

**CITY OF SANTA CLARITA  
PLANNING COMMISSION MEETING**

**Tuesday, January 20, 2015**

**6:00 p.m.**

**City Council Chambers  
23920 Valencia Boulevard  
Santa Clarita, CA 91355**

**AGENDA**

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (661) 255-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

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**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES OF THE NOVEMBER 18, 2014, REGULAR MEETING**

**COMMISSION SECRETARY ANNOUNCEMENT**

**A. PUBLIC HEARING**

**ITEM 1      MASTER CASE NO. 14-019, CONDITIONAL USE PERMIT NO. 14-002**

**Case Planner:** David Koontz, Associate Planner

**Applicant:** AT&T Mobility

**Location:** 22157 Placerita Canyon Road (APN 2833-001-086)

**Request:** The applicant, AT&T Mobility, is requesting a Conditional Use Permit (CUP), to allow for the installation and operation of a wireless telecommunications facility to be located on a former contractor storage lot at 22157 Placerita Canyon Road within the Mixed Use – Neighborhood (MX-N) zone.

**Recommendation:** Staff recommends the Planning Commission adopt Resolution P15-01, adopting the Negative Declaration and approving Master Case No. 14-019, Conditional Use Permit 14-002 to allow for the installation and operation of a wireless telecommunications facility to be located on a former contractor storage lot at 22157 Placerita Canyon Road within the Mixed Use – Neighborhood (MX-N) zone (APN 2833-001-086), subject to the attached Conditions of Approval (Exhibit A).

- B. PLANNING MANAGER'S REPORT**
- C. PLANNING COMMISSIONERS' REPORTS**
- D. PUBLIC BUSINESS FROM THE FLOOR**
- E. ADJOURNMENT**


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Complete packets are available for public inspection at the City Clerk's front counter and the Permit Center front counter. Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Permit Center located at 23920 Valencia Boulevard, Suite 140, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending your City Planning Commission meeting. If you have any questions or wish to know more about the City or the Community Development Department, please call (661) 255-4330 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

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#### **CERTIFICATION**

I, Jeff W. Hogan, do hereby certify that I am the duly appointed and qualified Planning Manager for the City of Santa Clarita, and that on January 16, 2015, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Valencia Library, and the Santa Clarita Sheriff's Station.

  
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Jeff W. Hogan, AICP  
Planning Manager  
Santa Clarita, California

**MINUTES OF THE  
REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF SANTA CLARITA**

**Tuesday  
November 18, 2014  
6:00 p.m.**

**CALL TO ORDER**

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Trautman at 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Eichman led the flag salute.

**ROLL CALL**

Chair Trautman, Vice Chair Ostrom, and Commissioners Eichman and Heffernan were present. Commissioner Burkhart was absent from the meeting.

**APPROVAL OF AGENDA**

A motion was made by Vice Chair Ostrom and seconded by Commissioner Eichman to approve the agenda. Said motion was approved by a vote of 4-0.

**APPROVAL OF THE MINUTES OF THE OCTOBER 21, 2014, REGULAR MEETING**

A motion was made by Commissioner Heffernan and seconded by Vice Chair Ostrom to approve the minutes of the October 21, 2014, regular meeting. Said motion was approved by a vote of 4-0.

**PUBLIC HEARING**

**ITEM 1      MASTER CASE NO. 14-024, CONDITIONAL USE PERMIT 14-004, OAK TREE  
                 PERMIT 14-003**

James Chow, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 6:21 p.m.

Sudhir Sood, the applicant, spoke in support of the project and was available for questions.

Anjana Sood, Niru Patel, and Mani Mukherjee submitted speaker cards in support of the project but did not speak.

Lynne Plambeck and Cam Noltemeyer spoke in opposition of the project.

No written comment cards were received.

Robert Sartain, the City's Oak Tree Specialist, addressed the Commission's concerns about the removal of oak trees. He informed them that mitigation oaks that will replace the removed oaks will be of greater value.

The public hearing was closed at 6:50 p.m.

The Planning Commission requested two conditions be added to the conditions of approval. These conditions included additional boring and a geographical survey for possible contaminants during construction.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adopt Resolution P14-17, adopting the Mitigated Negative Declaration and approving Master Case No. 14-024, Conditional Use Permit 14-004, Oak Tree Permit 14-003 to allow for the construction and operation of a gas station, a 6,000 square-foot commercial building, and an accessory car wash, located at 25048 Valencia Boulevard (APN: 2861-004-011), in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A). A roll call vote was taken. Said motion was carried by a vote of 4-0.

**ITEM 2 MASTER CASE NO. 13-096, ZONE CHANGE 13-004, INITIAL STUDY 14-006**

Mike Marshall, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 7:18 p.m.

No speaker cards or written comment cards were received.

The public hearing was closed at 7:18 p.m.

The Commissioners had three comments to add to the Soledad Canyon Road Corridor Plan. They would like the setback standards be consistent with those in the Lyons Corridor Plan, they would like reduced landscaping heights to shopping center entrances, and recirculating water features. In addition, the Planning Commission directed staff to make all the necessary formatting and grammatical changes that were submitted by Chair Trautman.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adopt Resolution P14-18, that recommends that the City Council adopt the Negative Declaration prepared for the project and approve the Soledad Canyon Road Corridor Plan, which includes Master Case No. 13-096, Zone Change 13-004, consisting of the Soledad Canyon Road Corridor

Plan (Exhibit A), and Zoning Map (Exhibit B). A roll call vote was taken. Said motion was carried by a vote of 4-0

### **PLANNING MANAGER'S REPORT**

Jeff Hogan, Planning Manager, gave the report. Mr. Hogan informed the Commissioners that there will not be any Planning Commission meetings in December. The next anticipated date is January 20, 2015, including a Study Session.

