

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: May 15, 2025

HEARING DATE: May 27, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-003525-(1)

PERMIT NUMBER(S): Conditional Use RPPL2023005222

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 34.052136, -117.863478, Public Right-of-Way on Grand Avenue, adjacent to 8277-044-900, Walnut Islands

OWNER: City of West Covina

APPLICANT: Verizon

CASE PLANNER: Carl Nadela, AICP  
cnadela@planning.lacounty.gov

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### 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 PRJ2023-003525-(1), Conditional Use Permit Number ("CUP") RPPL2023005222, 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 CONDITIONAL USE PERMIT NUMBER RPPL2023005222 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the continued maintenance and operation of an existing wireless communications facility (“WCF”) in the public right-of-way (“PROW”), including the transfer of the existing WCF from an existing wood pole to an adjacent wood utility pole in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760.D.2 (Wireless Facilities – Application Requirements – Conditional Use Permit). The WCF is considered a macro-facility since it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume.

### **B. Project**

The Project is the continued maintenance and operation of an existing WCF in the PROW along Grand Avenue in the unincorporated community of Walnut Islands, adjacent to Parcel No. 8277-044-900. The approval of CUP 200600332 on February 24, 2009 originally authorized the installation of the existing WCF. CUP 200600332 expired on January 8, 2018. The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole as part of the new CUP.

The existing WCF antennas and appurtenant cross arms are currently mounted 33 feet and six inches high on a stand-alone wood pole and will be installed at 30 feet on the existing adjacent 50-foot wood utility pole. The cross arms will be eight feet in length, four feet on both sides of the pole. The existing WCF wood pole will be removed. The Project also includes an existing underground equipment vault beside the utility pole with a three feet concrete block wall protecting its southwestern side.

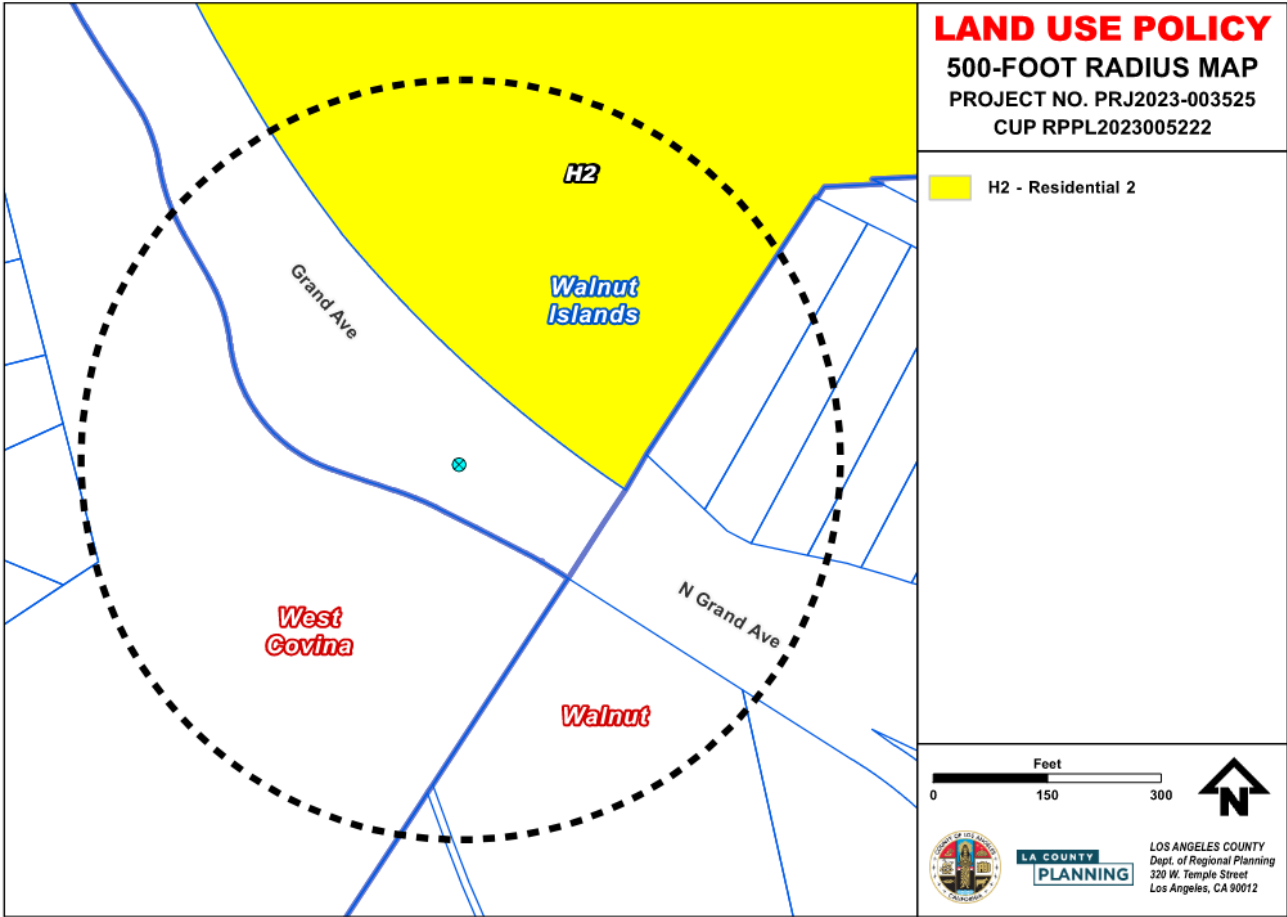
The Project Site is located within the East San Gabriel Valley Significant Ecological Area (“SEA”), as designated and defined by the General Plan, adopted on October 6, 2015. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills SEA that was in effect at that time. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

**SUBJECT PROPERTY AND SURROUNDINGS**

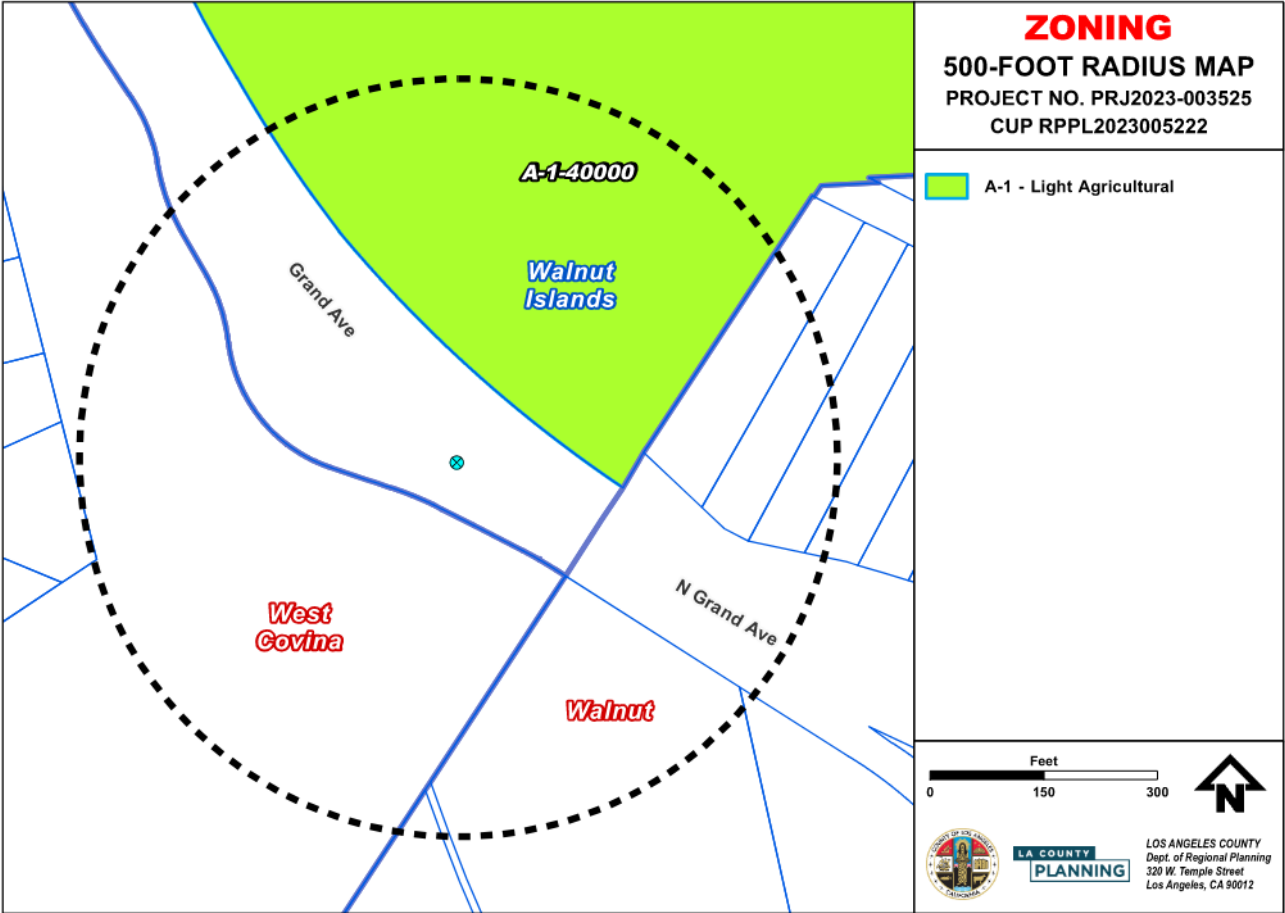
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN* LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H2 (Residential 2 - Zero to Two Dwelling Units per Acre Maximum Density)	A-1-40,000	WCF in PROW
NORTH	H2	A-1-40,000	Open Space
EAST	City of Walnut	City of Walnut	Open Space
SOUTH	City of West Covina and City of Walnut	City of West Covina and City of Walnut	Open Space
WEST	City of West Covina	City of West Covina	Open Space, Single-Family Residences

\* Note: On May 21, 2024, the East San Gabriel Valley Area Plan (“Area Plan”) was adopted, which encompassed the Project Site. However, since the subject CUP application was deemed complete on October 13, 2023 prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the General Plan.







## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
2433	M-3 (Unclassified)	3/19/1934
3811	A-2 (Heavy Agricultural)	3/25/1941
6777	A-1-40,000	9/27/1955

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP 200600332	New WCF consisting of two antennas mounted onto an existing utility pole, one underground Controlled Environmental Manhole (CEMH), one Myers electrical meter pedestal, two ventilation stacks and a 36-inch decorative wall located adjacent to the pole within the public-right - of-way in the Covina Highlands Area.	2/4/2009 (Expired: 1/8/2018)
Revised Exhibit "A" ("REA") 201100110	Replace the existing 45' wood pole with a new 50' class 3 wood pole. Attach 10' double cross arms with four panel antennas on new pole.	4/27/2011
REA 201400083	Replacement of four antennas with four new antennas on powerline pole as well as the addition of 2 new Remote Radio Units within the existing underground equipment storage area	4/3/2014

### **C. Violations**

No Zoning Enforcement violations pertinent to this Project were found on record.

## **ANALYSIS**

### **A. Land Use Compatibility**

The existing WCF is compatible with the surrounding land uses and ensures that local cellular service will be readily available in the immediate area. WCFs are permitted uses in the A-1 Zone and the project is consistent with the Project Site's H2 land use designation. The H2 land use designation is intended for single-family residences with a density of zero to two dwelling units per acre. This land use designation does not preclude the development of infrastructure utilities such as WCFs. The existing facility does not conflict with this land use designation and is therefore consistent with the permitted uses of the underlying land use category. The surrounding land uses to the immediate north, south, east and west is open space, while further to the east and west are single family residential uses. There is another existing WCF on a utility pole in the PROW of Grand Avenue approximately 400 feet northwest of the Project Site.

The Project Site is located within the East San Gabriel Valley SEA. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills SEA that was in effect at that time. Chapter 9 (Conservation and Natural Resources Element) of the General Plan indicates that the objective of the SEA Program is to "conserve genetic and physical diversity by designating biological resource areas that are capable of sustaining themselves into the future", but that it needs to "balance the overall objective of resource preservation against other critical public needs". The General Plan particularly mentions "essential public and semi-public uses that are necessary for health, safety and welfare, and that cannot be relocated to alternative sites" as development that may be compatible with the SEA "through the addition of conditions that are intended to protect against site specific and cumulative impacts to biotic resources in the SEA". This Project falls under this category. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impact on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

### **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 will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The WCF will be located on a utility pole in the PROW of Grand Avenue and is surrounded primarily by open space areas.

The WCF's design is similar to other WCFs in the PROW nearby and elsewhere. The WCF will be most visible to pedestrians and motorists on Grand Avenue. The continued operation of this WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment.

The WCF will also be 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 WCF will be unmanned, traffic flow and parking will not be impacted after its initial transfer to the new pole. Periodic maintenance visits are anticipated, and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads.

