

AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN Chief Deputy Director, Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	November 22, 2023			
HEARING DATE:	December 5, 2023	AGENDA ITEM:	6	
PROJECT NUMBER:	PRJ2023-001922-(1)			
PERMIT NUMBER(S):	Conditional Use Permit RPPL2023002798			
SUPERVISORIAL DISTRICT:	: 1			
PROJECT LOCATION:	16222 Soriano Drive, Hacienda Heights CA 91745			
OWNER:	United Molokan Christian Association			
APPLICANT:	Network Connex, Jillianne Newcomer			
CASE PLANNER:	Dennis Harkins, Senior Regional Planner dharkins@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 PRJ2023-001922-(1), Conditional Use Permit ("CUP") Number RPPL2023002798, 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 motion: *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 PROJECT NUMBER PRJ2023-001922-(1), CONDITIONAL USE PERMIT NUMBER RPPL2023002798 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

> 320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292 () (a) (f) (a) LACDRP • planning.lacounty.gov

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PROJECT DESCRIPTION

A. Entitlement(s) Requested

CUP for the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 64-foot-and-6-inch-high mono-eucalyptus tree located in the R-A-10,000 (Residential Agricultural-10,000 Square Feet Minimum Required Lot Area) zone pursuant to County Code Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones). Further, this application is subject to County Code Section 22.140.760 (Wireless Facilities) to waive one or more WCF design standards as required per County Code. The Project does not meet County Code Sections 22.140.760.E.d.iii (Associated Equipment), 22.140.760.E.1.b.ii (Development Standards-Location), and 22.140.760.G.1 (Modifications to Existing Macro Facilities).

B. Project

The permittee, Jillianne Newcomer, Network Connex is requesting a CUP for the continued use and operation of an existing WCF consisting of a 64-foot-and-6-inch monoeucalyptus tree located at 16222 Soriano Drive in the unincorporated community of Hacienda Heights. This use was previously established through CUP No. 04-225.

The existing mono-eucalyptus is located in the southwest area of the property, and there are a total of nine antennae. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides.

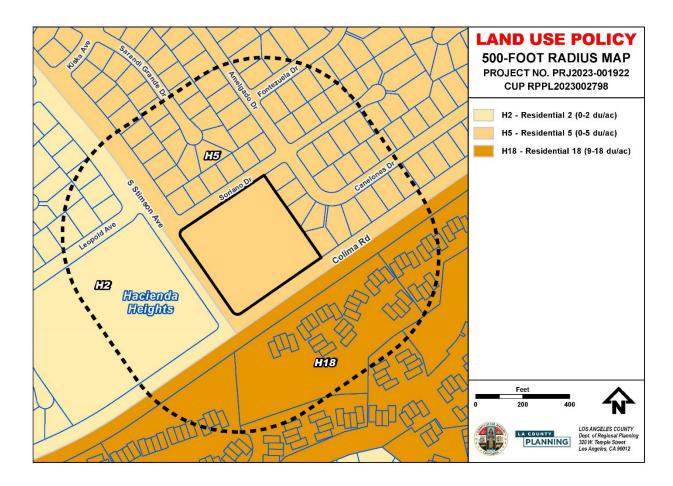
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

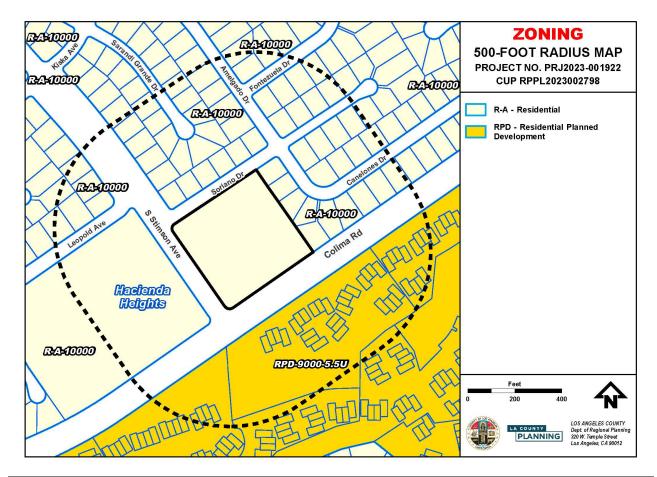
LOCATION	HACIENDA HEIGHTS COMMUNITY PLAN (HHCP) LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H5 (Residential 5-0 to 5 Dwelling Units per Net Acre)	R-A-10,000	United Molokan Christian Association Molokan Elementary School
NORTH	H5	R-A-10,000	Single-Family Residential
EAST	H5	R-A-10,000	Single-Family Residential
SOUTH	H18 (Residential 18- 0 to 18 Dwelling Units per Net Acre)	RPD-9,000-5.5U (Residential Planned Development-9,000	Multi-Family Residential

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		Square Feet Minimum Required Lot Area – Maximum Density 5.5 Units Per Net Acre	
WEST	H2 (Residential 2 – 0 to 2 Dwelling Units per Net Acre)	R-A-10,000	Grazide Elementary School



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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 20100004z	R-A-10,000	5/24/2011
ZCO 7751	R-A-10,000	3/8/1960
ZCO 5122	A-1-5 (Light Agricultural – 5	5/25/1948
	Acres Minimum Required Lot	
	Area)	

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2020005842	Revised Exhibit A, Modifications to cell tower under CUP 04-225	08/26/2020
RPPL2020001903	Revised Exhibit "A" Install new fiber line at existing wireless facility for T-	04/13/2020

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PROJECT NO. PRJ2023-001922-(1) CONDITIONAL USE PERMIT NO. RPPL2023002798

	Mobile, approved under CUP 04-225	
REA-201200222	Remove six existing antennas, remove six existing Tower Mounted Amplifiers (TMA) and leave three TMAs, install one hybrid cable and paint antennas, and add pine needle socks.	02/14/2013
REA-201100083	Installation of 6 panel antennas and equipment cabinets.	03/29/2011
REA-201000349	Revised Exhibit A for co- location on existing wireless tower.	11/23/2010
REA-201000084	Antennas and Cabinet	06/28/2010
RCUP-CP04-225-29453	WCF installed on a new 65- foot tall monopine located within a church and school property.	05/10/2005

C. Violations

There are no open zoning violations related to the existing WCF.

ANALYSIS

A. Land Use Compatibility

The WCF on the subject property is compatible with the surrounding land uses and ensures that local cellular service will be readily available in the immediate area. WCFs are a permitted use in the R-A Zone with a CUP where a waiver is required from one or more design standards. The surrounding uses are residential and a school, and the existing WCF will not impact these existing uses. The existing WCF is situated among trees and vegetation. The enhanced design of the existing WCF blends well into the surrounding vegetation.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project's coverage maps show cellular coverage with and without the WCF as well as the coverage provided by the WCF itself. The maps demonstrate that the WCF improves reception levels around the WCF's vicinity.

The WCF has provided uninterrupted wireless service to the community since 2004. The WCF is sited on the United Molokan Christian Association Molokan Elementary School. Properties to the north, west, and east of the subject property are zoned R-A-10,000, and the property to the south is zoned RPD-9,000. The property to the west is Grazide

Elementary School. The WCF is nestled within a group of live trees that help conceal the mono-eucalyptus tree from public view. The WCF facility is most visible to pedestrians walking along Colima Road.

The existing WCF is an integral part of an existing wireless network and communication infrastructure in this area. It thereby preserves the existing community character by eliminating the need to construct a new macro tower that could potentially be visually intrusive. The continued operation of this facility allows for the continued provision of local cellular service with minimal change to the existing developed environment.

The WCF is also required to operate within the safety standards of the Federal Communications Commission ("FCC"), and any sounds generated by the Project are subject to the County noise control regulations. Because the facility is unmanned, the flow of traffic and parking would not be impacted. Periodic maintenance visits are anticipated, and the frequency of these visits is not projected to change. Maintenance technicians can access the Project Site via Soriano Drive. Off-street parking is also available directly on the subject property.

C. Design Compatibility

The WCF is designed as a faux eucalyptus tree and provides sufficient camouflage and screening to minimize visual impacts to surrounding properties and from the public right-of-way. The surrounding uses are residential to the north, east, and south with a school located to the west. As such, the Project is compatible with the surrounding uses and will not generate an impact.

A CUP is required because the Project does not adhere to County Code Section 22.140.760.E.1.b.ii (Development Standards-Location). The Project is located more than five feet from the property line. The applicant is applying for a CUP, which satisfies 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).

This use was previously established through CUP No. RCUP-CP04-225-29453. Case No. REA-201200222 removed six existing antennas. This Project also removed six existing TMAs and left three TMAs, installed one hybrid cable, painted antennas, and added pine needle socks. The current Project does not deviate from previous Project approvals. The Project design is also enhanced by adding additional branches as well as adding new antennae socks.

The Project does not meet 22.140.760.G.1 (Modifications to Existing Macro Facilities) because the mounting equipment extends more than two feet from the structure. There are two sets of mounted equipment. At the 62 feet radius (rad) center, the mounting equipment extends 3 feet 3 inches from the structure. At the 53 feet rad center, the mounting equipment extends 3 feet 1 inch from the structure. The applicant is applying for a CUP, which satisfies 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).