### **PLANNING COMMISSIONERS' REPORTS**

Commissioner Eichman complimented the Planning Division on creating a presentation for the SCV Leadership Academy, two days prior to the event.

### **PUBLIC BUSINESS FROM THE FLOOR**

Lynne Plambeck submitted a speaker card but left prior to the public comment period. Steve Petzold commented on Measure S.

### **ADJOURNMENT**

A motion was made by Vice Chair Ostrom and seconded by Commissioner Eichman to adjourn the meeting. Said motion was approved by a vote of 4-0, and the meeting was adjourned at 7:26 p.m.

  
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Jeff W. Hogan AICP, Planning Manager  
Community Development


  
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Diane Trautman, Chair  
Planning Commission



CITY OF SANTA CLARITA  
STAFF REPORT  
MASTER CASE NO. 14-019  
CONDITIONAL USE PERMIT NO. 14-002

DATE: January 20, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Jeff W. Hogan, AICP, Planning Manager 

CASE PLANNER: David P. Koontz, AICP, Associate Planner

APPLICANT: AT&T Mobility

LOCATION: 22157 Placerita Canyon Road (APN 2833-001-086)

REQUEST: The applicant, AT&T Mobility, is requesting a Conditional Use Permit (CUP), to allow for the installation and operation of a wireless telecommunications facility to be located on a former contractor storage lot at 22157 Placerita Canyon Road within the Mixed Use – Neighborhood (MX-N) zone.

BACKGROUND

On January 31, 2014, AT&T, the applicant, submitted an application for a Conditional Use Permit to install a wireless telecommunications facility at 22157 Placerita Canyon Road (APN 2833-001-086), in the community of Newhall. The application was deemed incomplete on February 12, 2014. On October 9, 2014, the application was deemed complete.

PROJECT DESCRIPTION AND SETTING

The applicant is requesting a Conditional Use Permit to allow for the installation of an unmanned wireless telecommunication facility on a 10,120 square foot parcel in the Placerita Canyon community within the City of Santa Clarita.

The City of Santa Clarita's Unified Development Code requires the approval of a Conditional Use Permit for a wireless facility located in, or within, 500 feet of a residential structure. This project is proposed to be within 220 feet of a residential structure.

The new wireless telecommunication facility proposes:

- 1) A 50' high faux old west style water tank concealing 12, 8-foot long antennas; and
- 2) An 11'5" X 20' enclosed equipment shelter with emergency backup generator. The equipment shelter and generator will be screened via a combination of existing vegetation and western façade wood siding screen walls. The equipment shelter itself will also incorporate western façade wood siding to match the screen walls.

All proposed equipment would be located within a 26' X 71' lease area within the eastern portion of the parcel, adjacent to the Metropolitan Water District pipeline right-of-way. The proposed project complies with the standards set forth within the City's Unified Development Code related to wireless facilities.

### GENERAL PLAN DESIGNATION AND ZONING

The General Plan and zoning designation for the subject property is Mixed Use - Neighborhood (MX-N). The MX-N zone, as provided in Section 17.35.020 of the UDC, is intended "for mixed use development, which is encouraged in order to create neighborhoods that integrate residential uses with complementary commercial services, including retail and office uses...Nonresidential uses consistent with the district include those in Neighborhood Commercial (CN) and Community Commercial (CC) districts." Wireless telecommunications facilities are anticipated within the MX-N zone as they are compatible with the existing and anticipated future residential and commercial uses, provide service to residents, and serve as resources to emergency officials.

The Unified Development Code (UDC) requires approval of a Conditional Use Permit (CUP) for wireless communications facilities proposed in a MX-N zone to be erected or installed above 35 feet in height. The City's Wireless Communication Ordinance requires "stealth facilities, flush-mounted and concealed antennas should be utilized whenever possible." The proposed project utilizes an old west style water tank to achieve a stealth antenna installation. With approval of the CUP and the associated conditions of approval, the wireless telecommunication facility will comply with the UDC, General Plan, and the City's Wireless Communication Ordinance.

The following is a table breaking down the zoning and surrounding land uses:

	<u>General Plan</u>	<u>Zoning</u>	<u>Land Use</u>
<b>Project</b>	<b>MX-N</b>	<b>MX-N</b>	<b>Vacant</b>
North	MX-N	MX-N	MWD right-of-way
South	MX-N	MX-N	SFR and vacant
East	MX-N	MX-N	MWD right-of-way
West	MX-N	MX-N	Contractors storage yard

### ANALYSIS

#### Aesthetics

The project consists of the installation of an unmanned wireless telecommunication facility



concealed within a 50' high, old western themed, water tank. Ground mounted equipment will be screened through a combination of existing vegetation and old western themed wooden screen walls. The elevations and the visual simulations prepared for the project indicate the screen walls and vegetation will substantially screen the ground mounted equipment from view and the water tank will completely screen the antennas. The elevations also illustrate the manner in which the water tank could be modified to accommodate antenna collocation from an additional carrier in the future to The architectural design of the water tank and the visible portions of the screen walls will be in keeping with the character of its Placerita Canyon surroundings. The applicant has had several meetings with the Placerita Canyon Property Owner's Association (PCPOA) and has revised the design in response to its recommendations. The applicant submitted a letter of support for the project from the PCPOA (attachment).