### **C. Design Compatibility**

The subject WCF is currently located on existing stand-alone wood pole and will be transferred to an existing adjacent utility pole also in the PROW of Grand Avenue. The transfer of the existing WCF from an old dilapidated stand-alone wooden pole to a newer existing wooden utility pole in the PROW will make the existing WCF further blend with the surrounding area. The removal of the old pole will improve the aesthetics of the Project Site from the PROW of Grand Avenue. The WCF's design is typical of other WCFs in the PROW nearby and elsewhere. This use was previously established through CUP No. 200600332, approved on February 24, 2009. The WCF antennas and appurtenant cross arms will be installed at 30 feet on the existing 50-foot wood pole. The cross arms will be eight feet in length, four feet on both sides of the pole. The Project also includes an existing underground equipment vault beside the utility pole with a three-foot concrete block wall protecting its southwestern side. The Project does not adhere to County Code Section 22.140.760.F.3.a (Wireless Facilities – Development Standards for Small Cell Facilities) since it includes equipment that is not concealed or located within the pole on which the antennas will be mounted. The WCF is also considered a macro-facility because it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume. This necessitates the approval of the CUP for the Project as per County Code Section 22.140.760.D.2.a (Wireless Facilities – Application Requirements – Conditional Use Permit – Macro Facility). The applicant is applying for a CUP, which satisfies the requirements indicated on County Code Section 22.140.760.D (Wireless Facilities – Application Requirements).

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan\*. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. 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 (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 1 Exemption, Existing Facilities and Class 3 Exemption, New construction or conversion of small structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is for the continued maintenance and operation of an existing wireless facility in the public right-of-way ("PROW"). The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole.

The Project Site is located within the East San Gabriel Valley SEA, as designated and defined by the General Plan, adopted on October 6, 2015. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills that was in effect at that time. The existing WCF has been in operation at the Project Site for more than 15 years. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impacts on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

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.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

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

## B. Other Agency Comments and Recommendations

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

## C. Public Comments

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

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Report  
Reviewed By:



Michele Bush, Supervising Regional Planner

Report  
Approved By:



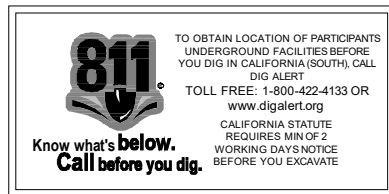
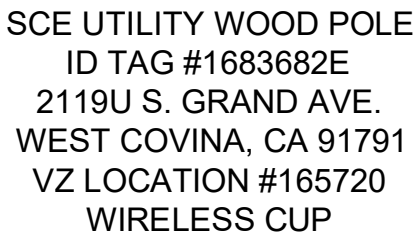
Susan Tae, AICP, Assistant Administrator

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### LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Supplemental WCF Materials: Alternative Site Analysis, Photo Simulations, Propagation Maps
EXHIBIT I	Previous Entitlement (CUP 200600332)





**PLANNING:**  
CABLE ENGINEERING SERVICES  
8521 FALLBROOK AVE. #200  
CANOGA PARK, CA 91304  
PHONE: (818) 898-2352  
CONTACT: TRENT RAMIREZ  
E-MAIL: TRamirez@motiveis.com

**CABLE ENGINEERING SERVICES**  
8521 FALLBROOK AVE. #200  
CANOGA PARK, CA 91304  
PHONE: (818) 898-2352  
CONTACT: ADAM HARMON  
E-MAIL: AHarmon@motiveis.com

**A.J.K.**  
**ENGINEERING & SURVEY**  
**23072 LAKE CENTER DR., SUITE 211**  
**LAKE FOREST, CALIFORNIA 92630**  
**PHONE: (714) 624-9027**  
**CONTACT: A.J. KOLTAVARY**

FROM: 15505 SAND CANYON AVENUE  
IRVINE, CA 92618

TO: 2119U S. GRAND AVE.  
WEST COVINA, CA 91791



NOT TO SCALE

© 2014 Minneapolis Convention

NORTH

**verizon**  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618  
OFFICE: (925) 279-6000

LAT (Decimal): 34.052136° (NAD 83)  
LONG (Decimal): -117.863478° (NAD 83)  
LAT (Deg.Min.Sec): 34° 03' 07.69" N.  
LONG (Deg.Min.Sec): 117° 51' 48.52" W.  
ELEV: 819.51± (AMSL)  
POLE OWNER: SCE  
JURISDICTION: COUNTY OF LOS ANGELES

**CABLE ENGINEERING SERVICES**  
8521 FALLBROOK AVE. #200  
CANOGA PARK, CA 91304  
PHONE: (818) 898-2352  
CONTACT: JONATHAN R MOODIE  
E-MAIL: JMoodie@motiveis.com

## SCI

## PUBLIC RIGHT-OF-WAY

AREA OF CONSTRUCTION:	N/A
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	PUBLIC RIGHT OF WAY

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

T.B.G. MAP #:  
LA 639-E2

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

- TITLE 26 OF THE LOS ANGELES COUNTY CODE-BUILDING CODE
- TITLE 27 OF THE LOS ANGELES COUNTY CODE-ELECTRICAL CODE
- TITLE 28 OF THE LOS ANGELES COUNTY CODE-PLUMBING CODE
- TITLE 29 OF THE LOS ANGELES COUNTY CODE-MECHANICAL CODE
- TITLE 32 OF THE LOS ANGELES COUNTY CODE-FIRE CODE
- GO95/GO128

T-1	TITLE SHEET
T-2	1A CERTIFICATION LETTER
T-3	ABBREVIATIONS, SYMBOLOGY AND GENERAL NOTES
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN DETAIL
A-3	SITE LOCATION PHOTOS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXISTING & PROPOSED ELEVATIONS
A-6	DETAILS
A-7	DETAILS
RF-1	RF INFORMATION
E-1	ELECTRICAL NOTES & SITE PLAN
G-1	GROUNDING DETAILS

THIS PROJECT IS A VERIZON UNMANNED TELECOMMUNICATION WIRELESS FACILITY CONSISTING OF THE FOLLOWING:

1. VERIZON CONTRACTOR TO UTILIZE EXISTING 50'-0" (42'-6" AGL) CLASS (2) WOOD POLE #1683682E.
2. VERIZON CONTRACTOR TO REMOVE EXISTING 10FT. DOUBLE CROSS ARMS WITH (4) EXISTING 58NH-1D5656A PANEL ANTENNAS AND (2) RRUS12 RADIOS FROM OLD STUB POLE.
3. VERIZON CONTRACTOR TO PLACE NEW 8FT. DOUBLE CROSS ARMS (UPPER & LOWER) ON EXISTING 50'-0" (42'-6" AGL) CLASS (2) WOOD POLE #1683682E WITH (2) NEW 65A-RZB ANTENNAS, (2) NHSS-65A-RZB ANTENNAS, (2) NEW 4449 RADIOS, (2) NEW 8863 RADIOS, (2) NEW 4406 548, AND (1) NEW RAYCAP ON NEW PIPE MOUNTS.
4. ALL EQUIPMENT, ARMS, PARTS AND RISERS TO BE PAINTED TO MATCH POLE COLOR.
5. VERIZON CONTRACTOR TO PLACE NEW 12X24 HYBRID CABLES IN EXISTING 4" VZ CONDUIT.

REV	DATE	DESCRIPTION	BY
0	12/21/21	90% CD	RL
1	02/02/22	REVISED RADIO LOCATIONS	RL
2	05/06/22	REVISED PER DRM COMMENTS	RL
3	06/14/22	REVISED RADIO LOCATIONS	RL
4	07/27/22	REVISED PER COUNTY COMMENTS	JM
5	08/30/22	REVISED PER COUNTY COMMENTS	JM
6	09/20/22	REVISED PER COUNTY COMMENTS	JM
7	11/10/22	REVISED PER COUNTY REQUEST	RL
8	12/05/22	100% CD	JM
9	03/26/24	REVISED PER CITY COMMENTS	JM



## SMALL CELL PROJECT

**WATERCRESS**  
**SCE UTILITY WOOD**  
**POLE**  
**2119U S. GRAND AVE.**  
**WEST COVINA, CA**  
**91791**

SHEET TITLE:

# TITLE SHEET

# T-1



NOTE: THE ORIGINAL USE OF THIS PLAN IS 36" X 48". SCALE INTO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



A.J.Koltavary/Civil Engineers & Land Surveyors

1-A COORDINATES/ ELEVATION ACCURACY CERTIFICATION, FOR VERIZON

DATE: DECEMBER 11, 2021  
SITE NAME: WATERCRESS  
SITE LOCATION (CLOSEST ADDRESS): 2119U S. GRAND AVE, WEST COVINA, CA 91791  
TYPE OF STRUCTURE: WOODEN POLE

NAD 83 COORDINATES:

LATITUDE: 34°03'07.69" N (34.052136°)  
LONGITUDE: 117°51'48.52" W (-117.863478°)

ELEVATIONS (NAVD88) A.M.S.L

GROUND ELEVATION @ BASE OF WOODEN POLE = 819.51' ±  
TOP OF EXISTING WOODEN POLE = 852.48' ±  
TOP OF EXISTING ANTENNAS = 849.45' ±  
TOP OF HIGHEST EXISTING WIRE = 841.97' ±

MEASURED A.G.L HEIGHTS

TOP OF EXISTING WOODEN POLE = 33' - 0" ±  
TOP OF EXISTING ANTENNAS = 29' - 11" ±  
TOP OF HIGHEST EXISTING WIRE = 22' - 6" ±

METHODOLOGY

GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING LEICA GS 18 RECEIVER, RTK GNSS OBSERVATION AND TS12P TOTAL STATION. POST PROCESSING BY LEICA SOFTWARE. CALIFORNIA ZONE 5.

BENCHMARK REFERENCE: LEICA SMARTNET NETWORK, ADJUSTED JULY 2021.  
SURVEY DATE: DECEMBER 13, 2021

CERTIFICATION: I THE UNDERSIGNED, A REGISTERED CIVIL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF CALIFORNIA TO PRACTICE LAND SURVEYING, DO HEREBY CERTIFY THE LATITUDE AND LONGITUDE COORDINATES AND ELEVATIONS ABOVE MEAN SEA LEVEL LISTED ABOVE ARE BASED ON A FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ACCURACY OF THOSE COORDINATES MEET OR EXCEED 1-A STANDARDS (HORIZONTAL ACCURACY ± 15 FEET AND VERTICAL ACCURACY ± 3 FEET) AS DEFINED IN THE F.A.A. ASAC INFORMATION SHEET 91:003, AND THAT DATA ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*A.J. Koltavary*

ANDREW J. KOLTAVARY, RCE 26571, EXPIRATION: 03/31/2022



23072 Lake Center Dr., Suite 211 • Lake Forest • California • 92630 • Telephone (714) 624.9027

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/21/21	90% CD	RL
1	02/02/22	REVISED RADIO LOCATIONS	RL
2	05/06/22	REVISED PER DIRM COMMENTS	RL
3	06/14/22	REVISED RADIO LOCATIONS	RL
4	07/27/22	REVISED PER COUNTY COMMENTS	JM
5	08/30/22	REVISED PER COUNTY COMMENTS	JM
6	09/20/22	REVISED PER COUNTY COMMENTS	JM
7	11/10/22	REVISED PER COUNTY REQUEST	RL
8	12/05/22	100% CD	JM
9	03/26/24	REVISED PER CITY COMMENTS	JM



SMALL CELL PROJECT

WATERCRESS  
SCE UTILITY WOOD  
POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA  
91791

SHEET TITLE:  
1A CERTIFICATION  
LETTER

T-2

NOTES:

- 1) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER & NECESSARY UTILITY COMPANIES FOR THE LOCATION OF ALL EXISTING BELOW GRADE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE COSTS ASSOCIATED WITH EXISTING BELOW GRADE UTILITIES.
- 2) CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- 3) CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- 4) CONTRACTOR TO CALL DIG ALERT (800) 422-4133 A MINIMUM OF 48 HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE TO HAVE ALL NONPUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
- 5) PROPOSED UTILITY SERVICES SHOWN NEED TO BE VERIFIED & APPROVED BY UTILITY COMPANIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
- 6) LINES SHOWN DO NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT RUNS. CONTRACTOR TO VERIFY SERVICE LOCATIONS w/ACTUAL FIELD CONDITIONS.
- 7) CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND E-MAIL REGARDLESS OF ABILITY TO REPAIR OR MITIGATE. A FOLLOW-UP E-MAIL REPORT WITH DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN ACCEPTED BY CLIENT AND AFFECTED SERVICE PROVIDERS AND RECIPIENTS. AT THEIR OWN EXPENSE, CONTRACTOR WILL EXERCISE ALL EFFORTS TO HAVE REPAIRS MADE BY QUALIFIED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.

NOTE:

ALL CABLES THAT SERVE THE WIRELESS FACILITY SHALL BE LOCATED WITHIN THE INTERIOR OF THE STRUCTURE, SHEATHED, OR HIDDEN TO THE FULLEST EXTENT TECHNICALLY FEASIBLE.