The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides. Because the equipment area is not completely enclosed, Section 22.140.760.E.d.iii (Associated Equipment) is not met. The applicant is applying for a CUP, which satisfies 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan, the HHCP, and the H5 Land Use Designation. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements except the wireless design standards as waived through this CUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050 (CUP Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class One Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project qualifies as a Categorical Exemption (Class One) under State CEQA Guidelines Section 15301 Exemption because the Project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Thus, there are no exceptions to the exemptions. Therefore, staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

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COMMENTS RECEIVED

A. County Department Comments and Recommendations

WCF Projects do not require consultation with other County departments unless the Project will be located in the public right-of-way. The subject property is not located in the public right-of-way.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff reached out to the Hacienda Heights Improvement Association ("HHIA"). HHIA did not provide any comments at the time of report preparation.

Report Reviewed By:

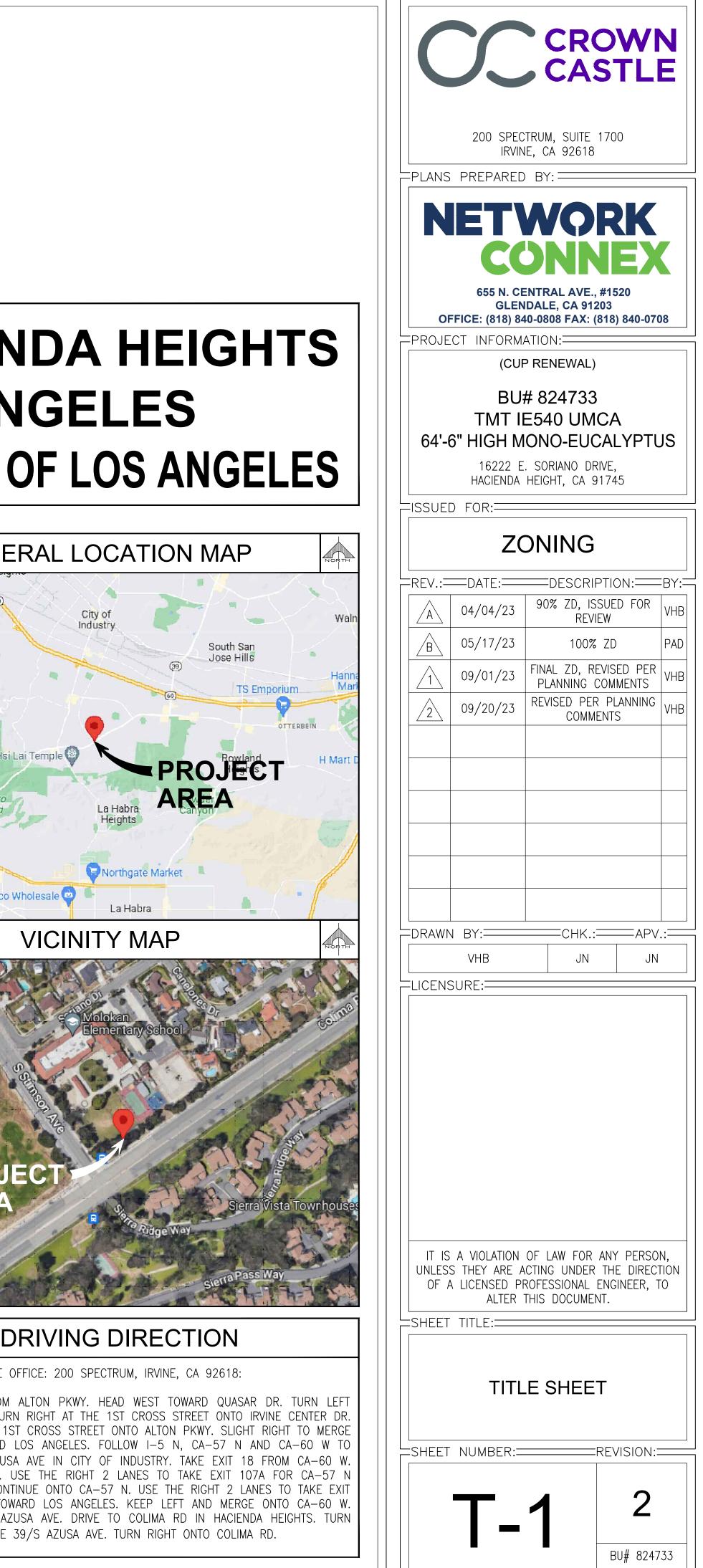
Maria Masis, AICP, Supervising Regional Planner

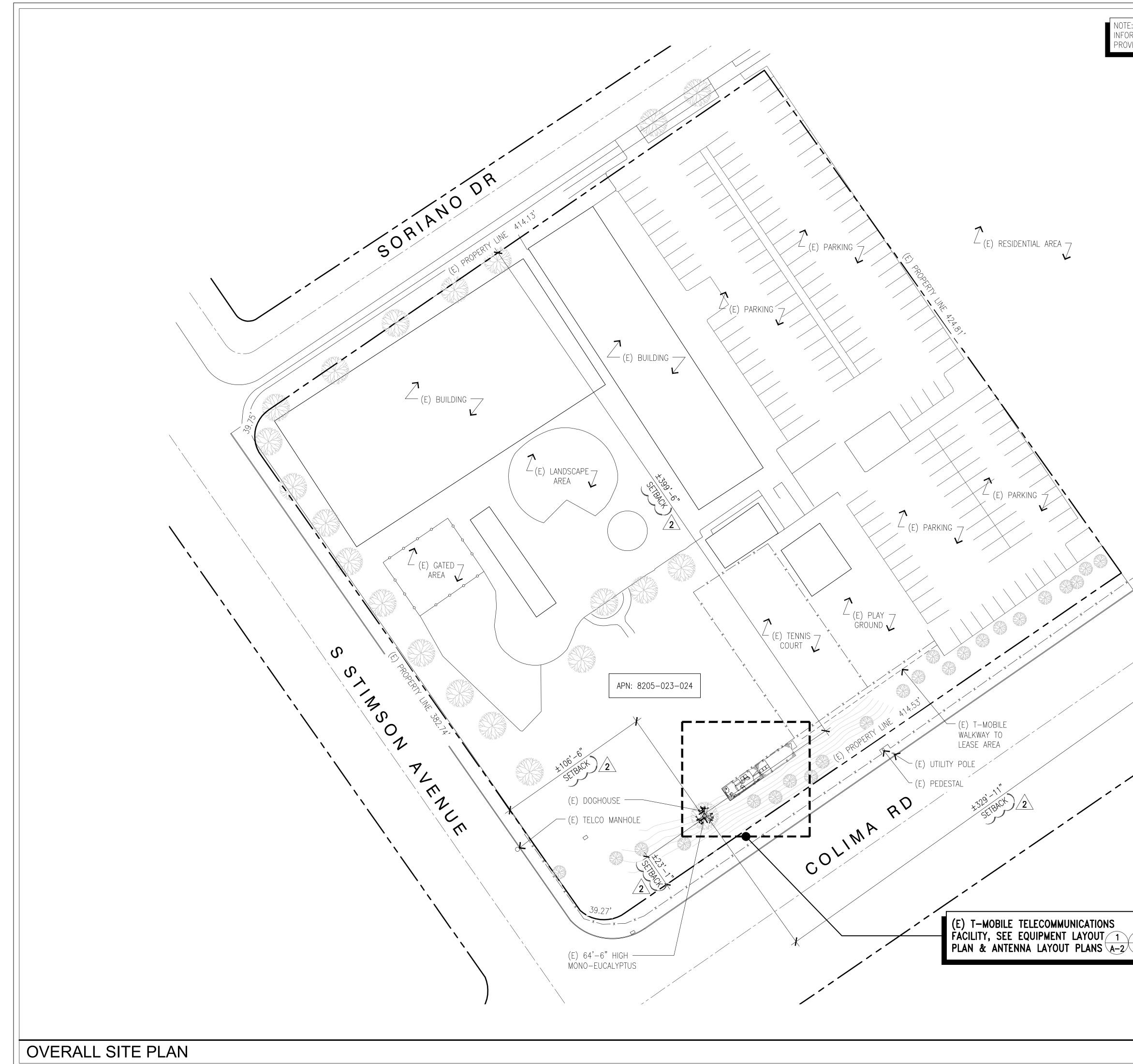
Report Approved By:

Michele R. Bush for Susan Tae Susan Tae, AICP, Assistant Administrator

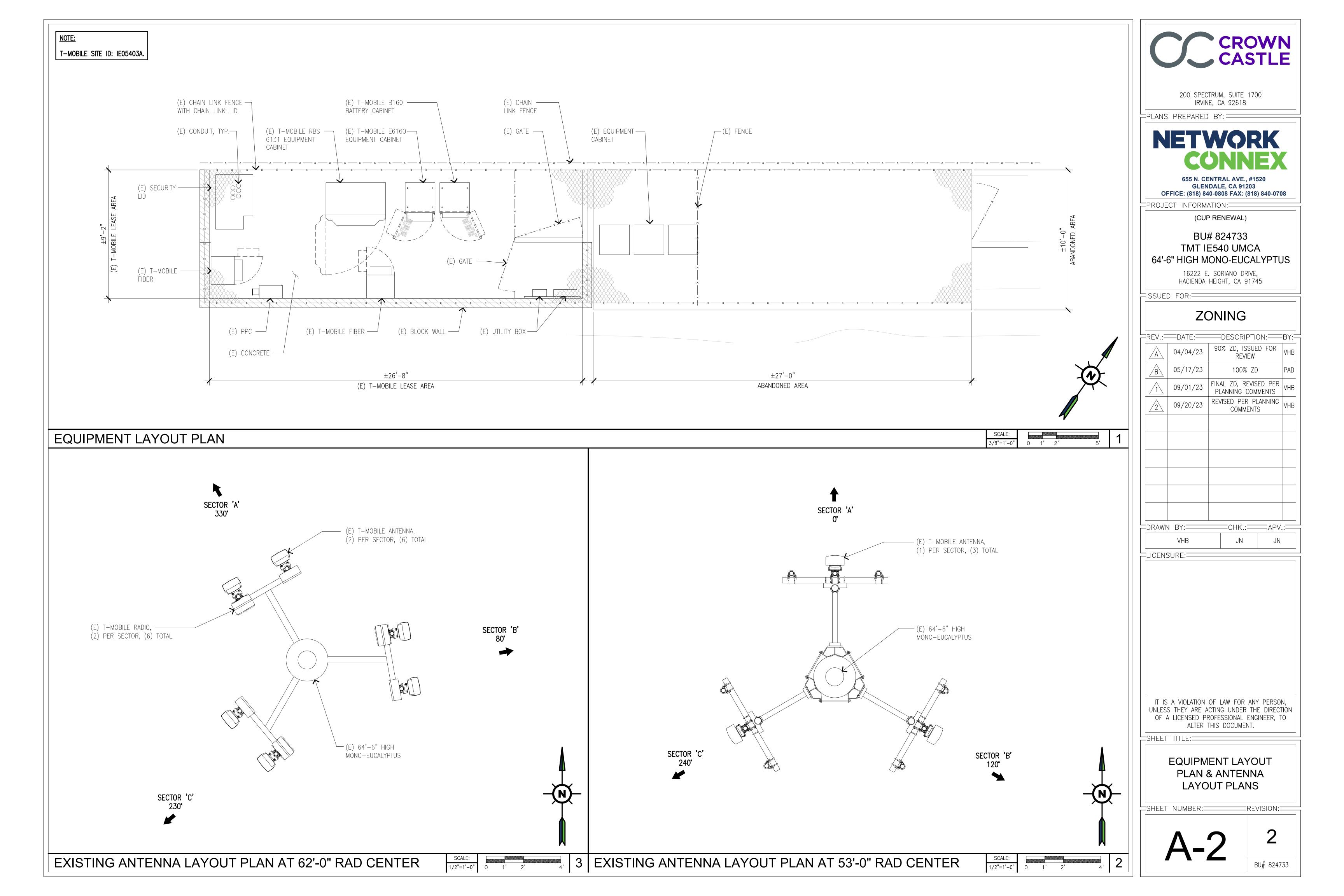
LIST OF ATTACHED EXHIBITS				
EXHIBIT A	Plans			
EXHIBIT B	Project Summary Sheet			
EXHIBIT C	Findings			
EXHIBIT D	Conditions of Approval			
EXHIBIT E	Applicant's Burden of Proof			
EXHIBIT F	Environmental Determination			
EXHIBIT G	Informational Maps			
EXHIBIT H	Photos			
EXHIBIT I	Coverage Map, Photosimulation or other Project-			
	specific applicant submitted exhibits			
EXHIBIT J	Public Comments			

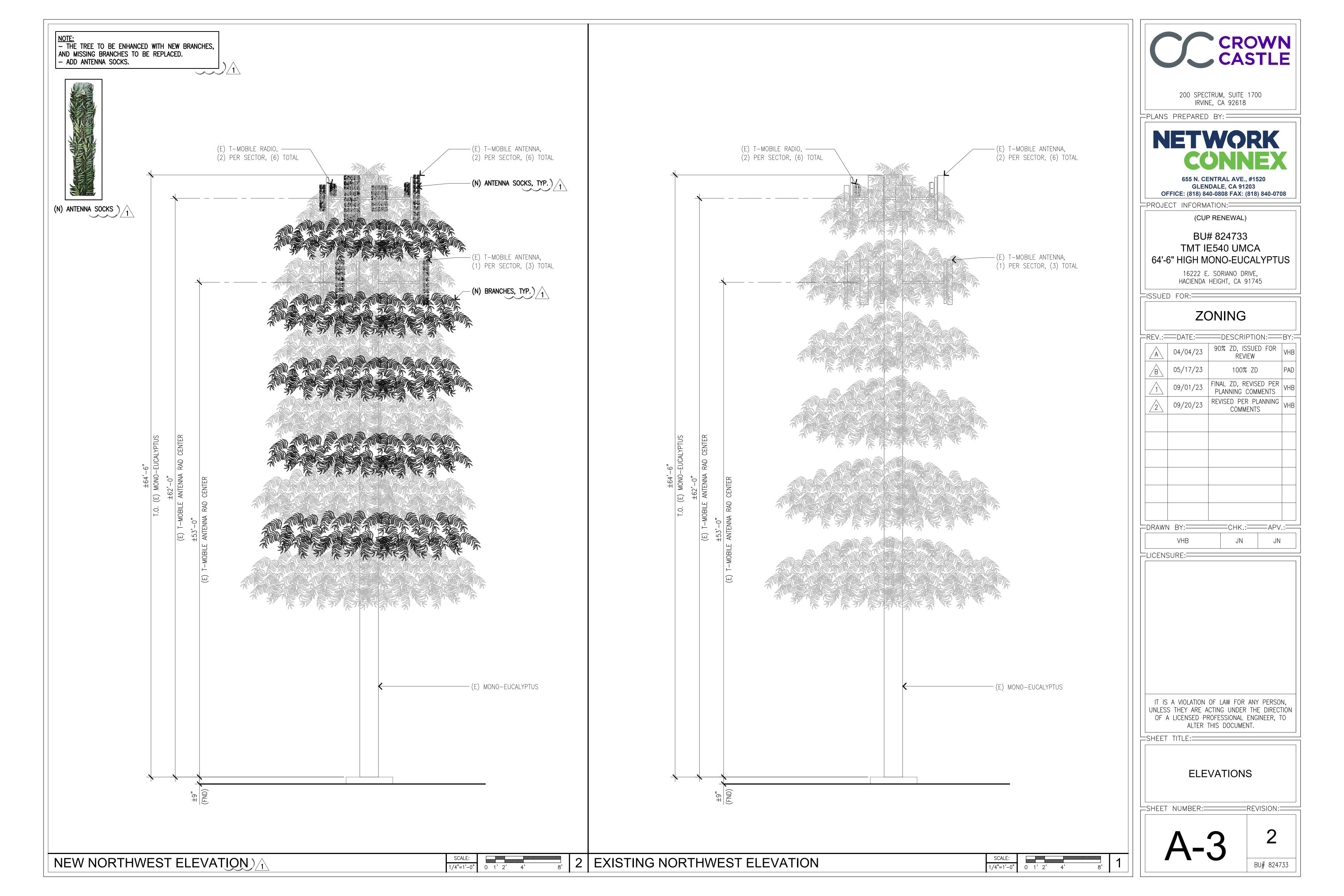
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SITE	INFORMATION	PROJECT TEAM	DRAWING INDEX	GENE
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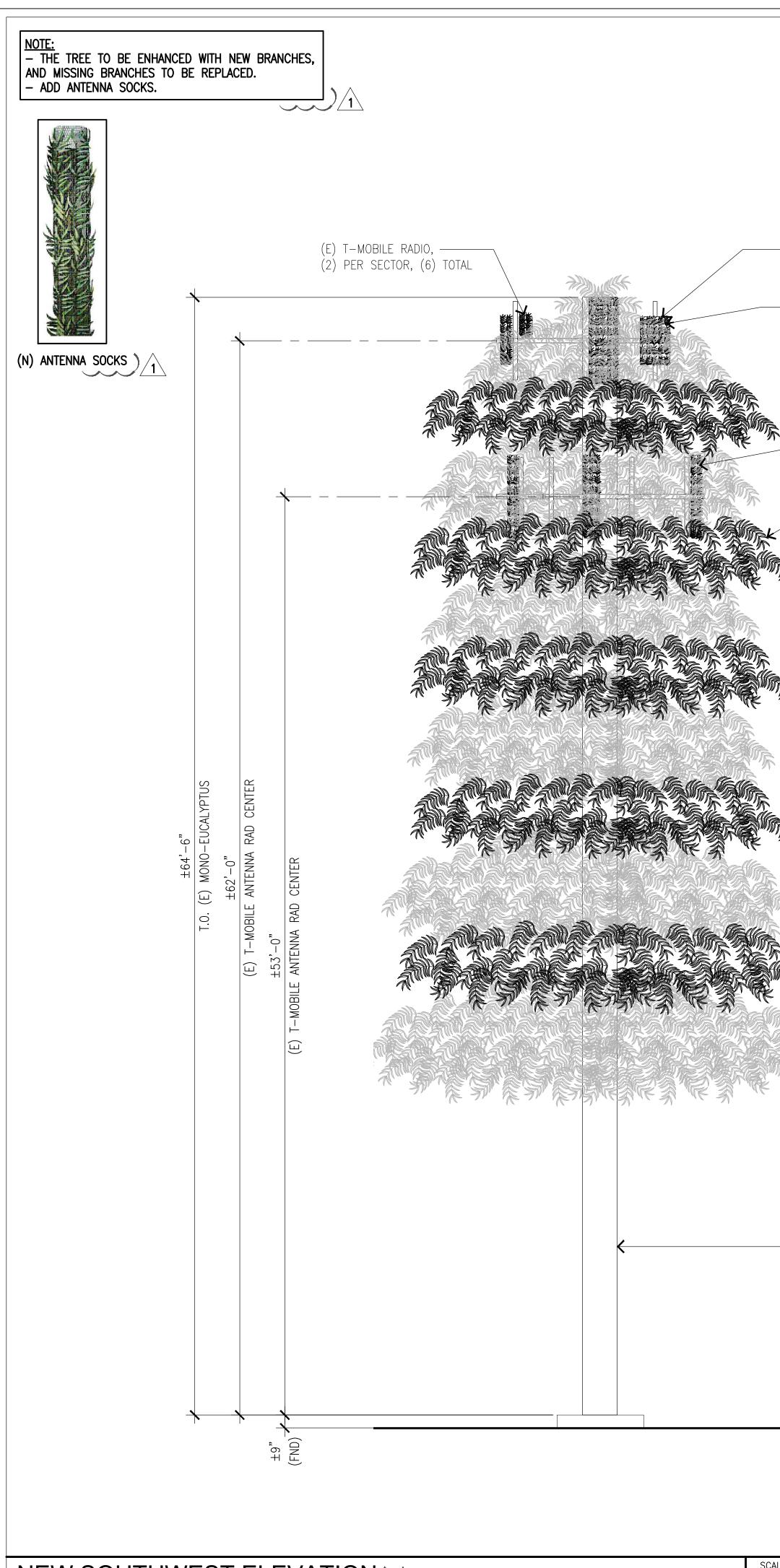




