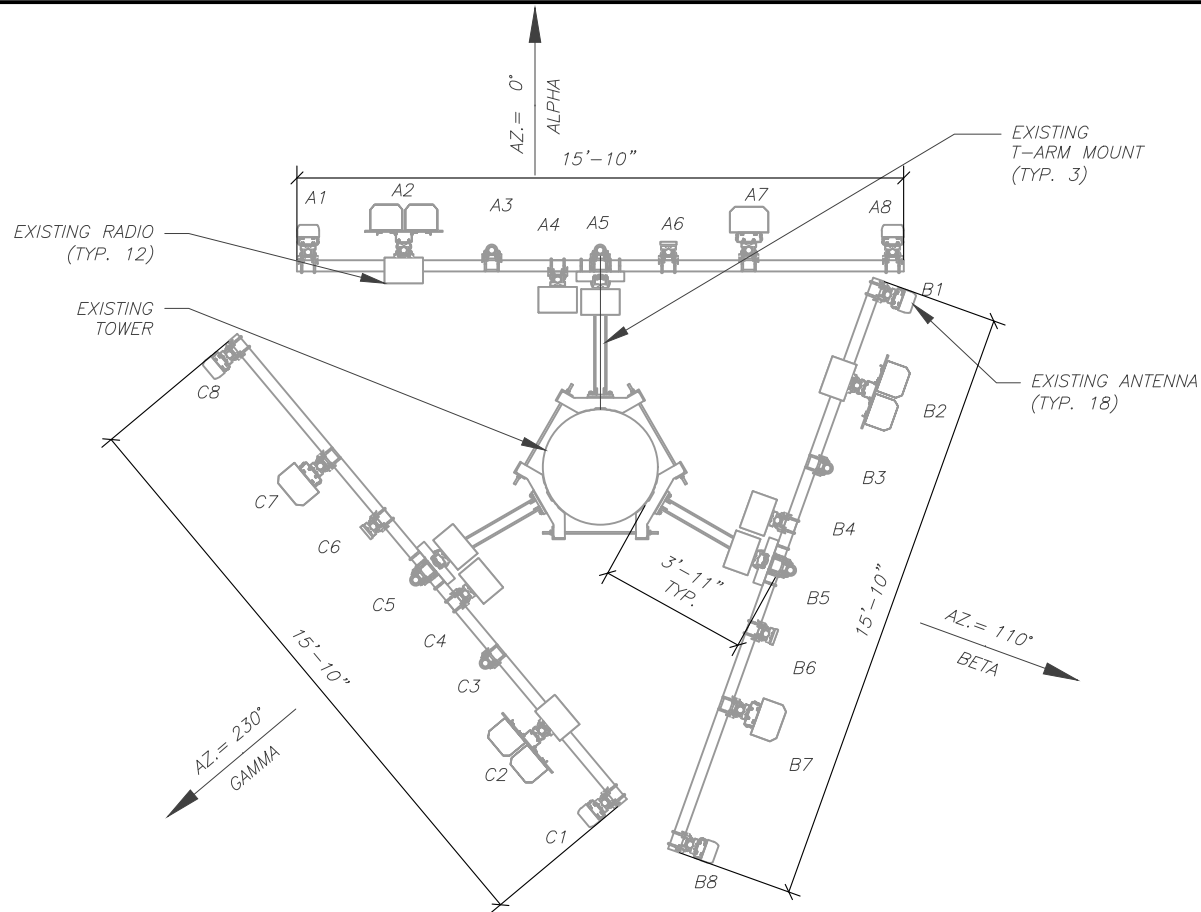


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DATE DRAWN:	10/27/23
ATC JOB NO:	14562241_E1