NOTE:

CONTRACTOR TO ALLOW INGRESS AND EGRESS TO DRIVEWAYS AT ALL TIMES DURING CONSTRUCTION.

UNDERGROUND UTILITIES NOTE:

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

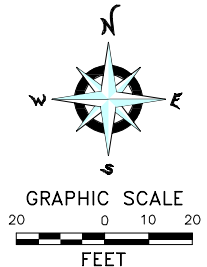
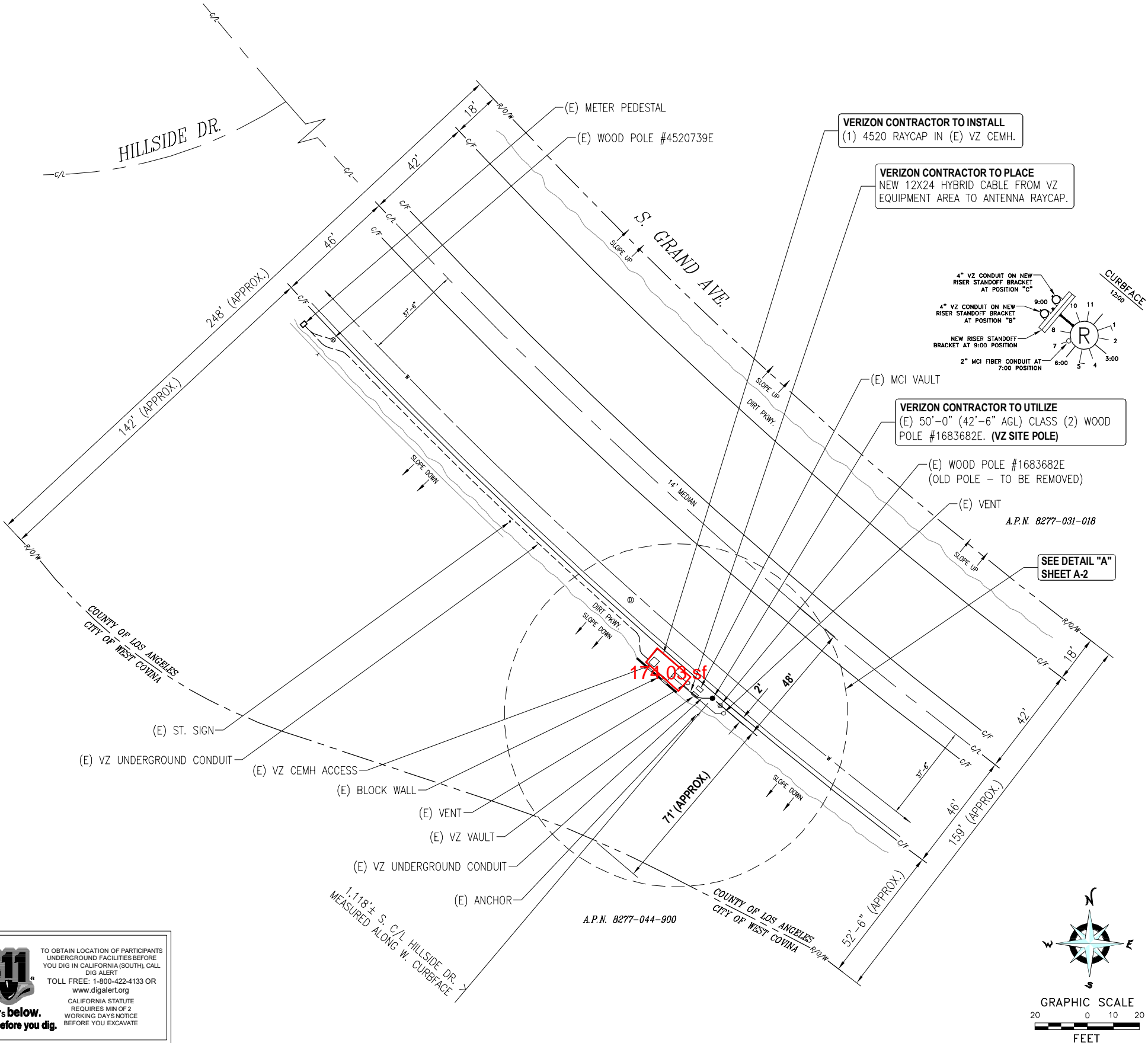
UTILITY LINE TYPE LEGEND:

---	EXISTING CONDUIT
-E-	POWER
-G-	GAS
-W-	WATER
-T-	TELCO
-SL-	STREET LIGHT
-TS-	TRAFFIC SIGNAL
-O-	OIL
-S-	SEWER
-CATV-	CABLE TV
-SD-	STORM DRAIN



Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-422-4133 OR  
www.digalert.org  
CALIFORNIA STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/21/21	90% CD	RL
1	02/02/22	REVISED RADIO LOCATIONS	RL
2	05/06/22	REVISED PER DRIM COMMENTS	RL
3	06/14/22	REVISED RADIO LOCATIONS	RL
4	07/27/22	REVISED PER COUNTY COMMENTS	JM
5	08/30/22	REVISED PER COUNTY COMMENTS	JM
6	09/20/22	REVISED PER COUNTY COMMENTS	JM
7	11/10/22	REVISED PER COUNTY REQUEST	RL
8	12/05/22	100% CD	JM
9	03/26/24	REVISED PER CITY COMMENTS	JM



verizon

15505 SAND CANYON AVENUE  
IRVINE, CA 92618

SMALL CELL PROJECT

WATERCRESS  
SCE UTILITY WOOD  
POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA  
91791

SHEET TITLE:

SITE PLAN

A-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 48". SCALE INTO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

**NOTE:**  
ALL CABLES THAT SERVE THE WIRELESS FACILITY SHALL BE LOCATED WITHIN THE INTERIOR OF THE STRUCTURE, SHEATHED, OR HIDDEN TO THE FULLEST EXTENT TECHNICALLY FEASIBLE.

**NOTE:**  
CONTRACTOR TO ALLOW INGRESS AND EGRESS TO DRIVEWAYS AT ALL TIMES DURING CONSTRUCTION.

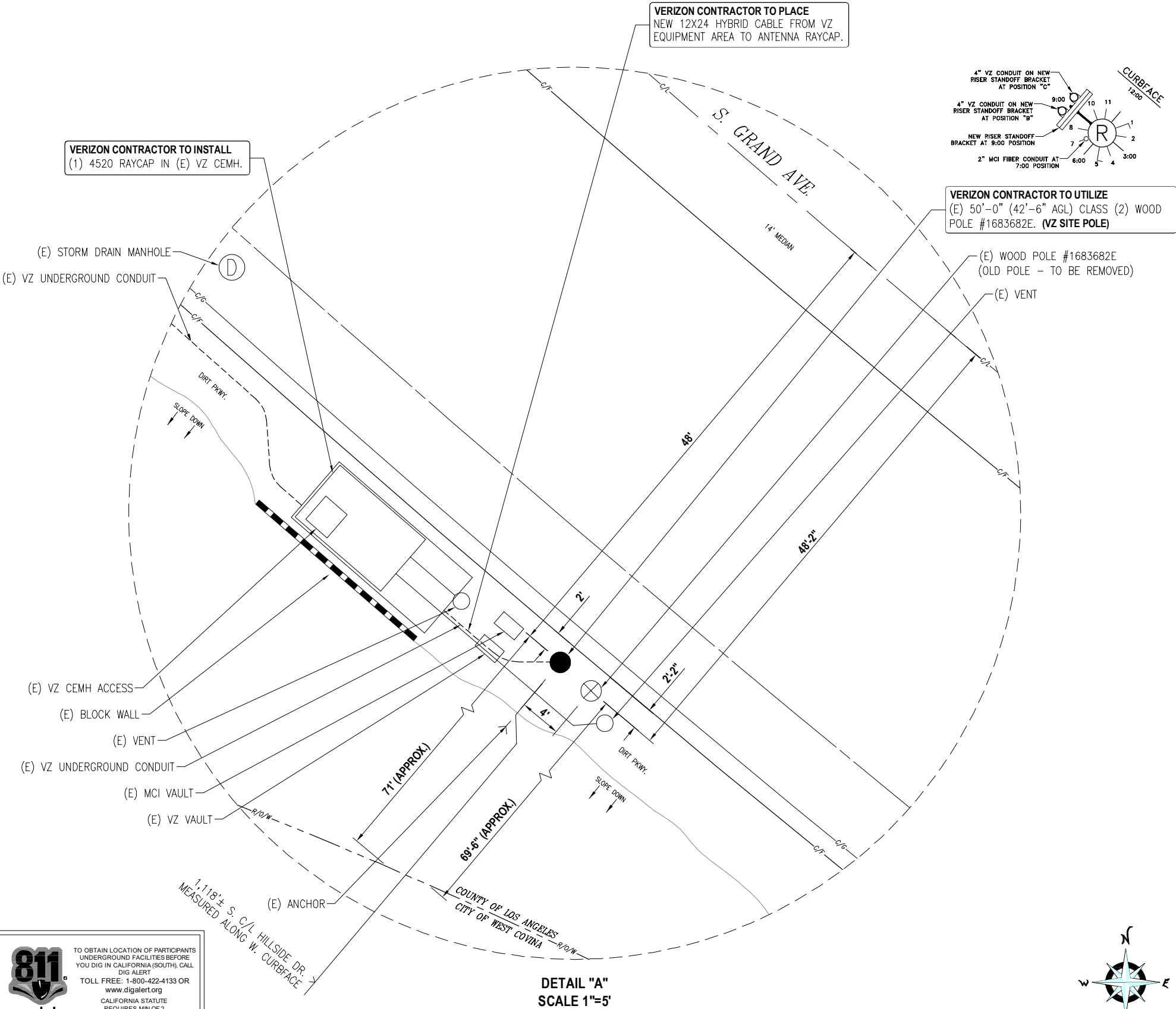
**UNDERGROUND UTILITIES NOTE:**  
THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

UTILITY LINE TYPE LEGEND:	
	EXISTING CONDUIT
	POWER
	GAS
	WATER
	TELCO
	STREET LIGHT
	TRAFFIC SIGNAL
	OIL
	SEWER
	CABLE TV
	STORM DRAIN



**811**  
Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-422-4133 OR  
[www.digalert.org](http://www.digalert.org)  
CALIFORNIA STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE



## ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/21/21	90% CD	RL
1	02/02/22	REVISED RADIO LOCATIONS	RL
2	05/06/22	REVISED PER DRIM COMMENTS	RL
3	06/14/22	REVISED RADIO LOCATIONS	RL
4	07/27/22	REVISED PER COUNTY COMMENTS	JM
5	08/30/22	REVISED PER COUNTY COMMENTS	JM
6	09/20/22	REVISED PER COUNTY COMMENTS	JM
7	11/10/22	REVISED PER COUNTY REQUEST	RL
8	12/05/22	100% CD	JM
9	03/26/24	REVISED PER CITY COMMENTS	JM



SMALL CELL PROJECT

**WATERCRESS**  
SCE UTILITY WOOD POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA 91791

SHEET TITLE:  
**ENLARGED SITE PLAN DETAIL**

**A-2**



NOTE: THE ORIGINAL USE OF THIS PLANS MAY VARY. SCALE INTO DO NOT IMPLICATION REDUCES OR INCREASED SHEET REUSE



SITE POLE LOCATION  
LOOKING WEST



SITE POLE LOCATION  
LOOKING NORTH

SITE LOCATION PHOTOS

SCALE:  
N.T.S.