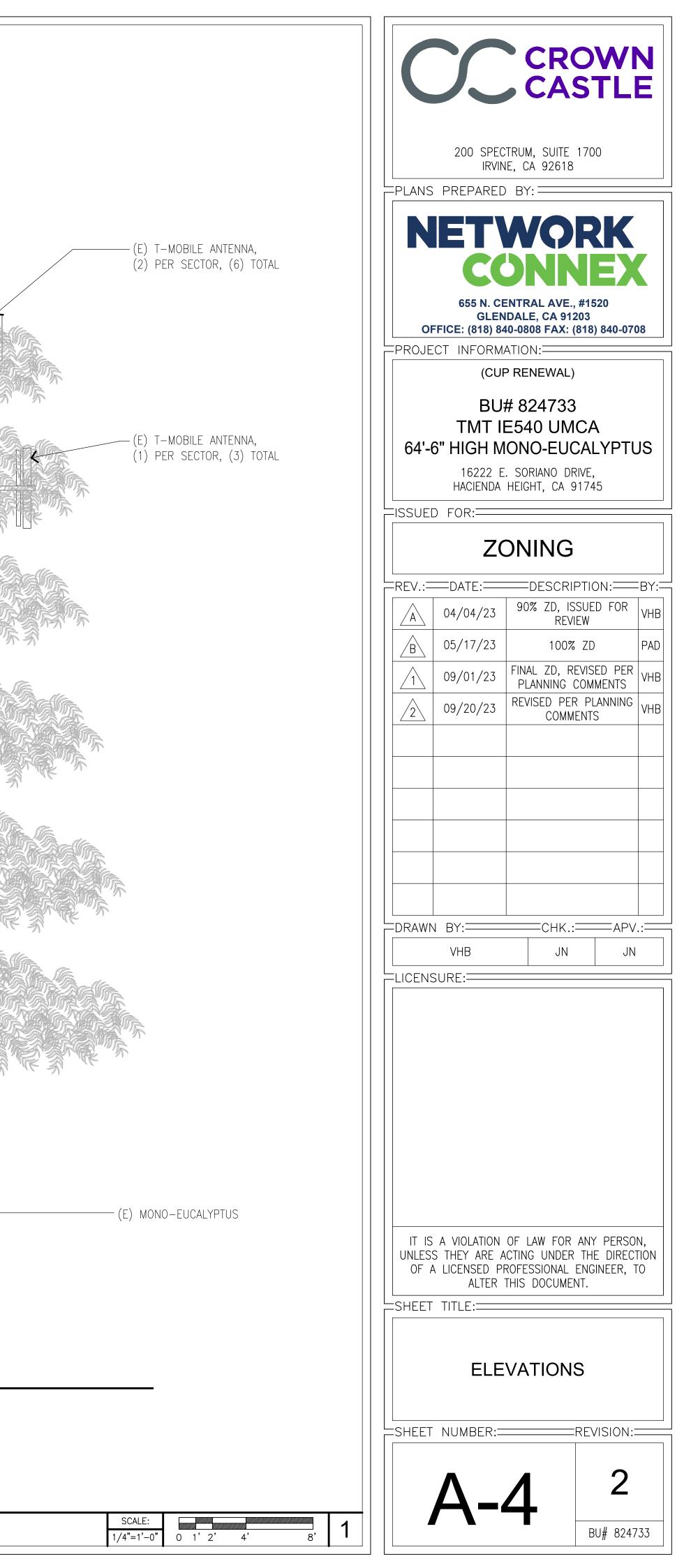
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	200 SPECTRUM, SUITE 1700 IRVINE, CA 92618
	PLANS PREPARED BY:
	NETWORK CONNEX 655 N. CENTRAL AVE., #1520
	GLENDALE, CA 91203 OFFICE: (818) 840-0808 FAX: (818) 840-0708 PROJECT INFORMATION: (CUP RENEWAL)
	BU# 824733 TMT IE540 UMCA 64'-6" HIGH MONO-EUCALYPTUS 16222 E. SORIANO DRIVE, HACIENDA HEIGHT, CA 91745
	ISSUED FOR:
	ZONING
	REV.: DATE: DESCRIPTION: BY:= A 04/04/23 90% ZD, ISSUED FOR REVIEW VHB B 05/17/23 100% ZD PAD 1 09/01/23 FINAL ZD, REVISED PER PLANNING COMMENTS VHB 2 09/20/23 REVISED PER PLANNING COMMENTS VHB
	DRAWN BY: CHK.: VHB JN LICENSURE:
	IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION
	OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT. SHEET TITLE:
	OVERALL SITE PLAN SHEET NUMBER:=====REVISION:====
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PROJECT NUMBER

PRJ2023-001922-(1)

HEARING DATE

December 5, 2023

REQUESTED ENTITLEMENT(S) Conditional Use Permit ("CUP") No.

RPPL2023002798

PROJECT SUMMARY

OWNER / APPLICANT

United Molokan Christian Association

MAP/EXHIBIT DATE

September 20, 2023

PROJECT OVERVIEW

Jillianne Newcomer, Network Connex, is requesting a CUP for the continued use and operation of an existing wireless communications facility ("WCF") consisting of a 64-foot-and-6-inch mono-eucalyptus tree located at 16222 Soriano Drive in the unincorporated community of Hacienda Heights. This use was previously established through CUP No. 04-225.

LOCATION 16222 Soriano Drive, Hacienda Heights CA 91745		ACCESS Soriano Drive		
ASSESSORS PARCEL NUMBER(S) 8205-023-024		SITE AREA 4.35 Acres		
GENERAL PLAN / LOC Hacienda Heights	CAL PLAN	ZONED DISTRICT Hacienda Heights		
LAND USE DESIGNAT H5 (Residential 5-0 to 5 Acre)		ZONE R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)		
PROPOSED UNITS MAX DENSITY/UNITSN/AN/A		COMMUNITY STANDARDS DISTRICT N/A		

ENVIRONMENTAL DETERMINATION (CEQA)

Class One Categorical Exemption - Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Hacienda Heights Community Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 Conditional Use Permit Findings and Decision Requirements
 - o Section 22.018.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5
 - Section 22.018.040 Development Standards for Residential Zones
 - o Section 22.140.760 Wireless Facilities

PHONE NUMBER:

E-MAIL ADDRESS:

Dennis Harkins

(213) 647-2463

dharkins@planning.lacounty.gov

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER PROJECT NO. PRJ2023-001922-(1) CONDITIONAL USE PERMIT NO. RPPL2023002798

- 1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2023002798** on December 5, 2023.
- 2. HEARING PROCEEDINGS. Reserved.
- 3. ENTITLEMENT(S) REQUESTED. The permittee, Jillianne Newcomer, Network Connex, requests the CUP to authorize the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 64-foot-and-6-inch-high mono-eucalyptus tree with waivers of a wireless design standards ("Project") on a property located at 16222 Soriano Drive in the unincorporated community of Hacienda Heights ("Project Site") in the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones) and Section 22.140.760 (Wireless Facilities).
- 4. **LOCATION.** The Project is located at 16222 Soriano Drive, Hacienda Heights, CA 91745 within the Hacienda Heights Zoned District and East San Gabriel Valley Planning Area.
- 5. **PREVIOUS ENTITLEMENT(S).** CUP No. 04-225 authorized the construction of a new WCF installed on a new 65-foot-tall mono-eucalyptus located within a church and school property.
- 6. **LAND USE DESIGNATION.** The Project Site is located within the H5 (Residential 5-0 to 5 Dwelling Units per Net Acre) land use category of the Hacienda Heights Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.
- 7. ZONING. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned R-A-10,000. Pursuant to County Code Section 22.18.030.C.1 (Principal Use Regulations for Residential Zones), a CUP is required for wireless facilities in the R-A-10,000 zone when the Project falls under 22.140.760.D.2.b (Application Requirements-Conditional Use Permit) of the Wireless Facility Ordinance. For this Project, a CUP is needed because the Project must have a waiver from one or more of the required design standards. Specifically, the project does not meet 22.140.760.E.d.iii (Associated Equipment), 22.140.760.E.1.b.ii (Development Standards-Location), and 22.140.760.G.1 (Modifications to Existing Macro Facilities).