#### Future Co-Location

Section 17.69.030(E)(10) of the City's Wireless Communications Facilities Ordinance states "All new wireless communication facilities shall be designed to accommodate co-location, when feasible." The elevations illustrate the manner in which the water tank could be modified in the future to accommodate antenna collocation from an additional carrier. Extending the tank bottom downward by seven (7) feet would potentially allow for an additional antenna array to be installed below the antennas proposed in the current application by another carrier in the future.

#### Federal Communications Commission Regulations

The Telecommunications Act of 1996 requires the Federal Communications Commission (FCC) to prescribe and make effective regulations governing the environmental effects of radio frequency (RF) emissions for telecommunication facilities. Local jurisdictions are preempted by the FCC under the act from making decisions based on environmental and health effects related to radio frequency emissions from wireless telecommunications facilities. The proposal would operate in compliance with these regulations, therefore, no potential hazard to the public's health or safety would result from the proposed wireless telecommunication facility.

#### Noise

The City's adopted Noise Ordinance stipulates that noise levels shall not exceed 65 dBA during daytime hours or 55dBA during nighttime hours in residentially zoned areas. Site noise measurements were. A Noise Assessment modeled post construction operational noise levels and concluded that the operation of the wireless facility, including routine testing of the emergency backup generator, would result in no-net increase in ambient noise levels at the project boundaries. This is in conformance with the City's adopted Noise Ordinance as well as the noise standards contained in the City's Wireless Ordinance.

#### Alternative Site Analysis

The applicant has submitted documentation that seven alternative sites were evaluated in addition to the proposed project site and noted the reasons that the alternative sites were not selected. The applicant has also indicated the reasons that the proposed project site was deemed to be superior to the alternative sites considered (center of desired coverage area, fewer obstructions, less visually obtrusive, existing screening vegetation). Both the applicant and staff are prepared to present more

specific information on the alternative sites (including graphics) at the public hearing if the Commission desires additional information on the site selection process.

### ENVIRONMENTAL STATUS

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study determined that there are no environmental impacts related to the proposed wireless facility. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of CEQA.

### PUBLIC COMMENT

The Placerita Canyon Property Owners Association (PCPOA) has issued a letter of support for the project (attached). As required by the Unified Development Code, 83 property owners within a 1,000-foot radius of the subject property were notified of the public hearing by mail. A public notice was placed in The Signal on December 30, 2014, and a sign was posted at the site on January 6, 2015, for this public hearing. To date, the Community Development Department has received no other correspondence in response to this proposal.

### RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution P15-01, adopting the Negative Declaration and approving Master Case No. 14-019, Conditional Use Permit 14-002 to allow for the installation and operation of a wireless telecommunications facility to be located on a former contractor storage lot at 22157 Placerita Canyon Road within the Mixed Use – Neighborhood (MX-N) zone (APN 2833-001-086), subject to the attached Conditions of Approval (Exhibit A).

### ATTACHMENTS

Resolution P15-01  
Conditions of Approval (Exhibit A)  
Aerial Map  
Site Plan and Elevations  
PCPOA letter of support  
Visual Simulations  
Color and Materials Boards  
Initial Study/Negative Declaration  
Noise Assessment Report  
Propagation Maps

RESOLUTION NO. P15-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA APPROVING MASTER CASE 14-019, CONDITIONAL USE PERMIT 14-002, TO ALLOW THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY AT 22157 PLACERITA CANYON ROAD, ZONED MIXED USE – NEIGHBORHOOD (MX-N), IN THE CITY OF SANTA CLARITA

THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

- A. On January 31, 2014, the application, Master Case 14-019 (Conditional Use Permit 14-002) to construct and operate a wireless telecommunication facility at 22157 Placerita Canyon Road, was filed by AT&T Mobility, (the “applicant”) with the City of Santa Clarita;
- B. On February 12, 2014, staff informed the applicant that materials required to further process the Conditional Use Permit (CUP) were missing and the project was deemed incomplete. The applicant submitted the required materials and the application was deemed complete on October 9, 2014;
- C. The project site zoning and General Plan designation for the project is Mixed Use - Neighborhood (MX-N);
- D. The subject property is bounded on the north and east by the Metropolitan Water District right-of-way, on the south by residential uses, and on the west by a contractors storage yard;
- E. On December 30, 2014, a public hearing was duly noticed for the Planning Commission meeting which was held on January 20, 2015, at 6:00 p.m. at the City Hall Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and
- F. At this hearing, the Planning Commission considered the staff report, staff presentation, applicant presentation and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the Notice of Exemption prepared for the project, the Planning Commission hereby finds and determines as follows:

- A. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);

- B. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on December 30, 2014 in accordance with CEQA. The public review period was open from December 30, 2014 through January 20, 2015;
- C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;
- D. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the Planning Commission is the Master Case No. 14-019 project file within the Community Development Department and is in the custody of the Director of Community Development; and
- E. The Planning Commission, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 14-019. Based on the foregoing facts and findings for Master Case No. 14-012, the Planning Commission hereby determines as follows:

- A. That the proposal is consistent with the General Plan;

The proposed unmanned wireless telecommunications facility as proposed is consistent with the goals, policies and objectives of the General Plan. Specifically, the Land Use Element of General Plan policy LU 4.4.4 dictates that the City work to protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents. As proposed, the project would improve the City's cellular coverage and service. The proposed project is also consistent with Policy N 1.1.4 of the Noise Element of the General Plan by controlling noise sources adjacent to residential development by creating no new net increases in noise as determined by noise analysis.