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/21/21	90% CD	RL
1	02/02/22	REVISED RADIO LOCATIONS	RL
2	05/06/22	REVISED PER DIRM COMMENTS	RL
3	06/14/22	REVISED RADIO LOCATIONS	RL
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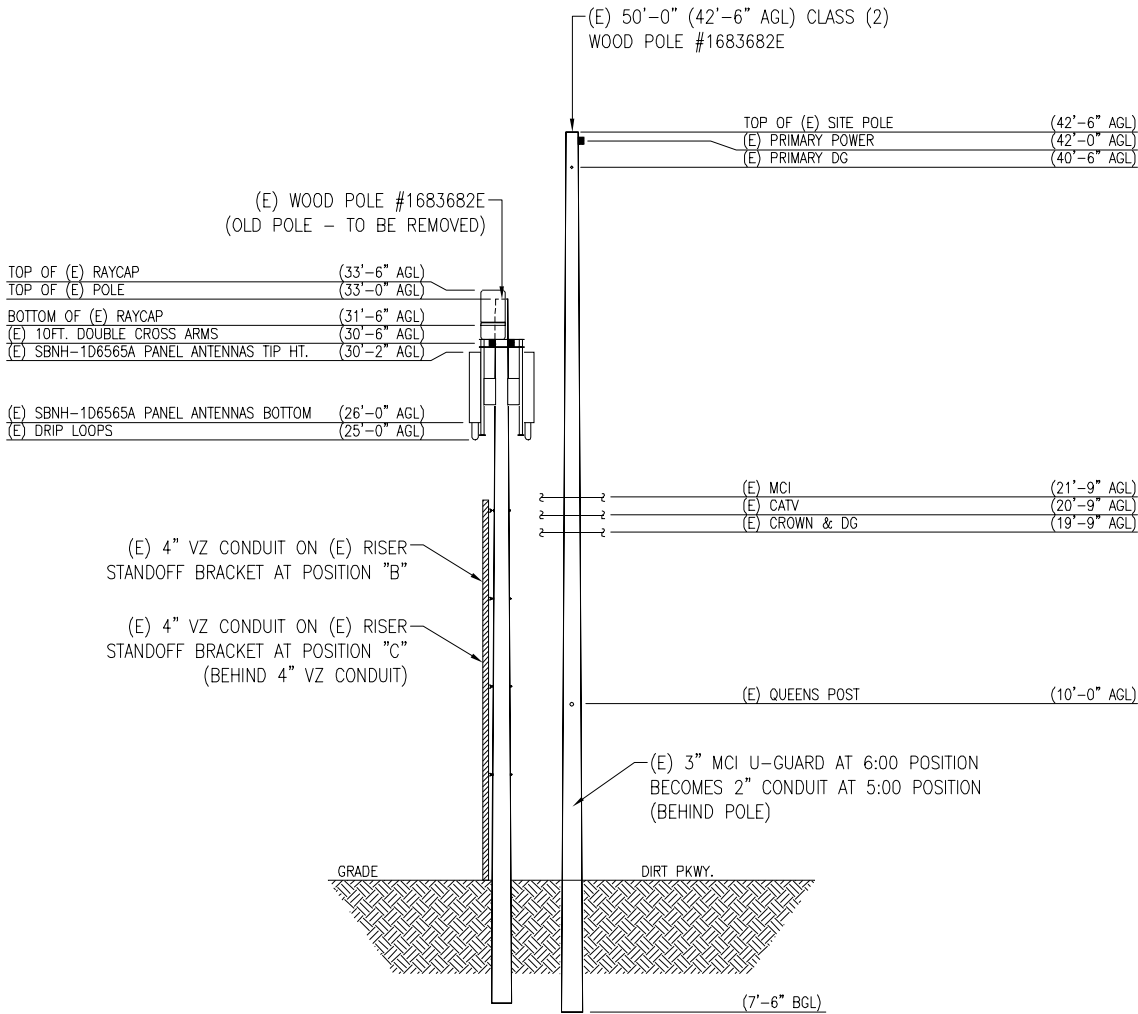
SMALL CELL PROJECT

WATERCRESS  
SCE UTILITY WOOD  
POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA  
91791

SHEET TITLE:  
SITE LOCATION  
PHOTOS

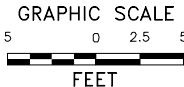
A-3

NOTE: THE ORIGINAL USE OF THIS PLANS MAY VARY. SCALE ENTERED IS NOT NECESSARILY REDUCED OR ENLARGED SHEET SIZES.



FRONT VIEW  
LOOKING WEST

EXISTING ELEVATION



1

PROPOSED ELEVATION

VERIZON SITE POLE #1683682E /MAKE READY INFORMATION  
(WEST SIDE S. GRAND AVE. 1.118± SOUTH C/L HILLSIDE DR.)

- A. VERIZON CONTRACTOR TO DE-ENERGIZE SITE PRIOR TO STARTING ANY POLE WORK.  
B. VERIZON CONTRACTOR TO UTILIZE EXISTING 50FT CLASS 2 DF WOOD POLE #1683682E.  
C. VERIZON CONTRACTOR TO REMOVE EXISTING 10FT CROSS ARMS WITH (4) SBNH-1D6565A EXISTING PANEL ANTENNAS AND (2) RRUS12 RADIOS FROM OLD STUB POLE.  
D. VERIZON CONTRACTOR TO PLACE NEW 8FT DOUBLE BRACELESS CROSS ARMS (2) UPPER AND (2) LOWER WITH (4) ¼"x4"x36" AND (12) ¼"x4"x48" ARMING PLATES AND VERTICAL PIPE MOUNTS PER DESIGN.  
E. VERIZON CONTRACTOR TO PLACE (2) NEW NHHS4-65A-R3B PANEL ANTENNAS AND (2) NEW NHHSS-65A-R2B PANEL ANTENNAS ON NEW 8FT DOUBLE BRACELESS CROSS ARMS (UPPER AND LOWER) PER DETAIL.  
F. VERIZON CONTRACTOR TO PLACE (2) NEW ERICSSON 4449 RADIOS AND (2) NEW ERICSSON 8843 RADIOS AND (2) NEW ERICSSON 8863 AND (2) NEW 4408 B48, AND NEW RAYCAP ON NEW PIPE MOUNTS PER DETAIL.  
G. VERIZON CONTRACTOR TO PLACE NEW STANDOFF BRACKETS ON 50FT POLE AT 9:00 POSITION.  
H. VERIZON CONTRACTOR TO EXCAVATE, CUT, PLACE NEW WYE AND INTERCEPT (2) EXISTING 4" VZW CONDUITS AND RE-ROUTE TO NEW STANDOFF BRACKET ON EXISTING 50FT POLE POSITIONS "B" AND "C".  
I. VERIZON CONTRACTOR TO PLACE NEW 12X24 HYBRID CABLES IN EXISTING 4" VERIZON CONDUIT.  
J. VERIZON CONTRACTOR TO REMOVE AND INSTALL COAXIAL CABLES, HYBRID CABLES, R.E.T. CABLES AND VZ FIBER IN EXISTING CONDUITS OR NEW CONDUIT(S) AS NEEDED TO SUPPORT NEW EQUIPMENT ON POLE.  
K. VERIZON CONTRACTOR TO ROUTE ALL CABLES IN INNERDUCTS BETWEEN EQUIPMENT. CONTRACTOR NOT TO USE CABLE COAX CLAMPS.  
L. VERIZON CONTRACTOR TO RUN ALL CABLES BELOW ARM AT ANTENNA GRADE.  
M. VERIZON CONTRACTOR TO PULL, TRANSPORT AND DISPOSE OF OLD POLE STUB.  
N. VERIZON CONTRACTOR TO PLACE VISIBILITY STRIPS.  
O. VERIZON CONTRACTOR TO PLACE NEW MGB PER DETAIL.  
P. VERIZON CONTRACTOR TO BUNDLE ALL GROUND WIRES BETWEEN COAX GROUNDING KITS AND MGB.  
Q. VERIZON CONTRACTOR TO PLACE ALL REQUIRED GROUNDING PER GO-95.  
R. VERIZON CONTRACTOR TO PLACE NEW CLIMBING PEGS AT 5:00 AND 1:00.  
S. VERIZON CONTRACTOR TO PLACE SIGNAGE PER GO-95.

**NOTE TO CONTRACTOR:**  
REVIEW SITE POLE MAKE READY INFORMATION PRIOR TO SITE CONSTRUCTION.

(E) PRIMARY POWER (42'-0" AGL)  
(E) PRIMARY DG (40'-6" AGL)

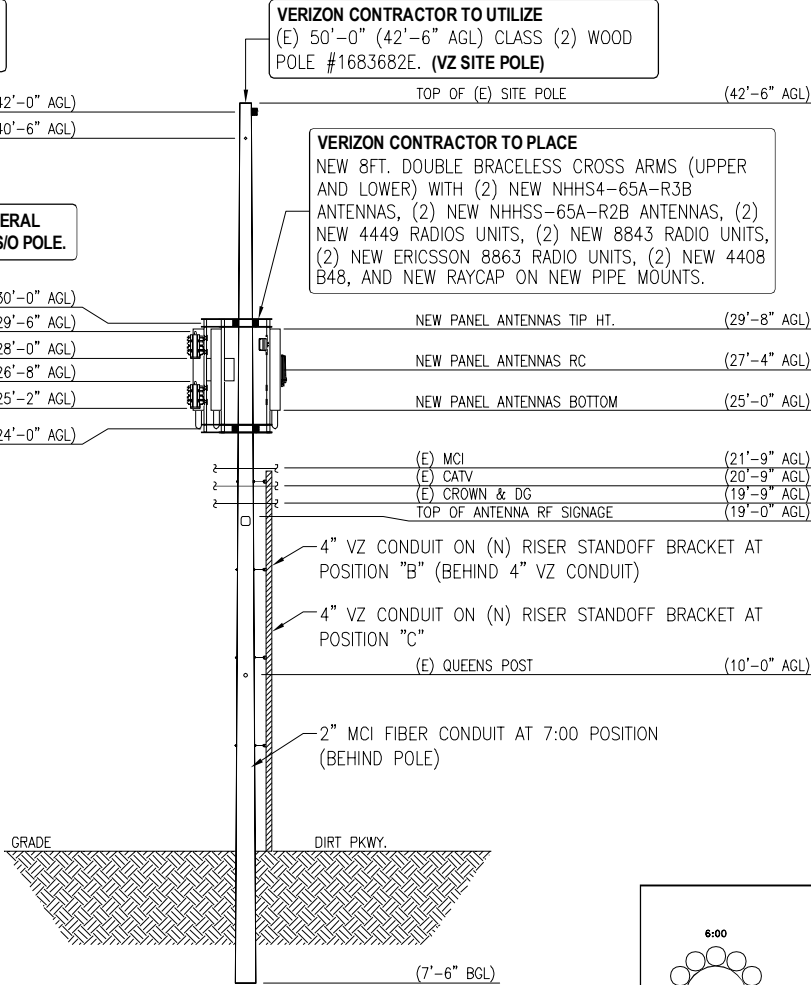
**VERIZON CONTRACTOR TO RUN ALL LATERAL CABLES IN CONDUIT UNDER ARM ON W/S/O POLE.**

NEW VZ 8FT. DOUBLE BRACELESS CROSS ARMS (UPPER) (30'-0" AGL)  
TOP OF NEW RADIO UNITS (29'-6" AGL)  
BOTTOM OF NEW RADIO UNITS (28'-0" AGL)  
TOP OF NEW RADIO UNITS (26'-8" AGL)  
BOTTOM OF NEW RADIO UNITS (25'-2" AGL)  
NEW VZ 8FT. DOUBLE BRACELESS CROSS ARMS (LOWER) & DRIP LOOPS (24'-0" AGL)

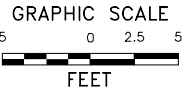
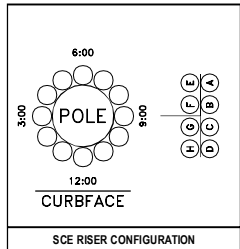
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**NOTE:**  
ALL EQUIPMENT, ARMS, PARTS AND RISERS TO BE PAINTED TO MATCH POLE COLOR (BACK OF 8843/4449 RADIOS CANNOT BE PAINTED).

**NOTE:**  
WEATHER & CORROSION RESISTANT SIGNS PER G.O. 95 RULE 94.5 (MARKING) REQUIREMENTS SHALL BE AFFIXED TO THE SITE POLE NO LESS THAN THREE (3) FEET BELOW THE ANTENNA(S) (MEASURED FROM THE TOP OF THE SIGN) AND NO LESS THAN NINE (9) FEET ABOVE THE GROUND LINE (MEASURED FROM THE BOTTOM OF THE SIGN).