8. SURROUNDING LAND USES AND ZONING

LOCATION	HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H5 (Residential 5-0 to 5 Dwelling Units per Net Acre)	R-A-10,000	United Molokan Christian Association Molokan Elementary School
NORTH	H5	R-A-10,000	Single-Family Residential
EAST	H5	R-A-10,000	Single-Family Residential
SOUTH	H18 (Residential 18-0 to 18 Dwelling Units per Net Acre)	RPD-9,000-5.5U (Residential Planned Development- 9,000 Square Feet	Multi-Family Residential
WEST	H2 (Residential 2 – 0 to 2 Dwelling Units per Net Acre)	R-A-10,000	Grazide Elementary School

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.35 gross acres (4.35 net acres) in size and consists of one legal lot. The Project Site is square in shape with flat topography and is developed with the United Molokan Christian Association Molokan Elementary School and subject WCF.

B. Site Access

The Project Site is accessible via Soriano Drive, a 56-foot-wide public street to the north. Soriano Drive is not mentioned on the County Master Plan of Highways. Primary access to the Project Site will be via an entrance/exit on Soriano Drive. There is no secondary access to the Project Site.

C. Site Plan

The site plan depicts the Project Site with an existing WCF consisting of a 64-footand-6-inch-high mono-eucalyptus tree, with a total of nine antennae. The existing mono-eucalyptus is located in the southwest area of the property. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides.

The WCF Committee of LA County Planning conducted a review of the project on June 26, 2023 and on August 14, 2023. The following comments were made on June 26, 2023. The committee stated that the current WCF facility did not blend in sufficiently or effectively with the surrounding vegetation. The committee's recommendations were to modify the existing design by adding more branches to camouflage the existing antenna as well as to the overall structure to create a more realistic-looking eucalyptus tree.

The committee also suggested obtaining a narrative from the applicant describing how they will improve the Project design. Another suggestion was to consult with the Hacienda Heights Improvement Association (HHIA) in order to gain their input regarding the project. These suggestions were taken into consideration and implemented.

On August 14, 2023, the WCF reviewed the revised project and were pleased with the redesign. The WCF committee had no further comments.

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 201000004z	R-A-10,000	5/24/2011
ZCO 7751	R-A-10,000	3/8/1960
ZCO 5122	A-1-5 (Light Agricultural – 5	5/25/1948
	Acres Minimum Required	
	Lot Area)	

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
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REA-201100083	Installation of 6 panel antennas and equipment cabinets	03/29/2011
REA-201000349	Revised Exhibit A for co- location on existing wireless tower	11/23/2010
REA-201000084	Antennas and Cabinet	06/28/2010
RCUP-CP04-225-29453	Wireless telecommunications facility installed on a new 65-foot tall monopine located within a church and school property	05/10/2005

D. CEQA DETERMINATION

Los Angeles County ("County") completed an initial review for the abovementioned Project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies as a Class One Existing Facilities categorical exemption under State CEQA Guidelines Section 15301. The Project is the continued operation and maintenance of an existing WCF, with negligible or no expansion of use beyond what was previously existing.

The Project Site is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. No conditions, characteristics, or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines Section 15300.2 for the following reasons:

a. Location: The Project Site is located on developed land intended for residential agricultural use and is adequately camouflaged as a faux eucalyptus tree and screened by trees and vegetation. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides and a chain link fence on the north and east sides and is not clearly visible from public right-of-way ("ROW").

The surrounding area is mostly single-family residential. To the south, the area is multi-family residential, and to the west is a school. Public infrastructure such as utility poles and transmission lines are present along Colima Road. No ground disturbance is proposed, and any work is limited to maintenance and equipment upgrades. No critically sensitive area is identified.

b. Cumulative Impacts: The Project consists of an existing WCF within a church complex that fronts Colima Road, an existing major highway as per the County Master Plan of Highways, to the south. As the WCF has existed since 2005 and

proposes no substantial physical modifications beyond aesthetic considerations to blend the WCF more fully into the surrounding vegetation, it does not constitute significant cumulative impacts. The continued operation and improvements do not pose an incrementally insignificant but cumulatively considerable visual impact to the vicinity to contribute to a cumulative impact.

c. "Unusual Circumstances" or Significant Effects: The Project will continue to operate as it did for the past 18 years and proposes no substantial physical disturbance to the land. No vegetation is proposed to be removed. This WCF is typical for its size and location. There are no "unusual circumstances" regarding the Project Site or scope that would distinguish the Project from similar WCF projects in the nearby area. The proposed modifications, such as increasing the number of branches and adding antennae socks, are primarily limited to aesthetic improvements to the existing WCF.

d. Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway. These highways are located outside of the Project vicinity. The Community Plan also does not identify any County scenic highways.

e. Hazardous Waste Sites: The Project Site is not located on a site that is included on any list compiled in accordance with Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. There are also no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. The Project Site is not included in any Water Board's list of solid waste disposal sites or any list of "active" orders where necessary actions have not yet been completed [known as Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO)].

f. Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy Map, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the project site to be a discretionary historical resource per Public Resources Code Section 21084.1.

There are no exceptions to the categorical exemption that apply to the Project per Section 15300.2 of the California Code of Regulations. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

10. **COMMUNITY OUTREACH.** Staff consulted with the HHIA regarding the Project. The HHIA did not have any comments.

11. **PUBLIC COMMENTS.** No public comments were received for this Project.

12. AGENCY RECOMMENDATIONS.

- A. WCF projects do not require consultation with other County departments unless the subject property is located in the public ROW. The subject property is not located in the public ROW.
- 13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code), the community was properly notified of the public hearing by mail, and newspaper [San Gabriel Valley Tribune], and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On October 26, 2023, a total of 113 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. The Project is consistent with applicable goals and policies of the General Plan and Community Plan and the H5 Land Use Designation. The Project is located in the southwest area of the property. The existing 64-foot-and-6-inch mono-eucalyptus tree has a total of nine antennae. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides.

The WCF is designed as a faux eucalyptus tree and provides sufficient camouflage and screening to minimize visual impacts to surrounding properties and from the public ROW. The surrounding uses are residential to the north, east, and south with a school located to the west. As such, the Project is compatible with the surrounding uses and will not generate an impact. The WCF ensures that local cellular service will be readily available in the immediate area.

- 15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the H5 land use designation is intended for single-family detached residential development but does not preclude development of other uses deemed compatible with the underlying land use category, such as the existing church use and existing WCF on the Project Site. The existing WCF consists of a small lease area at the southwest corner of the property and provides telecommunication services to the surrounding vicinity. The WCF does not interfere nor conflict with the Project Site's primary church use and is therefore consistent with the permitted uses of the underlying land use category.
- 16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Community Plan.

The following policies of the General Plan are applicable to the Project:

• Policy PS/F 6.2: Improve existing wired and wireless telecommunication infrastructure.

The Project will allow for the continued operation of a WCF mono-eucalyptus tree to provide telecommunication services for the surrounding community. The WCF is an integral part of the overall existing wireless communications infrastructure and ensures reliable voice and data services for the area. A significant existing coverage gap for wireless services will remain if the WCF is not allowed to continue operation.

• Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.

The project allows for the continued use of the existing wireless network. The Project is designed as a faux eucalyptus tree and is situated among other trees and vegetation to minimize visual impacts to the surrounding community. The Project preserves the existing community character by eliminating the need to construct a new macro tower that could potentially be visually intrusive. The continued operation of this facility allows for the continued provision of local cellular service with minimal change to the existing developed environment.

• Policy S 4.1: Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.

The Project will allow for the continued use of a WCF mono-eucalyptus to provide telecommunication services for the surrounding community. The WCF is an integral part of the overall existing wireless communications infrastructure and ensures reliable voice and data services for the area. A significant existing coverage gap for wireless services will remain if the WCF is not allowed to continue operation.

The project would allow reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

The following policies of the Community Plan are applicable to the project:

• Goal PS-7: A wireless infrastructure network that provides residents with telecommunications, internet and other services that are sensitive to scenic and environmental impacts.

The Project allows for the continued operation of the existing wireless network. The WCF is designed as a faux eucalyptus tree to minimize visual impacts to the surrounding community.

• Policy PS 7.3: When undergrounding or co-locating is not feasible, direct new transmission towers, lines, and equipment to locations where environmental and visual impacts will be minimized.

The WCF is designed as a faux eucalyptus tree and is situated among other trees and vegetation to minimize visual impacts to the surrounding community.

• Policy PS7.4: Require that any screening or camouflaging devices used are consistent with the existing environment.

The WCF is designed as a faux eucalyptus tree to minimize visual impacts to the surrounding community. Additional branches will be added to the design, and socks are used to cover the antennae.

- 17. **ZONING CODE CONSISTENCY FINDINGS** The Hearing Officer finds that the Project is consistent with the standard identified in County Code 22.18.030.C.1 (Principal Use Regulations for Residential Zones). Wireless facilities require a CUP in the R-A-10,000 zone. Further, due to the Project not meeting the following standards of the Wireless Facilities Ordinance, 22.140.760.E.d.iii (Associated Equipment), 22.140.760.E.1.b.ii (Development Standards-Location), and 22.140.760.G.1 (Modifications to Existing Macro Facilities), a CUP is required for the wireless facility. The permittee requests waivers for these standards. The permittee is seeking the approval of a CUP, and as such the Project is consistent with 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).
- 18. The Project does not meet 22.140.760.G.1 (Modifications to Existing Macro Facilities) because the mounting equipment extends more than two feet from the structure. At the 62 feet radius (rad) center, the mounting equipment extends 3 feet 3 inches from the structure. At the 53 feet rad center, the mounting equipment extends 3 feet 1 inch from the structure. As such, a CUP is required per 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).
- 19. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides. Because the equipment area is not completely enclosed, Section 22.140.760.E.d.iii (Associated Equipment) is not met. The permittee is applying for a CUP, which satisfies 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).
- 20. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.018.040.C. The required setbacks for the property are 20 feet along the north property line, 10 feet along the east property line, and five feet along the south and west property line. The Project is maintained 399 feet 6 inches from the north property line, 329 feet 11 inches from the east property line, 23 feet 1 inch from the south property line, and 106 feet 6 inches from the west property line. As such, the Project is maintained outside of the required setback areas.