- B. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;

With the approval of a CUP the proposed project complies with the Unified Development Code; including the development standards outlined in the Wireless Communication Ordinance (Section 17.69.030). The antenna arrays would not be visually obtrusive because a stealth installation within a faux water tank is proposed, and the ground mounted equipment would be screened by old western style wooden screen walls and existing vegetation. The facility would be unmanned and would not increase pedestrian or vehicular traffic and would have no effect on circulation patterns in the area. The City's adopted noise ordinance allows for daytime and nighttime sound levels of 65 dBA

and 55 dBA respectively in residential zones. The Noise Assessment performed for the project determined that the operation of the facility, including routine testing of the emergency backup generator, would result in no-net increase in ambient noise levels at the project boundary. Therefore, the project complies with the City's adopted Noise Ordinance and has no potential for noise impacts to residential uses.

- C. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

The wireless facility would not create harmful effects or change the character of the surrounding neighborhood. The facility has been appropriately located to minimize its visual impact by locating the antenna arrays within a faux old west style water tank and screening the ground mounted equipment behind old west style wooden screen walls. The old west style designs are in keeping with the surrounding Placerita Canyon neighborhood. The proposed wireless facility is required to comply with the Federal Communications Commission regulations to ensure that there is no potential hazard to the public's health or safety. Therefore, the wireless telecommunications facility would not be detrimental to the public's health, safety, or welfare, nor would it be materially injurious to properties or improvements in the vicinity.

- D. The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:

- 1) The design, location, shape, size, and operating characteristics are suitable for the proposed use;

This project is proposed for only a small portion of the 10,120 square foot parcel located at 22157 Placerita Canyon Road (APN: 2833-001-086). The proposed wireless facility is suitable for this location based on:

- (1) Zoning, which is Mixed Use - Neighborhood (MX-N);
- (2) Existing land use, which is vacant; and
- (3) Type and intensity of development on the site, which is currently vacant.

Other wireless telecommunications facilities have been approved within similar stealth facilities, such as clock towers in the past. The wireless antennas would be concealed within a faux old west style water tank with a maximum height of 50 feet above ground level and will be visually unobtrusive in the context of the large, existing trees in the vicinity. Ground mounted equipment will be screened through a combination of old west style wooden screen walls and existing vegetation.

- 2) The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would

generate;

The proposed wireless facility would be unmanned and thus would not generate traffic or impact the physical character or capacity of surrounding streets. The wireless facility would not change the nature or use of the existing uses on-site, nor would it affect any of the current or future uses of the subject property.

- 3) Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and

The project site is located in a developed portion of the City within an existing utility corridor that is served by public facilities, services, and utilities. The site is unmanned; therefore, the proposed project is not anticipated to generate significant additional demand on public facilities, services, and utilities.

The Land Use Element of General Plan policy LU 4.4.4 envisions that the City work to protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents. As proposed, the project would improve the City's cellular coverage and service.

- 4) The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

The project site is located in a developed portion of the City that is served by electrical utilities; therefore, the proposed project would not create a significant demand for additional utilities. The facility is unmanned; therefore no impact would occur to schools and no services for potable water or wastewater collection, treatment, or disposal is needed. The proposed facility would not alter the existing site drainage and will not produce any additional solid waste onsite. The facility is unmanned; therefore, no impacts on schools or potable water are anticipated.

**SECTION 4. NOW, THEREFORE, BE IT RESOLVED,** by the Planning Commission of the City of Santa Clarita, California, as follows:

Adopt the Negative Declaration and Approve Master Case 14-019, Conditional Use Permit 14-002, to allow for the installation and operation of a wireless telecommunications facility, located at APN 2833-001-086, subject to the attached conditions of approval (Exhibit A)

PASSED, APPROVED, AND ADOPTED this 20th day of January, 2015.

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DIANE TRAUTMAN, CHAIRPERSON  
PLANNING COMMISSION

ATTEST:

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JEFF W. HOGAN, SECRETARY  
PLANNING COMMISSION

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )  
CITY OF SANTA CLARITA      )

I, Jeff W. Hogan, Planning Commission Secretary of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Santa Clarita at a regular meeting thereof, held on the 20<sup>th</sup> day of January, 2015 by the following vote of the Planning Commission:

AYES:       COMMISSIONERS:

NOES:       COMMISSIONERS:

ABSENT:     COMMISSIONERS:

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PLANNING COMMISSION SECRETARY

EXHIBIT A  
CONDITIONS OF APPROVAL  
MASTER CASE 14-019  
CONDITIONAL USE PERMIT 14-002  
CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be re-established or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant shall be responsible for notifying the Director of Community Development in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.
- GC4. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this Condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) the City bears its own attorney's fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.
- GC5. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.



- GC6. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC7. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved in writing.
- GC8. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

#### PLANNING DIVISION

- PL1. The applicant shall be permitted to install an unmanned wireless telecommunications facility on an existing property located at 22157 Placerita Canyon Road (APN 2833-001-086) in the City of Santa Clarita, including twelve antennas concealed within a 50 foot high faux, old west style, water tank and an 11'5" X 20' equipment shelter, with emergency backup generator, consistent with the approved site plan on file with the Planning Division. Any change in size, location or configuration shall be subject to the review of the Director of Community Development, and may require subsequent approval of the Planning Commission.
- PL2. Prior to issuance of building permits, the applicant shall comply with all applicable regulations and fees of affected agencies including the Los Angeles County Fire Department.
- PL3. All requirements of the Unified Development Code (UDC) and specific zoning for the subject property shall be complied with unless set forth in this permit and shown on the approved site plan.
- PL4. The wireless telecommunications facility and antennas shall be designed and constructed in accordance with the old west water tank and screen wall designs to minimize visual impacts and consistent with the approved site plan, visual simulations and color and materials boards on file with the City of Santa Clarita's Planning Division. Prior to building permit final, the applicant shall meet on site with Community Development Department staff and demonstrate conformance with the colors, materials and architectural design as approved by the Planning Commission.
- PL5. No signage is approved as part of this entitlement. If the applicant wishes to propose a community identification sign for Placerita Canyon, a Sign Review application shall be

filed with the Community Development Director.