FRONT VIEW  
LOOKING WEST



2

## ISSUE STATUS

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**verizon**  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618

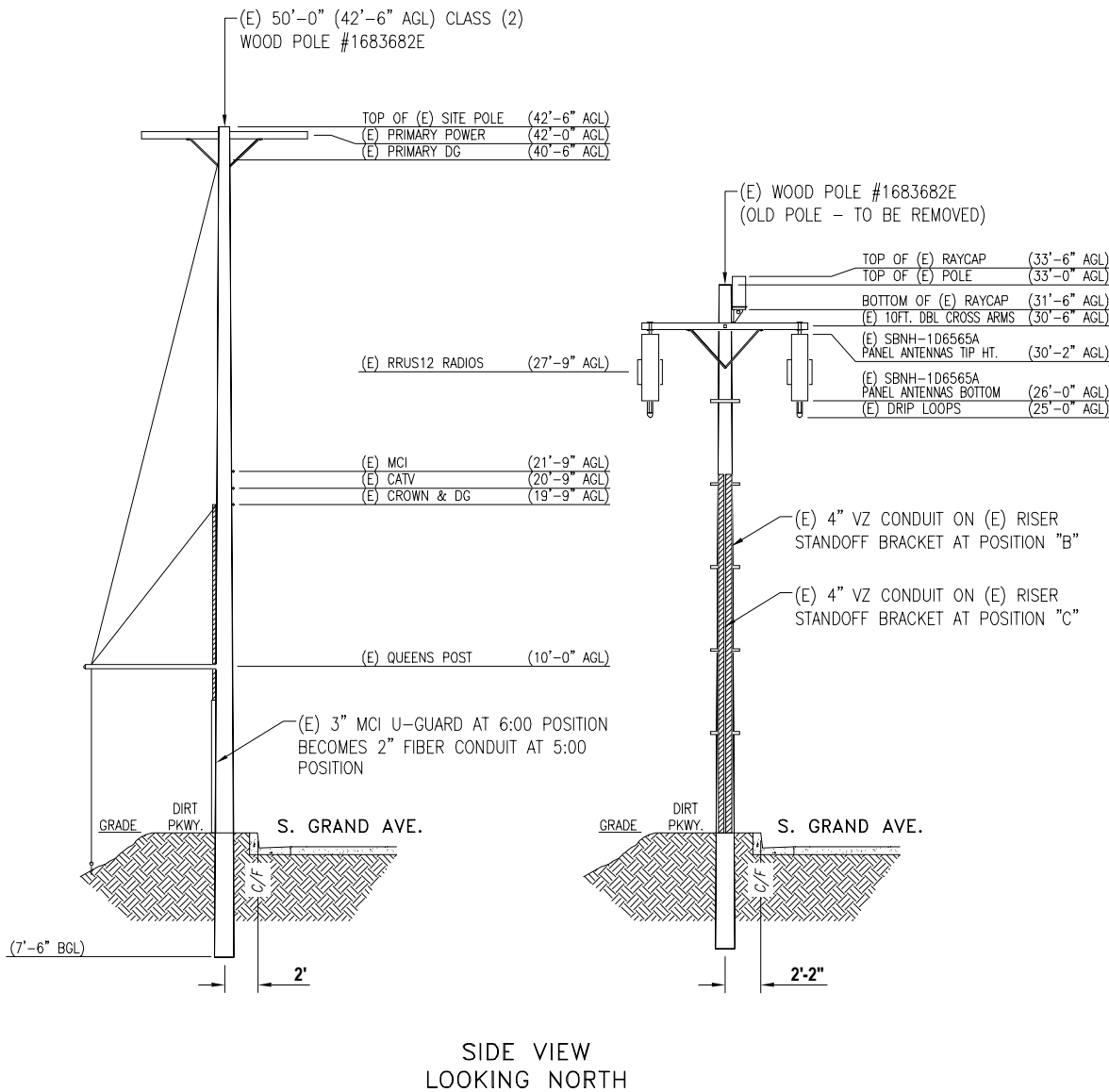
SMALL CELL PROJECT

**WATERCRESS**  
SCE UTILITY WOOD POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA 91791

SHEET TITLE:  
**EXISTING & PROPOSED ELEVATIONS**

**A-4**

NOTE: THE ORIGINAL USE OF THIS PLAN SHALL BE 1"=10'. SCALE INTO OR OUT OF THE DRAWING SHALL BE 1"=10'. SCALE INTO OR OUT OF THE DRAWING SHALL BE 1"=10'.



EXISTING ELEVATION



1

PROPOSED ELEVATION

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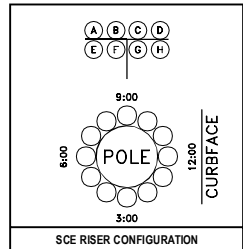
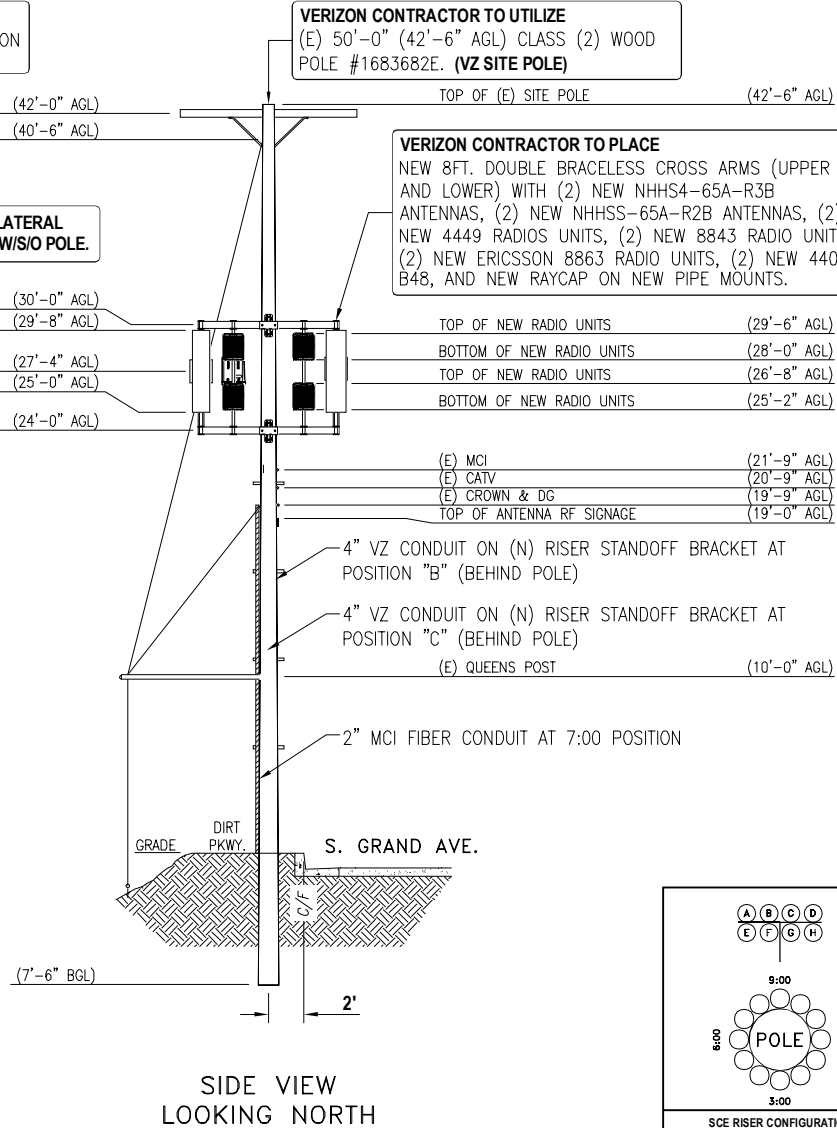
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NEW PANEL ANTENNAS TIP HT. (29'-8" AGL)

NEW PANEL ANTENNAS RC (27'-4" AGL)  
NEW PANEL ANTENNAS BOTTOM (25'-0" AGL)  
NEW VZ 8FT. DOUBLE BRACELESS CROSS ARMS (LOWER) & DRIP LOOPS (24'-0" AGL)

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2

## ISSUE STATUS

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**verizon**  
15505 SAND CANYON AVENUE  
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SMALL CELL PROJECT

**WATERCRESS**  
SCE UTILITY WOOD POLE  
2119U S. GRAND AVE.  
WEST COVINA, CA 91791

SHEET TITLE:  
**EXISTING & PROPOSED ELEVATIONS**

**A-5**





**PROJECT NUMBER**  
PRJ2023-003525-(1)

**HEARING DATE**  
5/27/2025

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2023005222

## PROJECT SUMMARY

### OWNER / APPLICANT

Verizon

### MAP/EXHIBIT DATE

March 26, 2024

### PROJECT OVERVIEW

CUP for the continued maintenance and operation of an existing wireless facility (“WCF”) in the public right-of-way (“PROW”), including the transfer of the existing WCF from an existing wood pole to an adjacent wood utility pole. The approval of CUP 200600332 on February 24, 2009 originally authorized the installation of the existing WCF. CUP 200600332 expired on January 8, 2018.

### LOCATION

34.052136, -117.863478, Walnut Islands

### ACCESS

Grand Avenue

### ASSESSORS PARCEL NUMBER(S)

PROW on Grand Ave adjacent to: 8277-044-900

### SITE AREA

70 square feet

### GENERAL PLAN / LOCAL PLAN

General Plan\*

### ZONED DISTRICT

Covina Highlands

### PLANNING AREA

East San Gabriel Valley

### LAND USE DESIGNATION

H2 (Residential 2 - Zero to Two Dwelling Units per Acre Maximum Density)

### ZONE

A-1-40,000 (Light Agricultural - 40,000 Square Feet Minimum Required Lot Area)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### COMMUNITY STANDARDS DISTRICT

N/A

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

### KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section [22.158.050](#) (Findings and Decision)
  - Section [22.140.760](#) (Wireless Facilities)
  - Section [22.16.040](#) (Development Standards for Zones A-1, A-2, O-S, R-R, and W)

### CASE PLANNER:

Carl Nadela, AICP

### PHONE NUMBER:

(213) 893-7010

### E-MAIL ADDRESS:

[cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov)

\* Note: On May 21, 2024, the East San Gabriel Valley Area Plan (“Area Plan”) was adopted, which encompassed the Project Site. However, since the subject CUP application was deemed complete on October 13, 2023 prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the General Plan.



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-003525-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023005222

**RECITALS**

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. **RPPL2023005222** on May 27, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Verizon ("Permittee"), requests the CUP to authorize continued maintenance and operation of an existing wireless communications facility ("WCF") in the public right-of-way ("PROW"), including the transfer of the existing WCF from an existing wood pole to an adjacent wood utility pole ("Project") on a property located in the in the PROW along Grand Avenue, adjacent to Parcel No. 8277-044-900 in the unincorporated community of Walnut Islands ("Project Site") in the in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760 (Wireless Facilities). The WCF is considered a macro-facility since it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 200600332 was approved on February 4, 2009, authorizing the construction of a new WCF consisting of two antennas mounted onto an existing utility pole, one underground Controlled Environmental Manhole (CEMH), one Myers electrical meter pedestal, two ventilation stacks and a 36-inch decorative wall located adjacent to the pole within the PROW. CUP 200600332 expired on January 8, 2018. Revised Exhibit "A" ("REA") 201100110 was approved on April 27, 2011, authorizing the replacement of the existing 45-foot wood pole with a new 50-foot wood pole and the attachment of 10-foot double cross arms with four panel antennas on new pole. REA 201400083 was approved on April 3, 2014, authorizing the replacement of four antennas and the addition of two new Remote Radio Units (RRU) within the existing underground equipment storage area
5. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - Zero to Two Dwelling Units per Acre Maximum Density) land use category of the General Plan Land Use Policy Map. On May 21, 2024, the East San Gabriel Valley Area Plan ("Area Plan") was adopted, which encompassed the Project Site. However, since the subject CUP application was deemed complete on October 13, 2025 prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the General Plan.

6. **ZONING.** The Project Site is located in the Covina Highlands Zoned District and is currently zoned A-1-40,000. Pursuant to County Code Section County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760 (Wireless Facilities), a CUP is required for the subject WCF at the Project Site.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2	A-1-40,000	Open Space
EAST	City of Walnut	N/A	Open Space
SOUTH	City of West Covina and City of Walnut	N/A	Open Space
WEST	City of West Covina	N/A	Open Space, Single-Family Residences

**8. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is an existing utility pole and an approximately 175 square feet underground equipment vault located in the PROW of Grand Avenue. The vicinity of the Project Site has a rolling topography, but the Project Site has been graded flat as part of the PROW of Grande Avenue. The southwestern part of the underground equipment vault is protected by a three-foot concrete block wall.

B. Site Access

The Project Site is accessible via Grand Avenue to the east. Primary access to the Project Site will be via the southbound lane of Grand Avenue, a 120-foot wide Parkway, as indicated on the Los Angeles County Master Plan of Highways.

C. Site Plan

The site plan for the Project depicts the existing WTF located on the west side of Grand Avenue. The existing facility consists of 33-foot-six-inches tall wood utility pole with panel antennas and equipment mounted on two crossarms at 30 feet six inches on the pole. An existing 50-foot utility pole and an approximately 175 square feet underground equipment vault is located to the south of the existing WCF pole. The WCF antennas and appurtenant cross arms will be removed from the existing wood pole and installed at 30 feet on the existing 50-foot wood pole. The cross arms will be eight feet in length, four feet on both sides of the pole. The existing WCF wood pole will be removed.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project is for the continued maintenance and operation of an existing WCF in the PROW. The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole.

The Project Site is located within the East San Gabriel Valley Significant Ecological Area (SEA), as designated and defined by the Los Angeles County General Plan 2025 ("General Plan"), adopted on October 6, 2015. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills SEA that was in effect at that time. The existing WCF has been in operation at the Project Site for more than 15 years. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impact on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

No comments were received from the public regarding the Project.

**11. AGENCY RECOMMENDATIONS.**

No Agency comments were solicited nor received for this Project.

**12. 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, 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 March 4, 2025, a total of 46 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Covina Highlands Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H2 Land Use Designation is intended for single-family residences with a density of zero to two dwelling units per acre. This land use designation does not preclude the development of infrastructure utilities such as WCFs. The existing and continued maintenance of the facility at the adjacent pole, does not conflict with this land use designation and is therefore consistent with the permitted uses of the underlying land use category.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General 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 allows for the continued operation of an existing WCF to provide telecommunication services for the surrounding community. The WCF is an integral part of the overall existing wireless telecommunications infrastructure and ensures reliable voice and data services for the area. A significant coverage gap for wireless services will occur 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 to be mounted on an existing utility pole to minimize visual impacts to the surrounding community. The WCF will be mounted at an adjacent existing utility pole at a height that is three feet and six inches lower than its previous height at the stand-alone pole. 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 WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment.