A CUP is required because the Project does not adhere to 22.140.760.E.1.b.ii (Development Standards-Location). The Project is located more than five feet from the property line. The applicant is applying for a CUP, which satisfies 22.140.760.D.2.b (Application Requirements-Conditional Use Permit).

- 21. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c.iii (Development Standards-Height), which states that the maximum height of a non-building-mounted wireless facility shall be 65 feet. The project height is 64 feet 6 inches, and therefore complies with Section 22.140.760.E.1.c.iii (Development Standards-Height).
- 22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Churches, temples, and other places of worship require one space per five persons based on occupant load of the largest assembly area. There are approximately 100 parking spaces maintained on the property. The Project does not offer any designated parking. However, there is ample space on the Project Site to provide parking for periodic maintenance vehicles.
- 23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class One, Existing Facilities categorical exemption). The Project is the continued operation and maintenance of an existing WCF, with negligible or no expansion of use beyond what was previously existing. Because it is a continuation of an existing use with no change in the existing development footprint, no exceptions to the categorical exemption apply to the Project per section 15300.2 of the California Code of Regulations. The Project Site is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. No conditions, characteristics or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines Section 15300.2 for the following reasons:

a. Location: The Project Site is located on developed land intended for Residential Agricultural use and is adequately camouflaged as a faux eucalyptus tree and screened by trees and vegetation. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides and a chain link fence on the north and east sides and is not clearly visible from public ROW.

The surrounding area is mostly single-family residential. To the south, the area is multi-family residential, and to the west, a school is located. Public infrastructure

such as utility poles and transmission lines are present along Colima Road. No ground disturbance is proposed, and any work is limited to maintenance and equipment upgrades. No critically sensitive area is identified.

b. Cumulative Impacts: The Project consists of an existing WCF within a church complex that fronts an existing major highway. As the WCF has existed since 2005 and proposes no substantial physical modifications beyond aesthetic considerations to blend the WCF more fully into the surrounding vegetation, it does not constitute significant cumulative impacts. The continued operation and minor upgrades do not pose an incrementally insignificant but cumulatively considerable visual impact to the vicinity to contribute to a cumulative impact.

c. "Unusual Circumstances" or Significant Effects: The Project will continue to operate as it did for the past 18 years and proposes no substantial physical disturbance to the land. No vegetation is proposed to be removed. This WCF is typical for its size and location. There are no "unusual circumstances" regarding the Project Site or scope that would distinguish the Project from similar WCF projects in the nearby area. The proposed modifications are primarily limited to aesthetic improvements to the existing WCF.

d. Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway. These highways are located outside of the project vicinity. The Hacienda Heights Community Plan also does not identify any County scenic highways.

e. Hazardous Waste Sites: The Project Site is not located on a site that is included on any list compiled in accordance with Government Code Section 65962.5. According to the Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. There are also no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. The Project Site is not included in any Water Board's list of solid waste disposal sites or any list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO)).

f. Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy Map, there is no historic or cultural resource site within the vicinity of the Project Site. The County of Los Angeles also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

25. LOCATION OF DOCUMENTS. 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 LA County 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 Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Regarding the CUP, the proposed continuation of the existing use with the attached conditions will be consistent with the adopted General Plan and Community Plan.
- B. Regarding the CUP, the proposed continuation of the existing 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. Regarding the CUP, the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. Regarding the CUP, the existing 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.
- E. As the applicant is requesting a waiver of the development standards of the Wireless Facility ordinance, the following findings of 22.140.760 (Wireless Facilities) must be addressed. The design and placement of the facility is the least visually intrusive that is technically feasible and appropriate for the location. The Project is designed as a faux eucalyptus tree and is situated among other trees and vegetation to minimize visual impacts to the surrounding community. The Project was reviewed by the Wireless Facility Committee, and they stated that the current WCF facility did not blend in sufficiently or effectively with the surrounding vegetation. The committee's recommendations were to modify the existing design by adding more branches to camouflage the existing antenna as well as to the overall structure to create a more realistic-looking eucalyptus tree. Additional branches will be added to the design, and socks are used to cover the antennae.
- F. For new wireless facilities, the facility at the location is necessary to close a significant gap in coverage. The Project will allow for the continued operation of a WCF mono-eucalyptus tree to provide telecommunication services for the surrounding community. The WCF is an integral part of the overall existing wireless communications infrastructure and ensures reliable voice and data services for the

area. A significant existing coverage gap for wireless services will remain if the WCF is not allowed to continue operation. The Project would allow reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel. The Project preserves the existing community character by eliminating the need to construct a new macro tower that could potentially be visually intrusive. The continued operation of this facility allows for the continued provision of local cellular service with minimal change to the existing developed environment.

G. For new wireless facilities, the location of the facility is the least intrusive and does not create a safety hazard. The Project is designed as a faux eucalyptus tree and is situated among other trees and vegetation to minimize visual impacts to the surrounding community. The Project preserves the existing community character by eliminating the need to construct a new macro tower that could potentially be visually intrusive. The continued operation of this facility allows for the continued provision of local cellular service with minimal change to the existing developed environment.

The required setbacks for the property are 20 feet along the north property line, 10 feet along the east property line, and five feet along the south and west property line. The Project is maintained 399 feet 6 inches from the north property line, 329 feet 11 inches from the east property line, 23 feet 1 inch from the south property line, and 106 feet 6 inches from the west property line. As such, the Project is maintained outside of the required setback areas and does not create a safety hazard.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class One), Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023002798**, subject to the attached conditions.

ACTION DATE: December 5, 2023

MM:DH

November 6, 2023

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL PROJECT NO. PRJ2023-001922-(1) CONDITIONAL USE PERMIT NO. RPPL2023002798

PROJECT DESCRIPTION

The Project is a Conditional Use Permit ("CUP") for the continued use and operation of an existing Wireless Communications Facility ("WCF") consisting of a 64-foot-and-6-inchhigh mono-eucalyptus tree. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides. This use was previously established through CUP No. 04-225. The Project is 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 ("LA County 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 9 shall be effective immediately upon the date of final approval of this grant by the County. As stated in Condition No. 8, 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. As stated in Condition No. 7, this grant shall expire on **December 5, 2038**.
- 3. 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, 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.
- 4. 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 LA County 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 LA County 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.

- 5. 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.
- 6. 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.
- 7. This grant shall terminate on December 5, 2038. 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 CUP application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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.
- 8. 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 Communications Facility and satisfaction of Condition No. Two shall be considered use of this grant.
- 9. 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these

conditions and applicable regulations. 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 \$1,600.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County 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 established by LA County Planning at the time any additional inspections are required, whichever is greater.

- 10. 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 22.238 of the County Code.
- 11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
- 12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
- 13. 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 LA County Planning ("Director").
- 14. 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.
- 15. 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 LA County 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 48 hours of such notification, 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.

- 16. 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, a modified Exhibit "A" shall be submitted to LA County Planning by **February 5, 2024.**
- 17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit 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

- 18. This CUP grants a waiver of design standards of Section 22.140.760.G.1 (Modifications to Existing Macro Facilities) which requires the mounting equipment to extend no more than two feet from the structure. At the 62 feet radius (rad) center, the Project's mounting equipment extends 3 feet 3 inches from the structure. At the 53 feet rad center, the mounting equipment extends 3 feet 1 inch from the structure.
- 19. This CUP grants a waiver of design standards of Section 22.140.760.E.d.iii (Associated Equipment) which requires the equipment area to be completely enclosed. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides, and a chain link fence on the north and east sides.
- 20. This CUP grants a waiver of design standards of Section 22.140.760.E.1.b.ii (Development Standards-Location), which requires that the Project be located no more than five feet from the property line. The Project is maintained 399 feet 6 inches from the north property line, 329 feet 11 inches from the east property line, 23 feet 1 inch from the south property line, and 106 feet 6 inches from the west property line.
- 21. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
- 22. The permittee shall provide upon request to the Zoning Enforcement Section of the LA County Planning ("Zoning Enforcement") 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 WCFs are located on the subject property or on adjacent

parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.

- 23. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
- 24. Any proposed WCF that will be co-locating on the 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 Zoning Enforcement.
- 25. 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 Federal Aviation Administration.
- 26. As the subject property is adjacent to residences, 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.
- 27. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
- 28. 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.
- 29. The maximum height of the facility shall not exceed 65 feet above finished grade.
- 30. The permittee shall maintain current contact information with Zoning Enforcement.
- 31. 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.
- 32. The facility shall be maintained in good condition and repair and shall remain free of: general dirt and grease; trash, debris, litter, 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. Within 90 days of approval the permittee shall include more branches and antenna socks for the Project to better blend into the existing surrounding vegetation of trees and bushes.

- 33. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
- 34. The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
- 35. 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. The adjacent equipment area is enclosed by a block wall on the south and west sides and a chain link fence on the north and east sides.
- 36. Upon termination of this grant or after 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.
- 37. Ground Mounted Equipment. Appurtenant equipment boxes shall be screened or camouflaged as shown on Sheet A-2 of the Project plans within 60 days of the Project Approval on or before February 5,2024.



Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed is a CUP renewal for the continued use and operation of a tower owned by Crown Castle consisting of a T-Mobile Wireless Telecommunications

Facility. The approval of this application will not adversely effect the health, peace,

or welfare of persons residing or working in the surrounding area. Additionally,

it will not be detrimental to the use of the existing property.

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 existing Wireless Telecommunications facility is located in the Molokan Elementary

School. As such, there is no need for additional yards, fences, or parking.

This site and its compound was built with no fences and is in accordance with Title 22.

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 site is adequately served by highways of sufficient width, and improved as necassary to carry the kind of traffic such use would generate and by other public or private facilities.



AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN Chief Deputy Director, Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DATE ISSUED:	November 22, 2023
HEARING DATE:	December 5, 2023
PROJECT NUMBER:	PRJ2023-001922-(1)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2023002798
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	16222 Soriano Drive, Hacienda Heights CA 91745
OWNER:	United Molokan Christian Association
APPLICANT:	Network Connex Jillianne Newcomer

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class One Categorical Exemption under State CEQA Guidelines Section 15301. The Project is the continued operation and maintenance of an existing Wireless Communications Facility (WCF), with negligible or no expansion of use beyond what was previously existing. Because it is a continuation of an existing use with no change in the existing development footprint, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. No conditions, characteristics, or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines Section 15300.2 for the following reasons:

a. Location: The Project Site is located on developed land intended for Residential Agricultural use and is adequately camouflaged as a faux eucalyptus tree and screened by trees and vegetation. The adjacent equipment area measures 26 feet 8 inches by 9 feet 2 inches and is enclosed by a block wall on the south and west sides and a chain link fence on the north and east sides and is not clearly visible from public right-of-way.

The surrounding area is mostly single-family residential. To the south, the area is multi-family residential, and to the west, a school is located. Public infrastructure such as utility poles and transmission lines are present along Colima Road. No ground disturbance is proposed, and any work is limited to maintenance and equipment upgrades. No critically sensitive area is identified.

 b. Cumulative Impacts: The Project consists of an existing WCF within a church complex that fronts an existing major highway. As the WCF has existed since 2005 and proposes no substantial physical modifications beyond aesthetic considerations to blend the WCF more fully into the surrounding vegetation, it does not constitute significant cumulative impacts. The continued operation and minor upgrades do not pose an incrementally insignificant but cumulatively considerable visual impact to the vicinity to contribute to a cumulative impact.

c. "Unusual Circumstances" or Significant Effects: The Project will continue to operate as it did for the past 18 years and proposes no substantial physical disturbance to the land. No vegetation is proposed to be removed. This WCF is typical for its size and location. There are no "unusual circumstances" regarding the Project Site or scope that would distinguish the Project from similar WCF projects in the nearby area. The proposed modifications are primarily limited to aesthetic improvements to the existing WCF.

d. Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway. These highways are located outside of the Project vicinity. The Hacienda Heights Community Plan also does not identify any County scenic highways.

e. Hazardous Waste Sites: The Project Site is not located on a site that is included on any list compiled in accordance with Government Code Section 65962.5. According to the Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. There are also no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. The Project Site is not included in any Water Board's list of solid waste disposal sites or any list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO)).

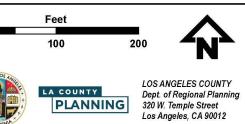
f. Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy Map, there is no historic or cultural resource site within the vicinity of the Project Site. The County of Los Angeles also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

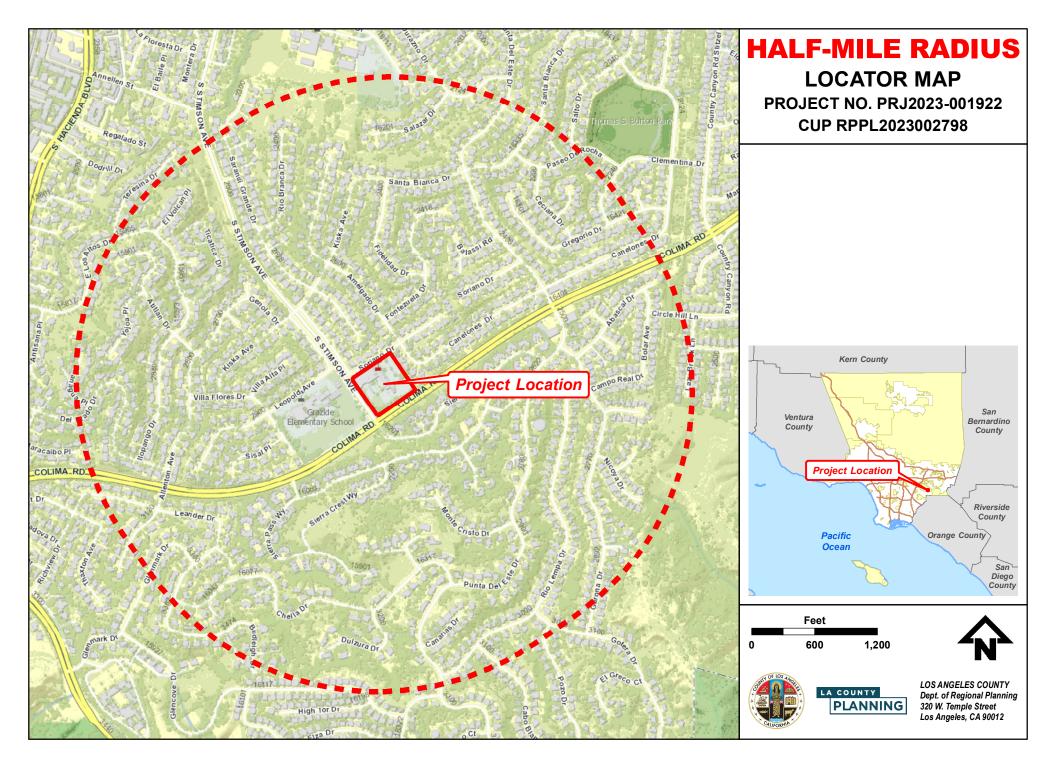
Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

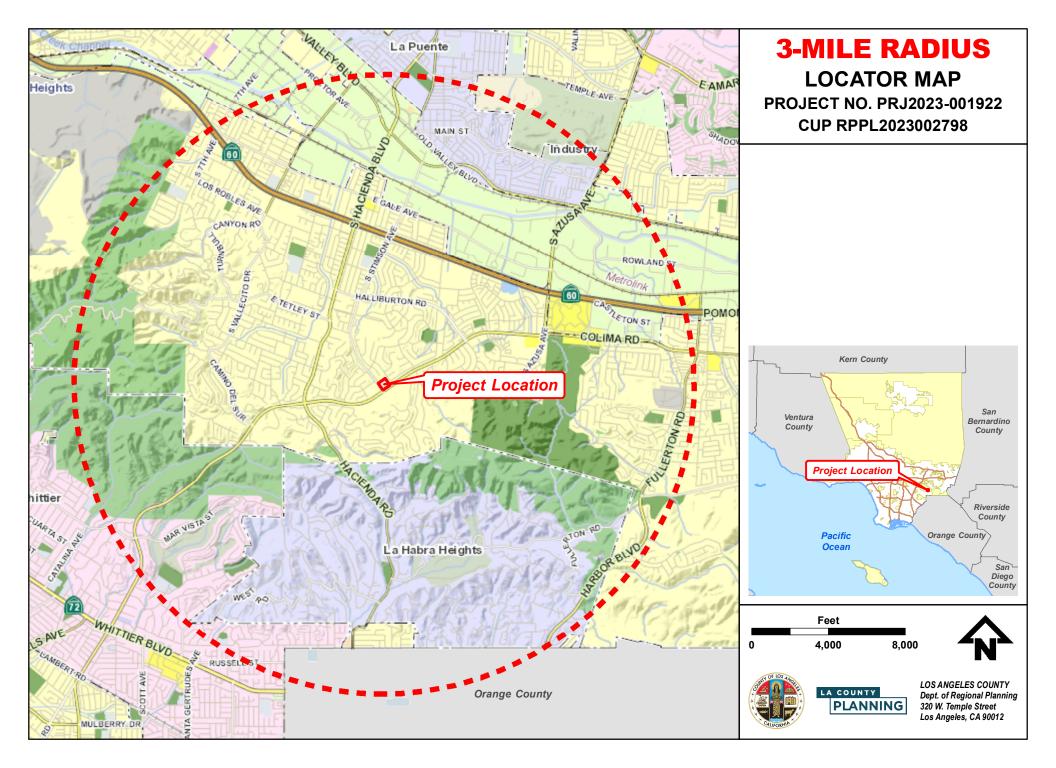
AERIAL IMAGERY SITE-SPECIFIC MAP PROJECT NO. PRJ2023-001922 CUP RPPL2023002798

Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC)