- PL6. All antennas shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.
- PL7. The proposed wireless communication facility shall conform to all standards and guidelines of the City's UDC, including chapter 17.69 (Wireless Communication Facilities and Satellite Dish Antennas).
- PL8. The telecommunications facility shall not bear any signs or advertising devices other than certification, warning, or required signage. All required seals and signage shall be obscured by fencing, building or screening when, and as much as, possible.
- PL9. All wire or cable necessary for operation of the facility including reception shall be adequately screened from public view as part of construction.
- PL10. The wireless telecommunications facility shall not restrict access to any existing antenna or potential future antenna location which could be used either by the permittee or by another provider.
- PL11. The applicant is required to obtain a building permit prior to the construction of the proposed facility and is required to meet all requirements set forth by the City of Santa Clarita Building and Safety Division.
- PL12. Necessary equipment for the proposed project shall be located in a locked or otherwise secured area that is not accessible to unauthorized persons. All wireless telecommunication facilities shall be designed to prevent unauthorized climbing.
- PL13. The operation of the facility shall not cause interference with any electrical equipment in the surrounding neighborhoods, including television, radio, telephone or computer use, nor may the antenna create harmful interference between any other telecommunication facilities, including City-owned communication facilities.
- PL14. All wireless facilities shall comply with City adopted noise standards. All equipment, including accessory equipment shall comply with the City's noise standards as set forth in the City's noise ordinance. If necessary, equipment shall be replaced or modified with noise dampening materials or techniques to come into compliance with City standards.

#### TRAFFIC ENGINEERING

- TE1. The on-site access gate for maintenance vehicles shall be a minimum of 12 feet in width.

TE2. Maintenance vehicles shall park on-site and shall not be permitted to park on the shoulder of Placerita Canyon Road.

#### DEVELOPMENT SERVICES DIVISION

EN1. Prior to issuance of building permit, the applicant shall the applicant shall obtain a notarized Letter of Permission from the property owner for construction of proposed facility and record an access easement.

EN2. Prior to any construction, trenching or grading within public or private street right-of-way, the applicant shall obtain encroachment permits from the Development Services Division.

EN3. This project will disturb less than one acre of land. Therefore, the project is subject to the following minimum construction requirements:

- A. Sediments from areas disturbed by construction shall be retained on site, using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
- B. Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- C. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.

#### BUILDING AND SAFETY DIVISION

BS1. Detailed construction plans for the wireless facility shall be submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documentation, such as structural calcs, energy calcs and soil/geology reports shall be included in the plan submittal package for each structure.

BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the plans and building permit application are submitted. The current California codes are: 2013 California Building, Mechanical, Plumbing, and Electrical Codes, and the 2013 California Energy Code.

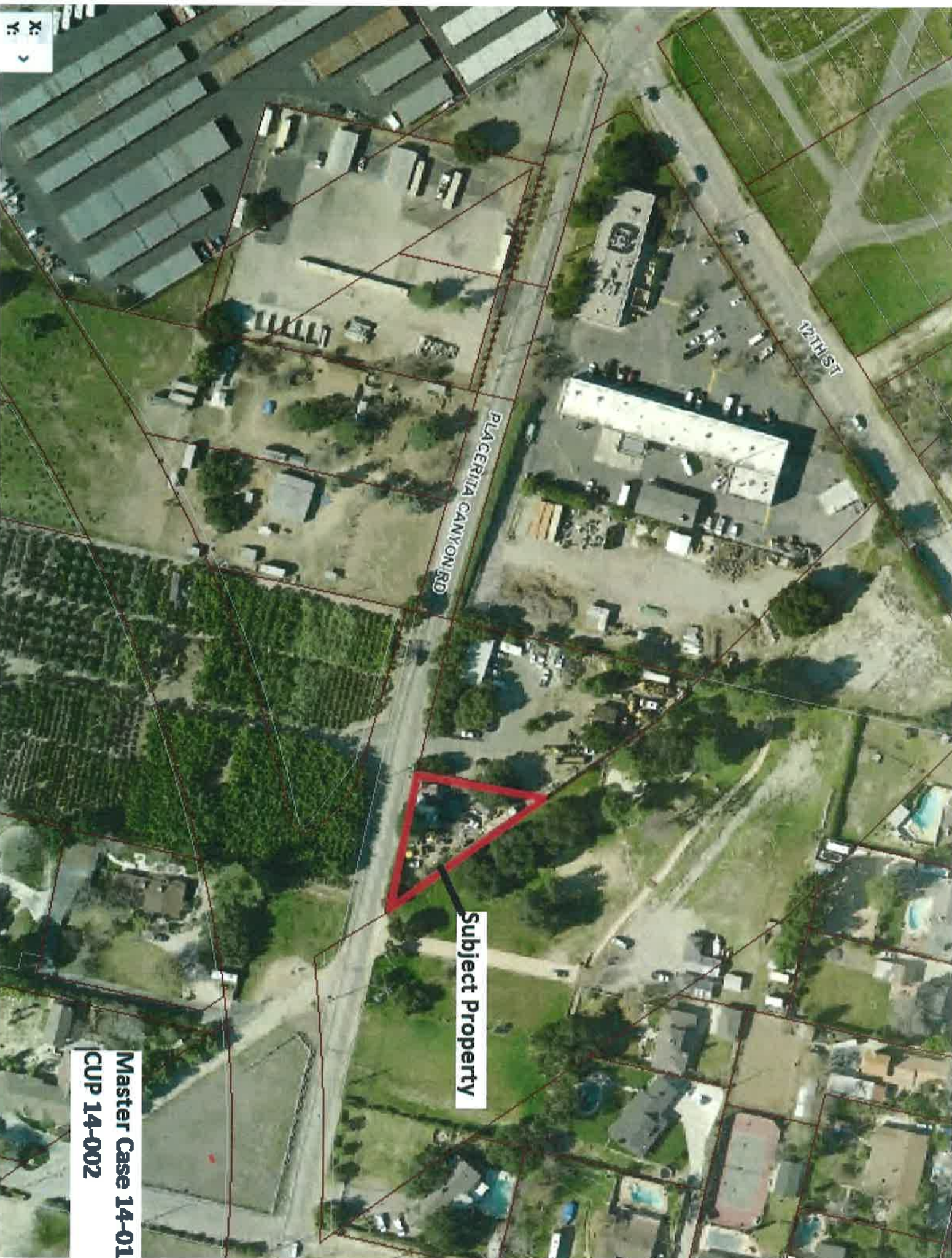
BS3. Plans submitted to Building and Safety for plan review shall be 100% complete. Plans submitted shall show all work being performed for this project including Architectural,