- *Policy S 7.1: Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and responses capabilities, risk communication, and the dissemination of public information.*

The Project will allow for the continued use of a WCF to provide telecommunications services for the surrounding community. The WCF is an integral part of the overall existing wireless communication infrastructure and ensures reliable voice and data services for the area. A significant coverage gap for wireless services will occur if the subject WCF is not allowed to continue operation. The Project Site would allow reliable cellular services for emergency calls made by the public. Additionally, wireless networks provide primary and backup communications for emergency personnel.

**ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a WCF is permitted in such zone with a CUP pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760 (Wireless Facilities).
16. **WIRELESS FACILITY ORDINANCE.** The Hearing Officer finds that the Project complies with the County's Wireless Facility Ordinance under County Code Section 22.140.760 (Wireless Facilities), except as herein described. The location of the WCF is not in a residential zone, does not encroach into any required setbacks and is the least aesthetically intrusive location in the area. The height is 30 feet, in compliance with the maximum height of 75 feet for WCFs in the A-1 zone. The cables of the WCF are hidden to the fullest extent technically possible, the color of the WCF matches that of the existing wood utility pole it will be mounted on and its associated equipment are located in an underground vault.

The Project does not adhere to County Code Section 22.140.760.F.3.a (Wireless Facilities – Development Standards for Small Cell Facilities) since it includes equipment that is not concealed or located within the pole on which the antennas will be mounted on, which necessitates the approval of a CUP for the Project. The WCF is considered a macro-facility since it does not meet the definition of a small cell facility since it has associated equipment with more than 28 cubic feet in volume. This necessitates the approval of the CUP for the Project as per County Code Section 22.140.760.D.2.a (Wireless Facilities – Application Requirements – Conditional Use Permit – Macro Facility). The Permittee is applying for a CUP, which satisfies the requirements indicated on County Code Section 22.140.760.D (Wireless Facilities – Application Requirements).

The Project Site is located within the East San Gabriel Valley SEA, as designated and defined by the General Plan, adopted on October 6, 2015. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills that was in effect at that time. The existing WCF has been in operation at the Project Site for more than 15 years. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impacts on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

**CONDITIONAL USE PERMIT FINDINGS**

17. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The WCF will continue to provide uninterrupted wireless service to the community in support of the existing wireless network. The WCF will be located on a utility pole in the PROW of Grand Avenue and is surrounded primarily by open space areas. The WCF's design is similar to other WCFs in the PROW nearby and elsewhere. The WCF will be most visible to pedestrians and motorists on Grand Avenue. The continued operation of this WCF allows for the continued provision of local cellular service with minimal change to the existing developed environment. The WCF will also be 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 WCF will be unmanned, traffic flow and parking will not be impacted, except during the transfer and installation of the WCF on the adjacent utility pole. Periodic maintenance visits are anticipated, and the frequency of these visits is not expected to be disruptive to the neighborhood. Maintenance technicians can access the Project Site via existing public roads.
18. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is an existing utility pole and an approximately 175 square feet underground equipment vault located in the PROW of Grand Avenue. There is adequate space in the PROW to accommodate the WCF on an existing adjacent pole as well as the periodic maintenance that will be required for its operations. The southwestern part of the underground equipment vault is protected by a three-foot concrete block wall, which is in compliance with Title 22 (Planning and Zoning) of the County Code.
19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The WCF is located on the PROW of Grand Avenue, a 120-foot Parkway, as indicated on the Los Angeles County Master Plan of Highways. It is sufficient to serve the kind and quantity of traffic that is generated by the WCF, which is composed of periodic maintenance visits.
20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

**ENVIRONMENTAL FINDINGS**

21. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15303 (Class 3, New Construction or Conversion of Small Structures). The Project is for the continued maintenance and operation of an existing WCF in the PROW. The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole. The Project Site is located within the East San Gabriel Valley SEA. The existing WCF has been in operation at the Project Site for more than 15 years. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impacts on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review. The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**ADMINISTRATIVE FINDINGS**

22. **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 Foothills Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.



**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and sections 15303 (Class 3, New Construction or Conversion of Small Structures); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023005222**, subject to the attached conditions.

**ACTION DATE: May 27, 2025**

MB:CN

4/10/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-003525-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023005222

**PROJECT DESCRIPTION**

The project is for the continued maintenance and operation of an existing macro wireless communications facility ("WCF") in the public right-of-way ("PROW"), including the transfer of the existing WCF from an existing wood pole to an adjacent wood utility pole, 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 8 shall be effective immediately upon the date of final approval of this grant by the County.
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, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
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 (i.e. Recorder's Office). 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 May 27, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 or 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 **\$3,648.00**, 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 \$456.00 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 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 **July 27, 2025**.
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 - CONDITIONAL USE PERMIT (WCF)**

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of 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.
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement.
22. 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.
23. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. 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.

25. 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.
26. The maximum height of the facility shall not exceed 30 feet above finished grade.
27. The permittee shall maintain current contact information with the Zoning Enforcement Section.
28. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
30. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section to show compliance with the maintenance and removal conditions.
31. 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.
32. 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.

**PROJECT SITE-SPECIFIC CONDITIONS**

33. This grant shall authorize the continued maintenance and operation of a WCF in the PROW, including the transfer of the existing WCF from an existing wood pole to an adjacent wood utility pole, as indicated in the approved Exhibit "A".
34. The wood pole where the existing antennas are currently mounted shall be removed and the area restored to its original condition within 30 days of the new antennas becoming operational on the adjacent utility pole.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<p>The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
B.3	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.



B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** May 15, 2025  
**PROJECT NUMBER:** PRJ2023-003525-(1)  
**PERMIT NUMBER(S):** CUP RPPL2023005222  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 34.052136, -117.863478, Public Right of Way on Grand Avenue, adjacent to 8277-044-900, Walnut Islands  
**OWNER:** City of West Covina  
**APPLICANT:** Verizon  
**CASE PLANNER:** Carl Nadela, AICP  
 cnadela@planning.lacounty.gov

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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 1, Existing Facilities and Class 3, New construction or conversion of small structures, categorical exemptions under State CEQA Guidelines Sections 15301 and 15303. The Project is for the continued maintenance and operation of an existing wireless facility in the public right-of-way ("PROW"). The existing WCF will be transferred from an existing wood pole to an adjacent wood utility pole.

The Project Site is located within the East San Gabriel Valley Significant Ecological Area ("SEA"), as designated and defined by the General Plan, adopted on October 6, 2015. The approval of CUP 200600332 occurred prior to the establishment of this SEA in 2015. At that time, the Project Site was located approximately 1,200 feet southwest of the Buzzard Peak San Jose Hills SEA that was in effect at that time. The existing WCF has been in operation at the Project Site for more than 15 years. The transfer of the WCF to an existing adjacent utility pole and the subsequent removal of the old wood pole will reduce the development footprint of the WCF and its impacts on the SEA. Because of their very close proximity to each other, the transfer of the WCF from the existing stand-alone pole to the adjacent utility pole will not trigger an SEA review.

The Project Site is not located within or in close proximity to a scenic highway, a hazardous waste site, nor a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.





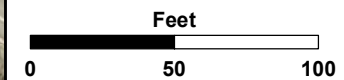
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-003525

CUP RPPL2023005222

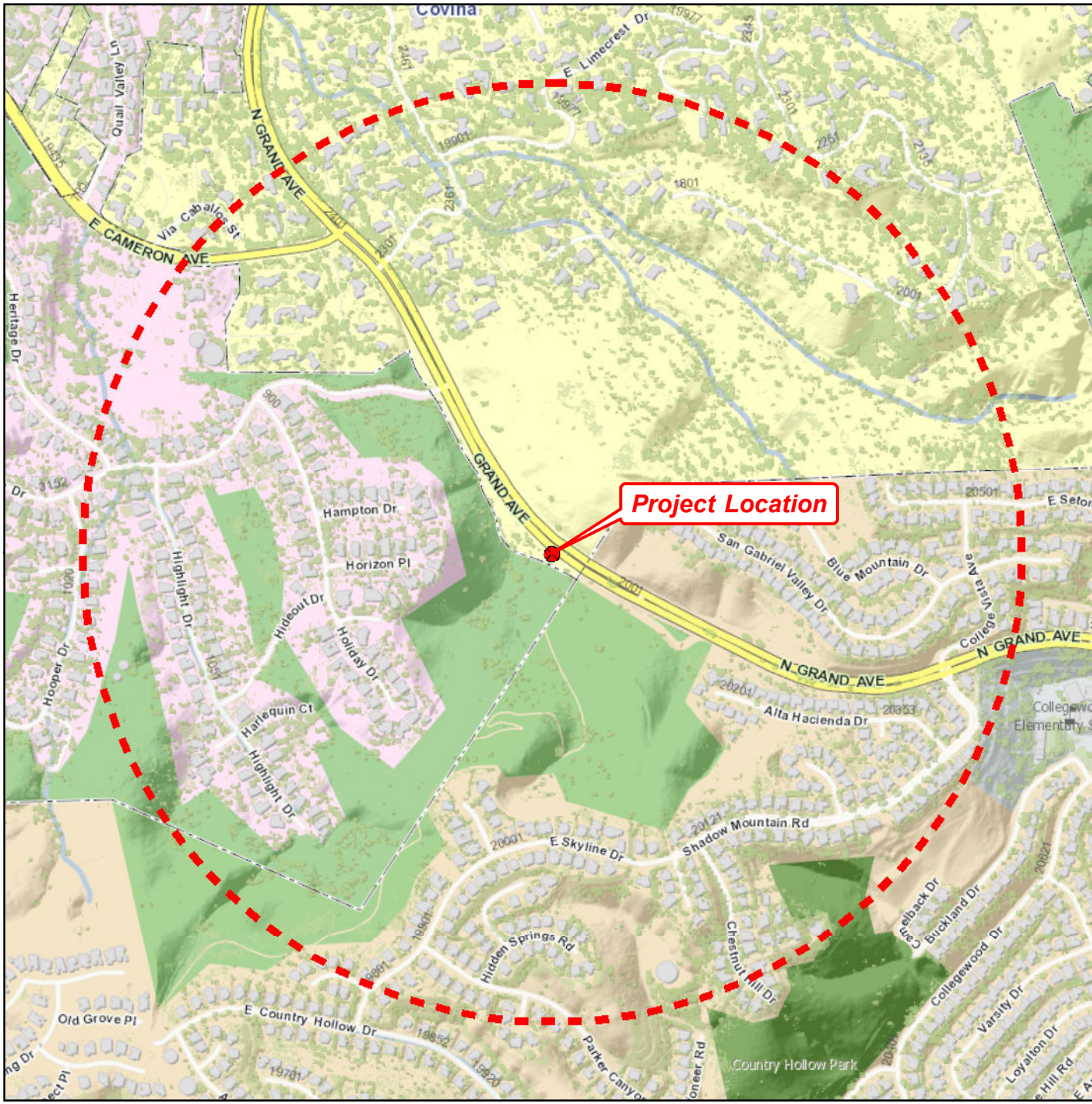
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-003525  
CUP RPPL2023005222