TOWER ELEVATIONS

SHEET NUMBER:	REVISION:
C-202	1



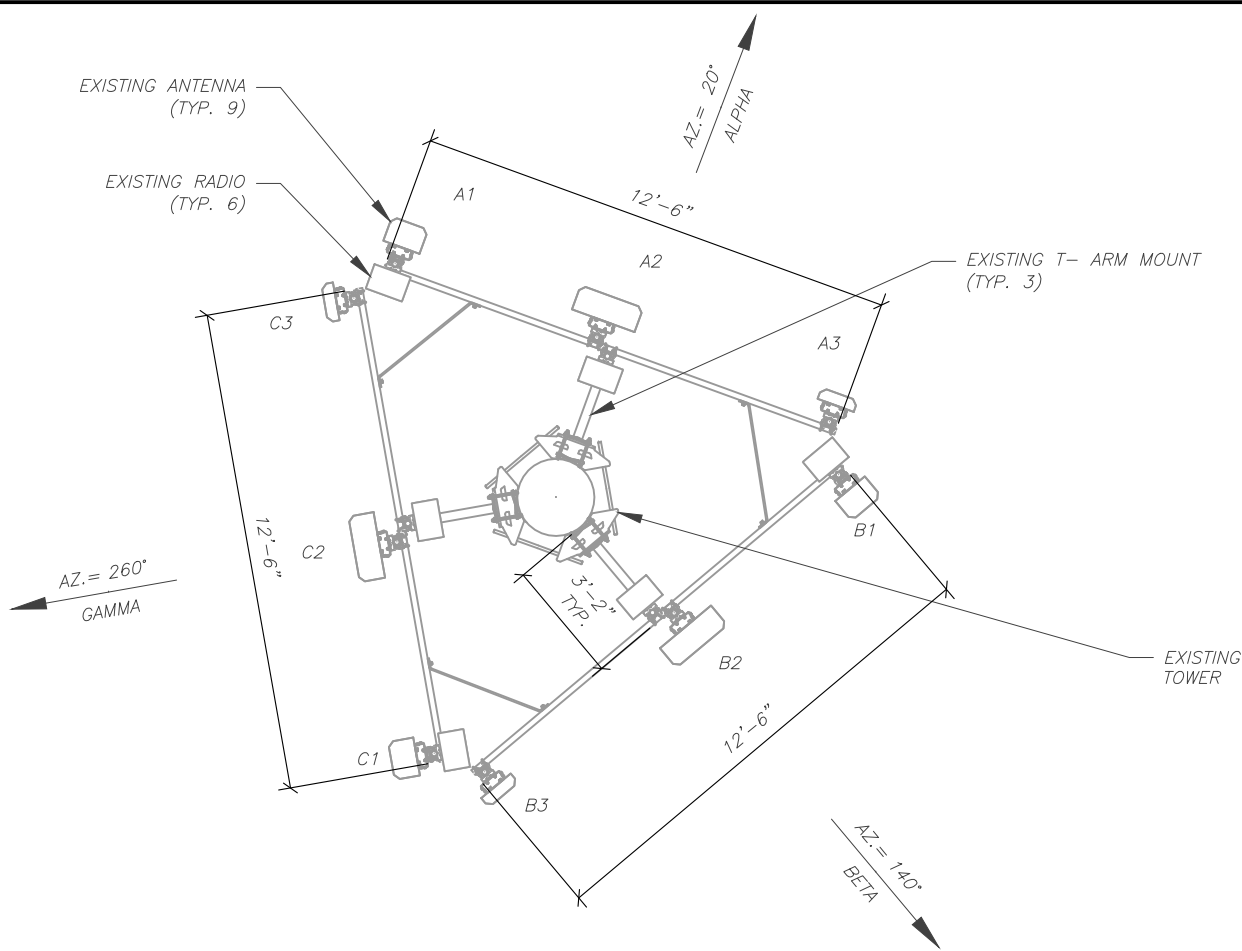
1 ANTENNA LAYOUT @ 59' RAD HEIGHT



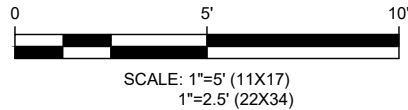
EXISTING ANTENNA SCHEDULE						
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	ADDITIONAL TOWER MOUNTED EQUIPMENT	CABLE DESCRIPTION
ALPHA	59'	0°	A1	7143.24-00	—	(12) 7/8" COAX CABLES (2) 6X12 1-5/8" HYBRIFLEX CABLES
			A2	(2) SBNHH-1D65B	RADIO 4449 - B13&B5	
			A3	—	—	
			A4	—	RRUS 32 B2	
			A5	—	RRUS 32 B66A	
			A6	KRE 105 281/1	RADIO 4408	
			A7	AIR 6449 B77D/ C-Band	—	
			A8	7143.24-00	—	
BETA	59'	110°	B1	7143.24-00	—	
			B2	(2) SBNHH-1D65B	RADIO 4449 - B13&B5	
			B3	—	—	
			B4	—	RRUS 32 B2	
			B5	—	RRUS 32 B66A	
			B6	KRE 105 281/1	RADIO 4408	
			B7	AIR 6449 B77D/ C-Band	—	
			B8	7143.24-00	—	
GAMMA	59'	230°	C1	7143.24-00	—	
			C2	(2) SBNHH-1D65B	RADIO 4449 - B13&B5	
			C3	—	—	
			C4	—	RRUS 32 B2	
			C5	—	RRUS 32 B66A	
			C6	KRE 105 281/1	RADIO 4408	
			C7	AIR 6449 B77D/ C-Band	—	
			C8	7143.24-00	—	

2 ANTENNA SCHEDULE @ 59' RAD HEIGHT

SCALE: NOT TO SCALE



3 ANTENNA LAYOUT @ 45' RAD HEIGHT



EXISTING ANTENNA SCHEDULE						
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	ADDITIONAL TOWER MOUNTED EQUIPMENT	CABLE DESCRIPTION
ALPHA	45'	20°	A1	Air6449 B41	4424 B25	(3) 1-1/4" (1.25"-31.8MM) FIBER (1) 7/8" (0.88"-22.2MM) FIBER (10) 7/8" COAX
			A2	APXVAARR24_43-U-NA20	RADIO 4449 B71 B85A	
			A3	Air 3246 B66	—	
BETA	45'	140°	B1	Air6449 B41	4424 B25	
			B2	APXVAARR24_43-U-NA20	RADIO 4449 B71 B85A	
			B3	Air 3246 B66	—	
GAMMA	45'	260°	C1	Air6449 B41	4424 B25	
			C2	APXVAARR24_43-U-NA20	RADIO 4449 B71 B85A	
			C3	Air 3246 B66	—	

4 ANTENNA SCEDULE @ 45' RAD HEIGHT

SCALE: NOT TO SCALE

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0	FOR CONSTRUCTION	AP	10/27/23
1	REV TWR ANT + ELEV	MSL	10/29/24
2	REV ANT. PLAN PAGE	EB	02/13/25
3	REVISED SCALES	EB	02/26/25
4	T-ARM STAND-OFF DIM.	EB	03/31/25

ATC SITE NUMBER:
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SITE ADDRESS:
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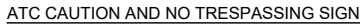


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DATE DRAWN: 10/27/23
ATC JOB NO: 14562241_E1

ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER:
C-401
REVISION:
4



REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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COMPTON, CA 90221

SEAL:



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DATE DRAWN:	10/27/23
ATC JOB NO:	14562241_E1

SIGNAGE

SHEET NUMBER:

C-501

REVISION:

0

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