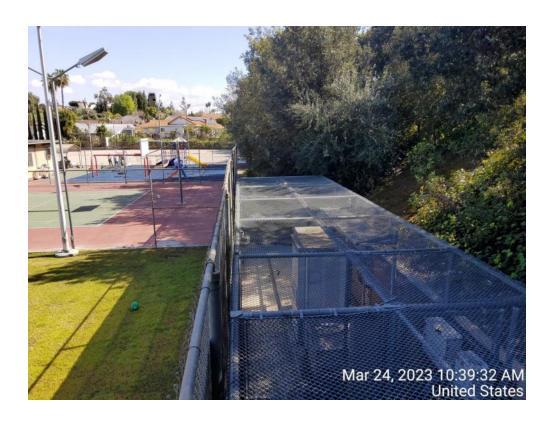




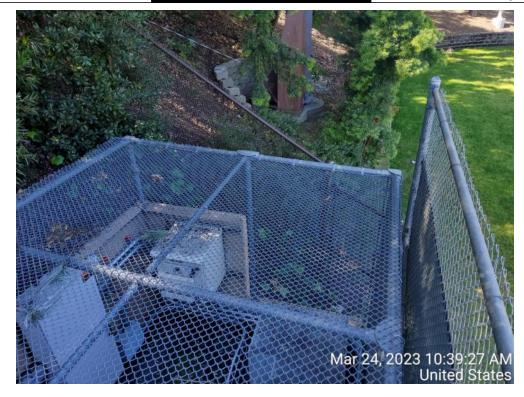


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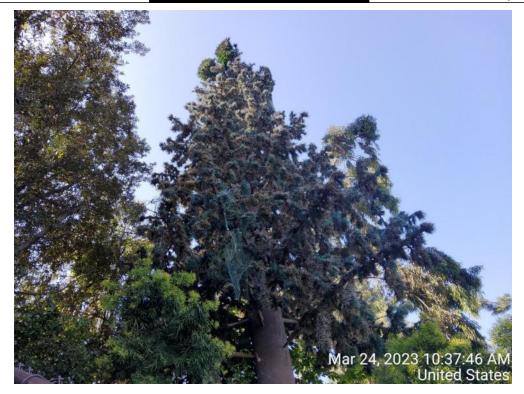


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Site Visit



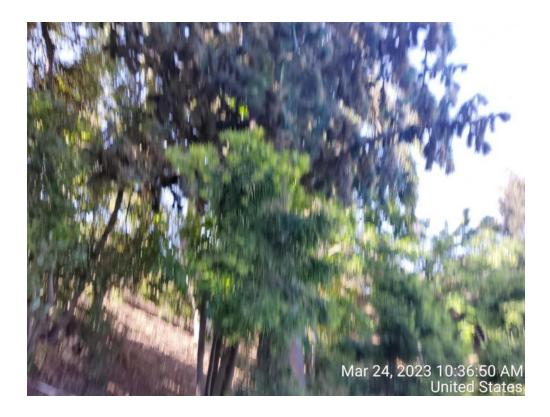


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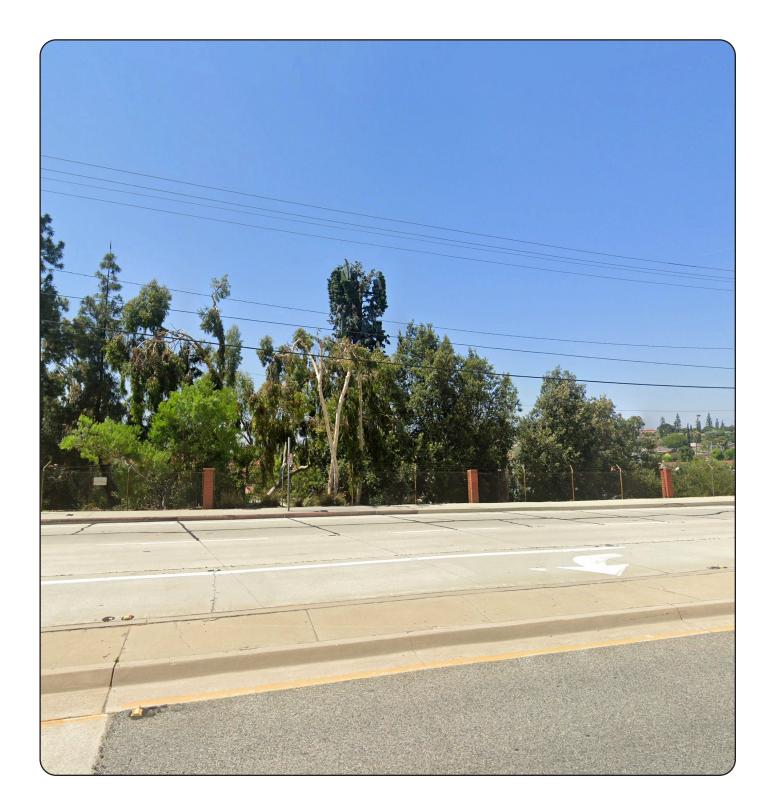






This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern

Rev Date: 08/04/23

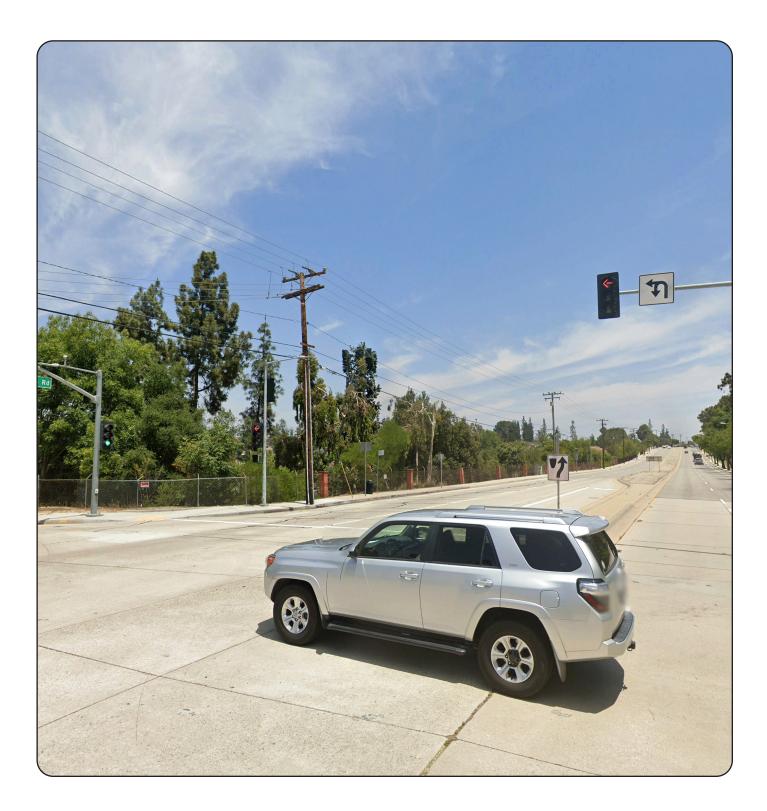


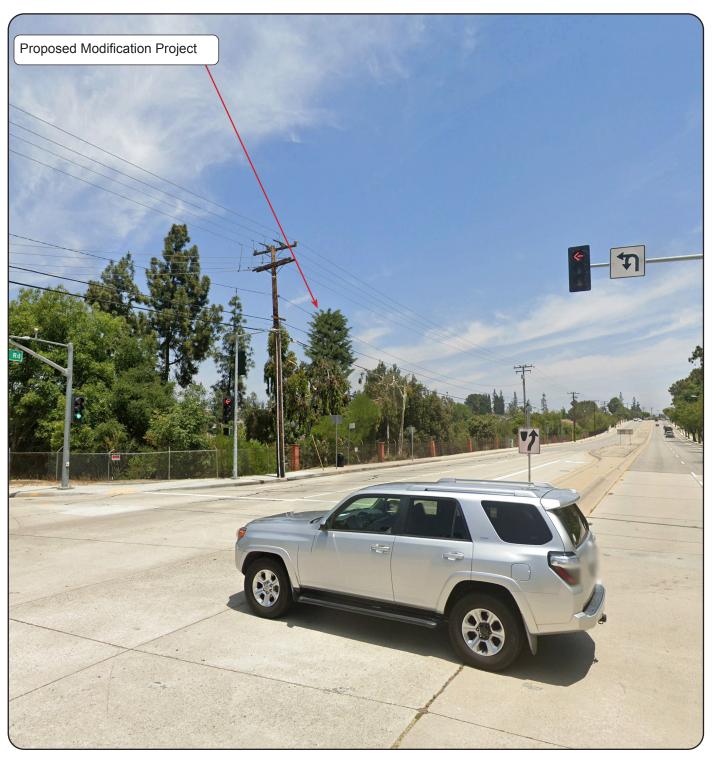


Existing Conditions



Proposed Site Build





Existing Conditions

View: 2 Revision Date: 08/04/23



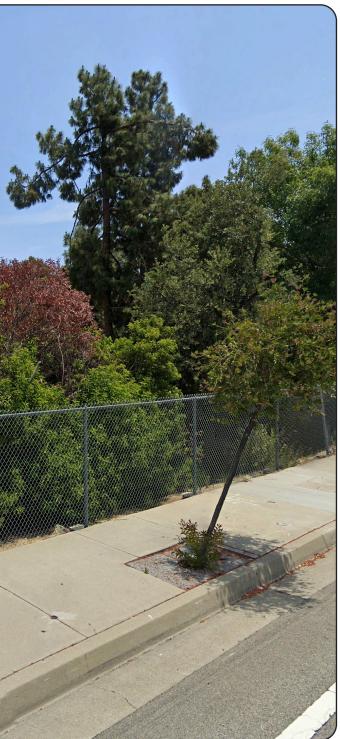
Proposed Site Build



Existing Conditions

View: 3 Revision Date: 08/04/23





Proposed Site Build

 From:
 John Ford

 To:
 Dennis Harkins

 Subject:
 Re: RPPL2023002798-16222 Soriano

 Date:
 Tuesday, August 29, 2023 3:02:03 PM

CAUTION: External Email. Proceed Responsibly. Dennis,

As of right now there are no concerns regarding the project.

Thank you very much for checking in!

John Ford HHIA, President