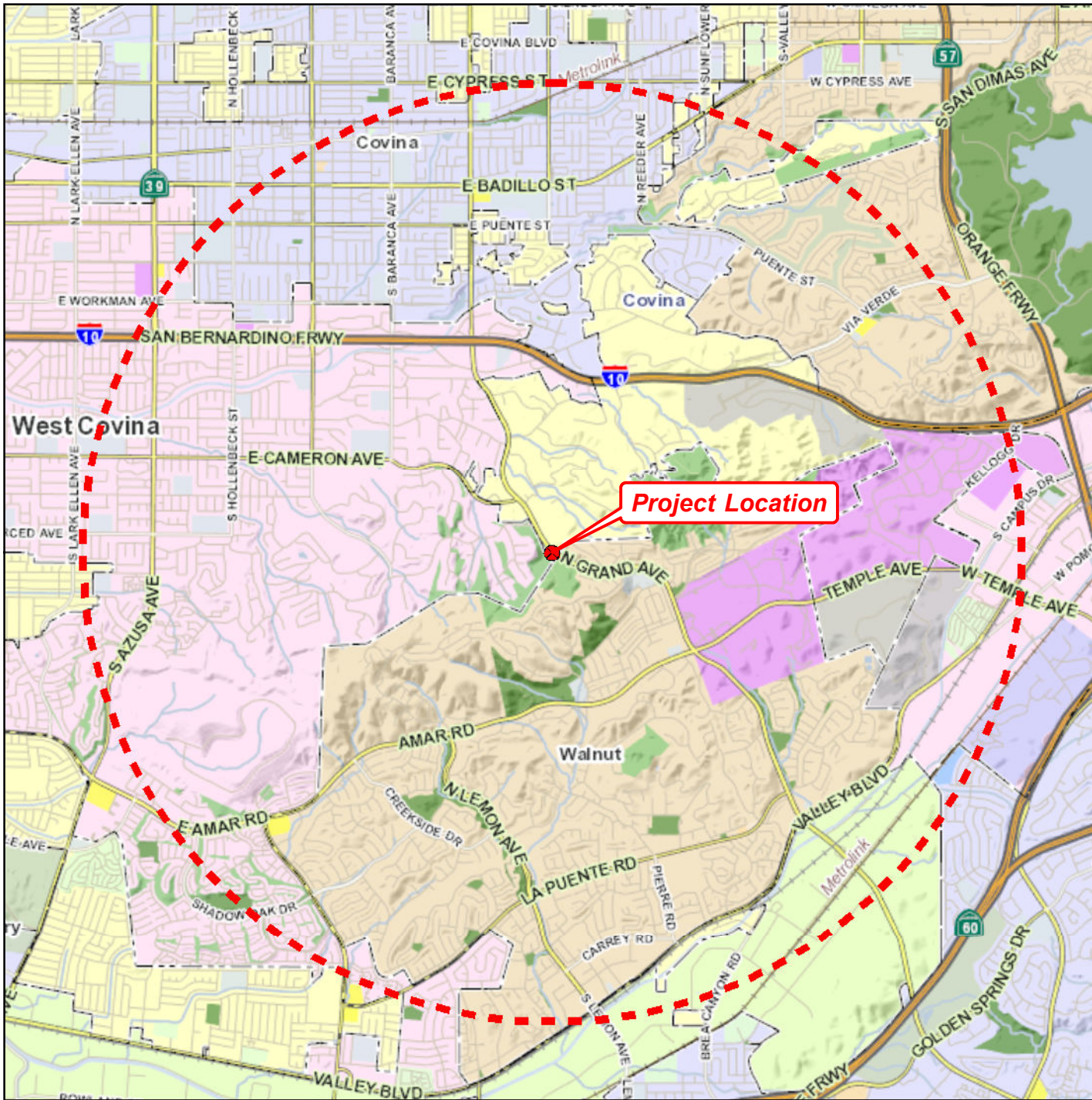


Feet  
0 600 1,200

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

LA COUNTY  
PLANNING



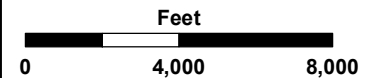


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-003525

CUP RPPL2023005222



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012







## Alternative Site Analysis

**Watercress**  
2119U S. Grand Ave.  
West Covina, CA

July 11, 2023



**Site Location and Vicinity Map**



## Existing Site



- The Site's current location and antennas design height adequately fulfill the RF coverage objectives.
- Current location requires no pole replacement to increase the Utility pole height.
- Site's current location does not require modification to the Public ROW to connect the vault to a new Antenna location further away.

## Aerial View





## Alternative 1



- Alternate 1 is a Jointly owned utility pole located on the west side of S. Grand Ave and .25 miles south of Hillside Dr.
- Alternate 1 is approximately 189 ft southeast of the current site location and would exceed the maximum distance allowed between Antennas and the Radios inside the existing Controlled Environment Vault (CEV).
- Alternate 1, to be a feasible candidate, would require a pole replacement and installation of a least a 10ft taller pole to meet the minimum State safety clearances on a utility pole.
- Alternate 1's utility climbing space and antenna coverage area are blocked by the nearby trees.

### Aerial View





## Alternative 2



- Alternate 2 is a utility pole located on the westside S. Grand Ave and approximately 882' southwest of Hillside Dr.
- Alternate 2 is approximately 213 ft northwest of the existing site location and would exceed the maximum distance allowed between Antennas and the Radios inside the existing Controlled Environment Vault (CEV).
- Alternate 2, to be a feasible candidate, would require a pole replacement and installation of a 10ft taller pole.
- Alternate 2 has an existing power riser which impedes placement of the additional risers needed for Antenna facilities.

**Aerial View**





## Alternative 3



- Alternate 3 is a utility pole located on the westside S. Grand Ave and approximately 89' southeast of Hillside Dr.
- Alternate 3 is approximately 1025 ft northwest of the existing site location and would exceed the maximum distance allowed between Antennas and the Radios inside the existing Controlled Environment Vault (CEV).
- Alternate 3 to be a feasible candidate, would require a pole replacement and installation of a 10ft taller pole.
- Alternate 3 has an existing power riser, and capacitor bank which impedes placement of the additional risers needed for Antenna facilities.

### Aerial View







EXISTING



PROPOSED LOOKING NORTHWEST FROM GRAND AVENUE





EXISTING



PROPOSED      LOOKING SOUTHEAST FROM GRAND AVENUE





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM GRAND AVENUE



# **WATERCRESS**

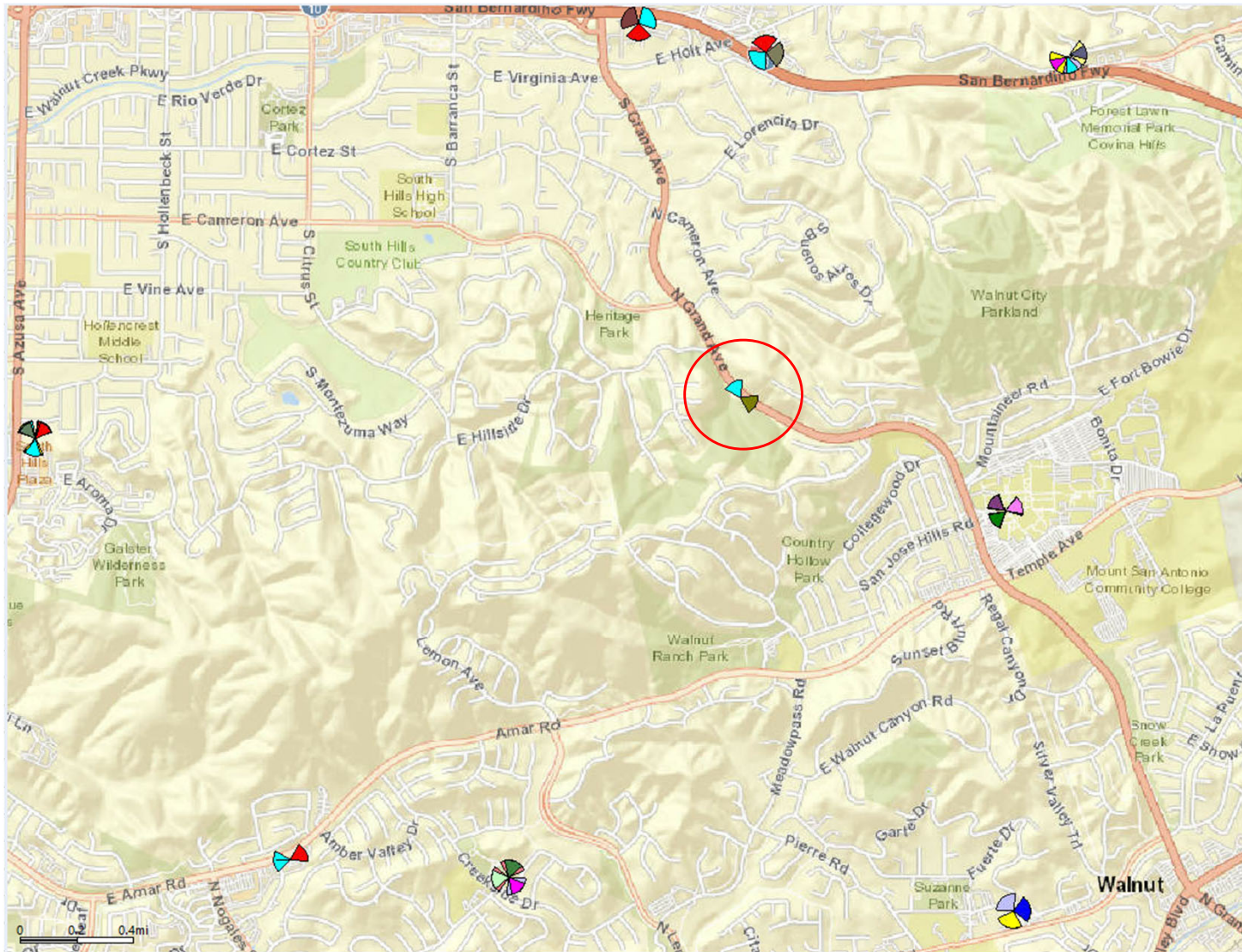
## **Propagation Map**

March 21, 2024



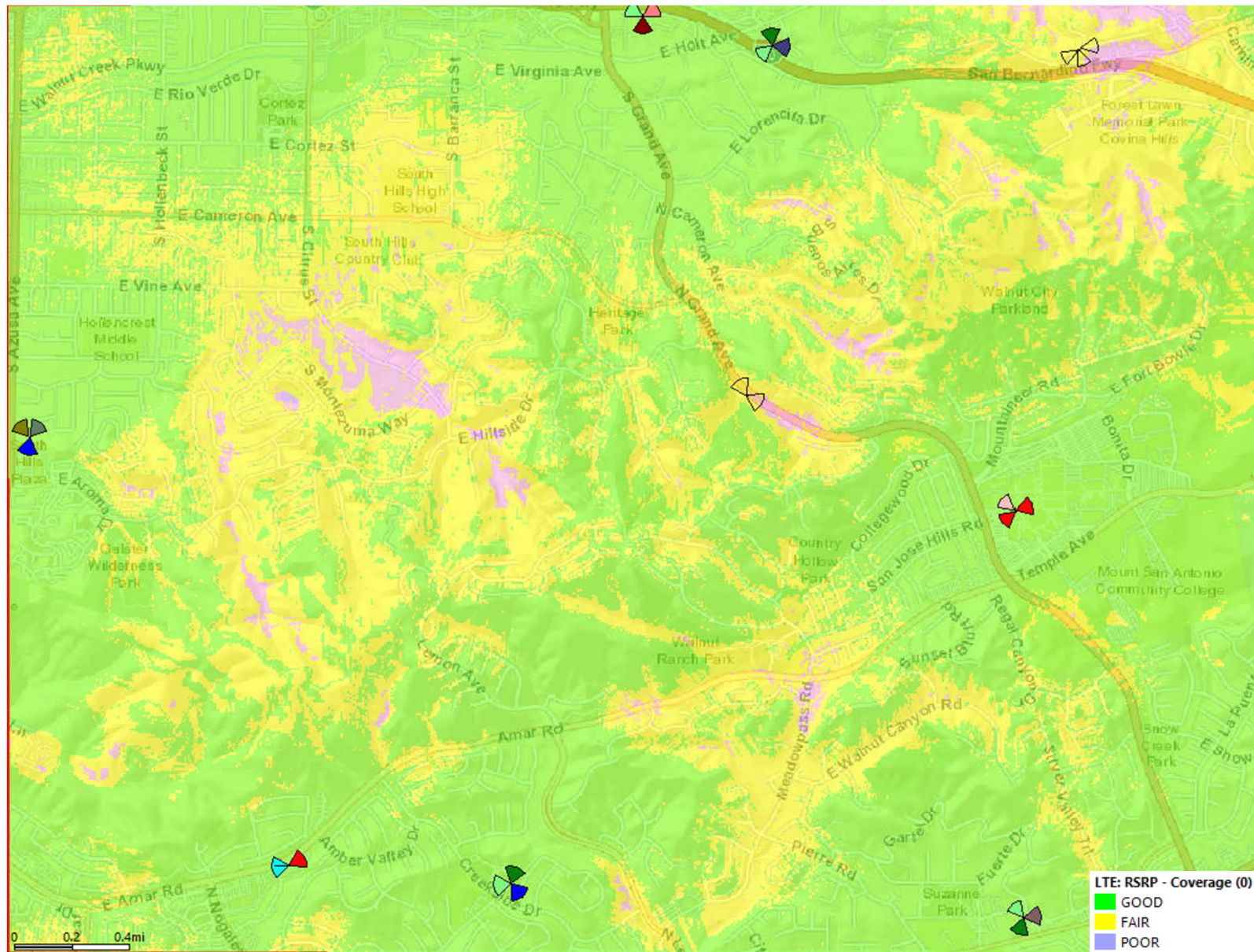
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# Overview Map



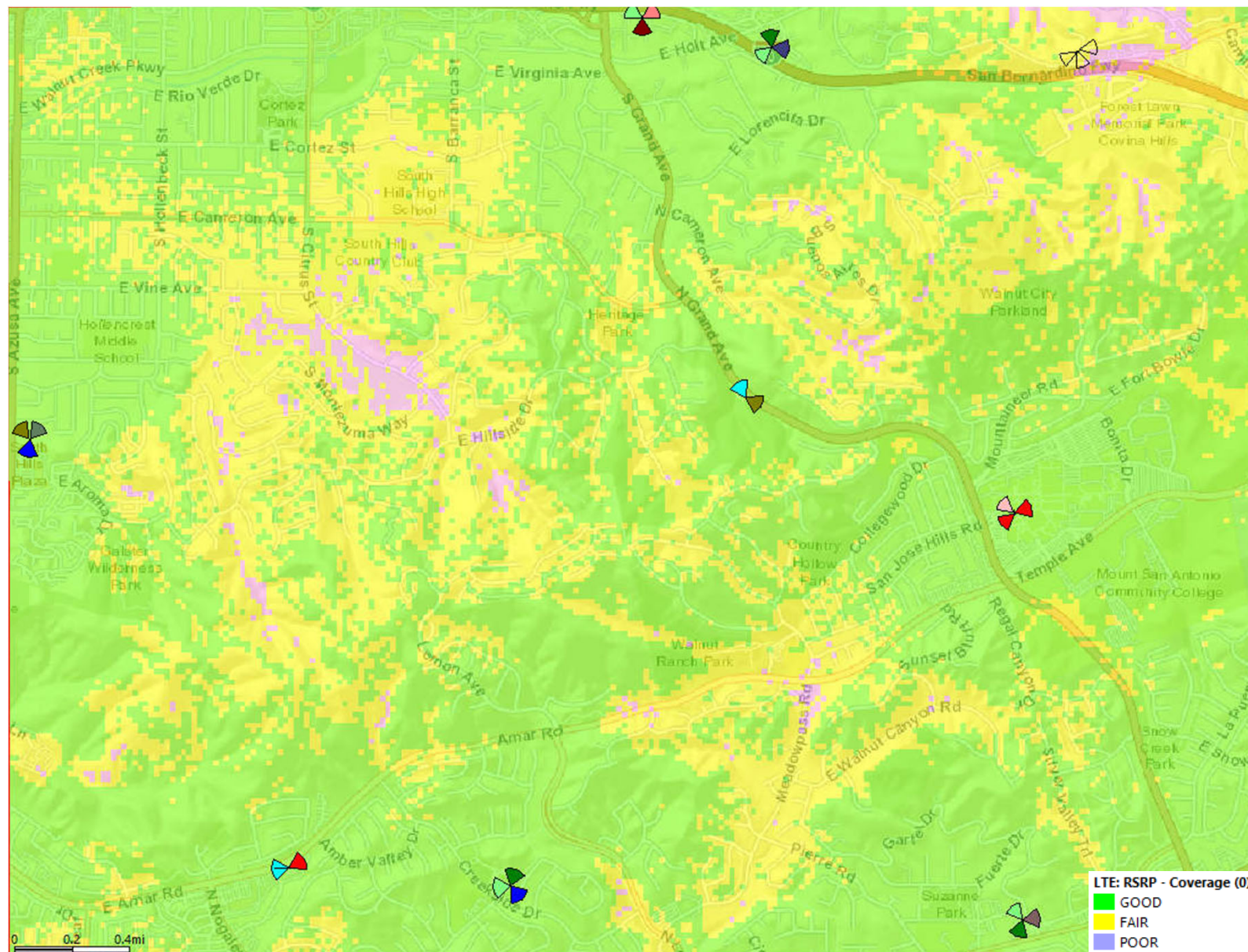


# Verizon Coverage without WATERCRESS



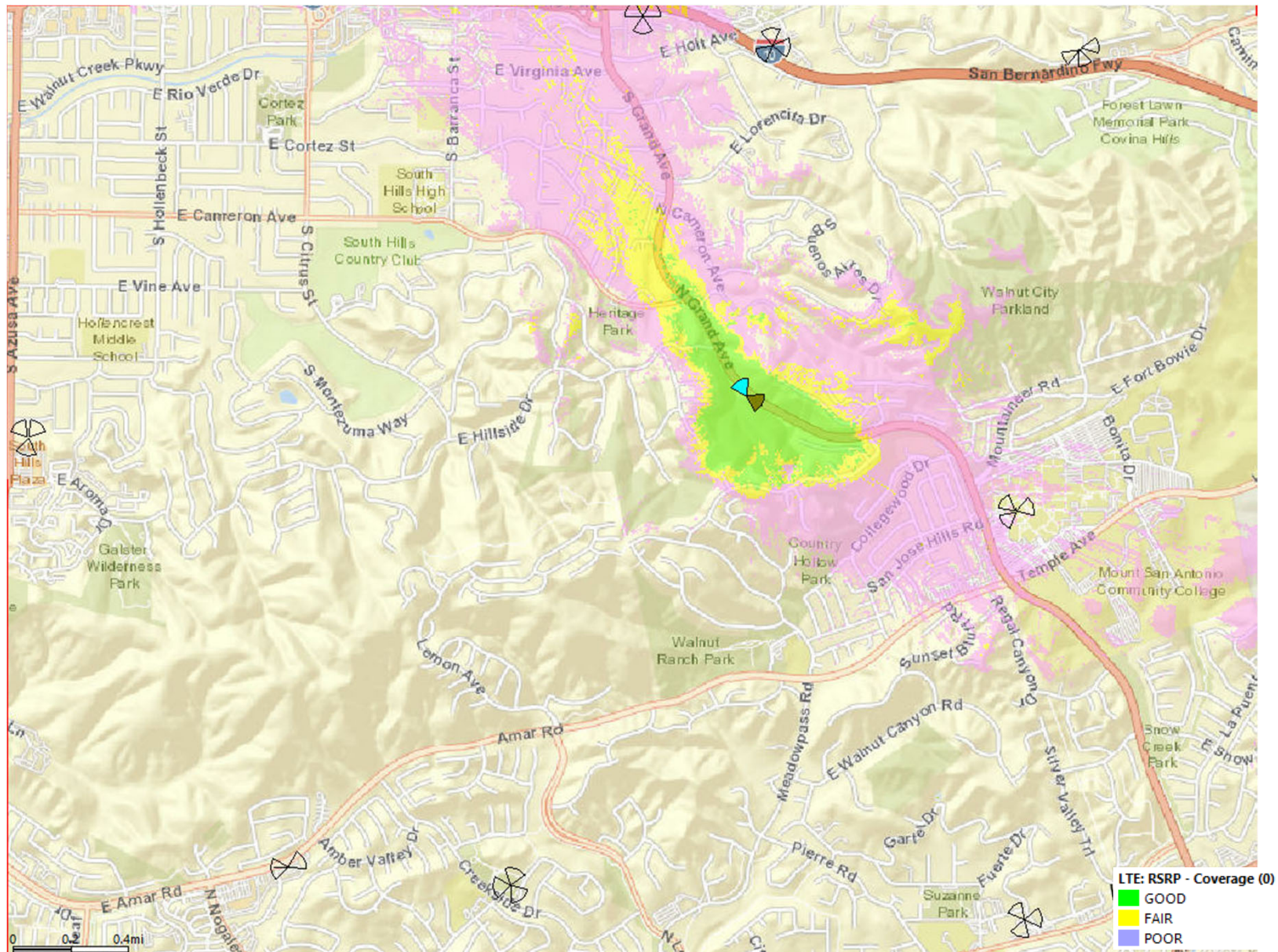


## Verizon Coverage with WATERCRESS





# WATERCRESS Coverage Only





Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



January 8, 2008

Bruce W. McClendon FAICP  
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Marvin Callejas-CES  
10640 Sepulveda Boulevard #1  
Mission Hills, CA 91345

Regarding: **PROJECT NUMBER R2006-03804-(5)**  
**CONDITIONAL USE PERMIT 200600332**  
**To authorize the installation and operation of an unmanned wireless telecommunication facility within the County of Los Angeles public right-of-way**

Dear Applicant:

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

Condition No. 3 requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the appeal procedures and fee at (213) 974-6409. The appeal must be delivered in person within 14 calendar days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

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

**HEARING OFFICER'S FINDINGS AND ORDER:**

REQUEST: To authorize Verizon Wireless to install, operate and maintain an unmanned wireless telecommunications facility consisting of two directional antennas mounted onto an existing utility pole, one GPS antenna, one underground Controlled Environmental Manhole (CEMH), one underground interset vault, one Dual Myers electrical meter pedestal, two ventilation stacks and a decorative wall located within the County of Los Angeles public right-of-way.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

A duly noticed public hearing was held on January 8, 2008. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

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

Findings

1. This is a request by Verizon Wireless to install, operate and maintain an unmanned wireless telecommunications facility consisting of two directional antennas and a GPS antenna mounted onto two extension arms on an existing utility pole. The wireless telecommunication facility's associated equipment includes one proposed underground Controlled Environmental Manhole (CEMH), one Dual Myers electrical meter pedestal, one underground interset vault, two ventilation stacks and a decorative wall on the South side of the CEMH adjacent to the existing utility pole.
2. The subject property is located within the public right-of-way (ROW) in an unincorporated area of Los Angeles County and adjacent to the Covina Highlands zoned district.
3. The project area is approximately 231 square feet within the Los Angeles County public (ROW). The parcel is on a medium slope, and regular-shaped.
4. The subject property is located in the County of Los Angeles public right-of-way. Surrounding properties are located in the R-1 (single-family residence) and A-1 (Light Agriculture) in all directions. The city of West Covina is directly to the West and the City of Walnut is to the South.
5. The property is surrounded by single-family residential properties.
6. There is no previous case history.
7. There are no known zoning violations regarding the subject property.
8. The site is designated as County of Los Angeles public-right-of-way in the General Plan. There are no specific policies related to wireless telecommunications facilities in the General Plan.
9. The "Exhibit A" depicts the existing utility pole, road access, the proposed antennas, associated equipment and leased area.

10. The WTF will consist of two directional antennas and one GPS antenna mounted on 6 ft extension arms at a height of no more than 26 ft within a leased area of 231 sq. ft on a 45 ft existing utility pole, 39 ft above ground and 6 ft underground, in a public (ROW). One underground Controlled Environmental Manhole (CEMH), one underground interset vault, a Dual Myers electrical meter pedestal, two 20" diameter x 36" tall ventilation stacks and a 16 inch decorative wall. The two directional antennas are 57 inches.
11. The directional antennas shall be painted to match the existing utility pole as closely as possible, and shall be maintained in good condition at all times.
12. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower.
13. Under Section 22.28.260 of the Zoning Ordinance, radio or television towers are permitted uses in the public right-of-way, upon the approval of a conditional use permit.
14. Section 22.52.1220 determines parking requirements for uses not specified in the zoning ordinance. The proposed project is subject to provision of one parking space for the purpose of maintenance visits.
15. The site plan does not illustrate parking devoted to the wireless telecommunications facility; however, the Verizon technician will park away from traffic on Hillside Drive, an adjacent residential street, and walk to the facility to perform the monthly maintenance visit.
16. This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). As approved, this wireless telecommunications facility is relatively small and unobtrusive, the project is within a class of projects which have been determined not to have a significant effect on the environment, and that the project satisfies criteria set forth in section 15303 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines.
17. Public hearing notices were mailed out to property owners located within a 1000-foot radius of the subject property on November 28, 2007. The notice was published in the *La Opinion* and *The San Gabriel Valley Tribune* newspapers on November 28, 2007. Case-related material was mailed to the West Covina Regional Library on November 29, 2007. The hearing notice was posted on the property on December 6, 2007 for at least 30 days prior to the public hearing.
18. Staff received no comments from the public regarding this project.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons

located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

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

**HEARING OFFICER ACTION:**

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of facts presented above, Project No. R2006-03804-(5), Conditional Use Permit No. 200600332-(5) is **APPROVED**, subject to the attached conditions.

BY: \_\_\_\_\_

*Rose Hamilton*

DATE: \_\_\_\_\_

*1-10-08*

**ROSE HAMILTON, AICP HEARING OFFICER**  
**Department of Regional Planning**  
**County of Los Angeles**

Attachments: Conditions  
Affidavit

cc: Each Commissioner, Zoning Enforcement, Building and Safety



1. This grant authorizes "Verizon Wireless" to install, maintain and operate an unmanned wireless telecommunication facility. The subject property shall be developed and maintained insubstantial compliance with the plans marked Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner.
  2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
  3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10.
  4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
  5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
    - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
    - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.



7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. This grant shall terminate on January 8, 2018. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
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. The permittee shall deposit with the County of Los Angeles the sum of \$750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
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 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.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The WTF project is subject to all of the following conditions of approval:
  - a. The directional antennas shall be painted to match the existing utility pole and the associated equipment shall be painted a neutral color, excluding black, and shall be maintained in good condition at all times;
  - b. The properties shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner;
  - c. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - d. All structures shall conform with the requirements of Building and Safety Division of the Department of Public Works;
  - e. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
  - f. Said facility shall be removed if in disuse for more than six months;
  - g. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
  - h. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy

of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;

- i. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
- j. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, 2009 verifying the continued operation and maintenance of the said facility.

MM: DA  
12/13/07