- Structural, Mechanical, Electrical and Plumbing. Plans shall be prepared by a licensed Design Professional (architect or engineer).
- BS4. For the building-mounted equipment, cupolas and screen walls: Please provide a complete vertical and lateral analysis and submit structural calcs and details for attachment of all new equipment and/or structures to the roof and/or walls of buildings.
- BS5. Submitted plans shall be stamped and signed by a California Licensed Architect or Engineer qualified to design the type of work proposed.
- BS6. Each separate detached structure, such as trash enclosures, fences, retaining walls, shade structures require separate applications and building permits. These other structures need not be on separate plans, but may be part of the same plans for the main project.
- BS7. It is encouraged all plans for commercial projects be submitted electronically using our new ePLANS system. For more information about ePLANS, please visit our website at: [www.santa-clarita.com/index.aspx?page=698](http://www.santa-clarita.com/index.aspx?page=698).
- BS8. The site plan submitted to building and safety shall show all lot lines, easements, restricted use areas, flood hazard areas, etc. Any structures proposed in an easement shall obtain written permission from the easement holder(s).
- BS9. All buildings, walls, fences, retaining walls and other structures shall be setback from the adjacent ascending or descending slopes per section 1805.3 CBC.
- BS10. Prior to issuance of building permits, clearances from other agencies may be required. Contact Building and Safety for the agency clearances required for this project.
- BS11. The project is located within City's Fire Hazard Zone. All new buildings shall comply with the California Building Code Chapter 7A: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. A summary of these requirements are available at the Building and Safety's public counter or on the city's website at: [www.santa-clarita.com/Index.aspx?page=552](http://www.santa-clarita.com/Index.aspx?page=552). The submitted plans to Building & Safety shall show all Fire Zone requirements.
- BS12. These conditions are based on a review of preliminary plans submitted by the applicant. Additional comments and more detailed building code requirements will be listed during the plan review process when plans are formally submitted to Building and Safety.

## ENVIRONMENTAL SERVICES

- ES1. All demolition projects regardless of valuation and new construction projects valued greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES2. C&D Materials Recycling Ordinance:
- A Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.
  - A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
  - A deposit of 3% of the estimated total project cost or \$25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.
- ES3. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
- ES4. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.

X: >  
Y:



Subject Property

Master Case 14-01  
CUP 14-002

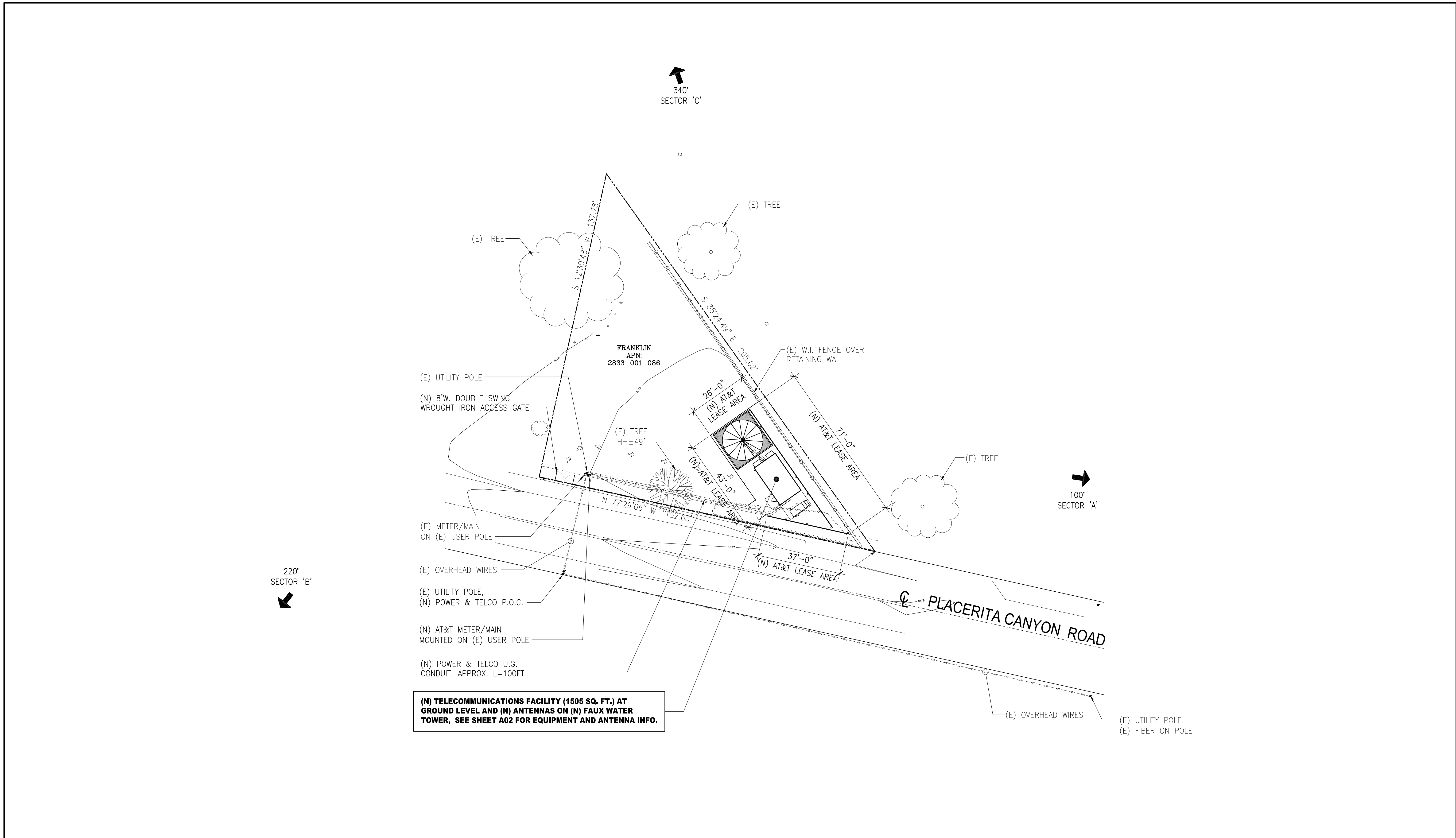


# SITE NUMBER: CLV5356

## SITE NAME: FRANKLIN CONSTRUCTION

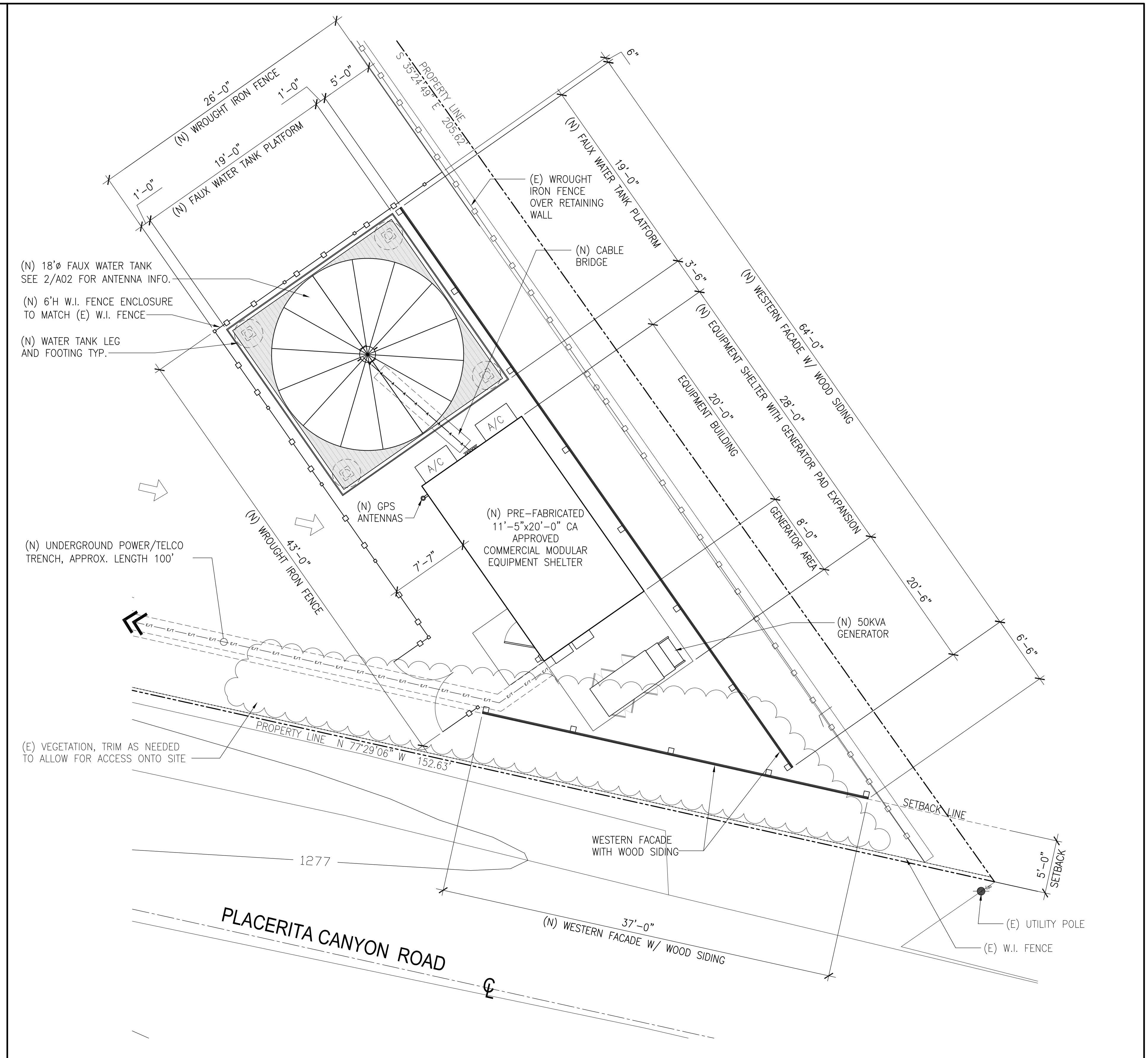
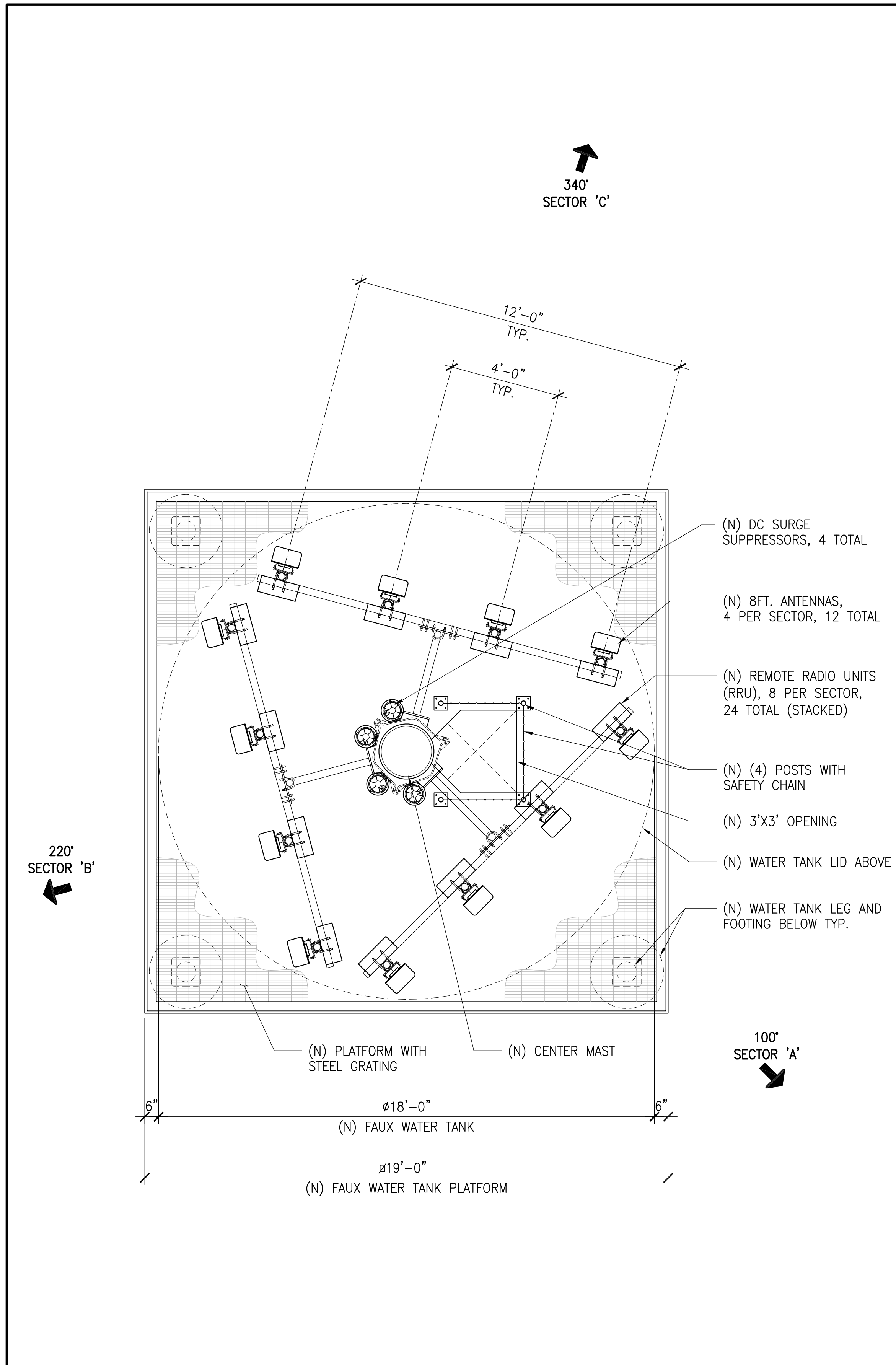
DRAWING INDEX (ZONING)	REV.	DIRECTIONS	PROJECT INFORMATION		
T01 TITLE SHEET A01 SITE PLAN A02 EQUIPMENT & ANTENNA LAYOUT PLANS A03 ELEVATIONS A04 ELEVATIONS A05 SOUTHEAST ELEVATION (FUTURE CO-LOCATION CONCEPT) A06 ANTENNA & RRU EQUIPMENT TABLES B01 TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY) B02 TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	3 3 3 3 3 3 3 3 1 1	<p style="text-align: center;"><u>DRIVING DIRECTIONS FROM AT&amp;T WIRELESS, CERRITOS</u></p> FROM AT&T CERRITOS OFFICE (12900 PARK PLAZA DRIVE, CERRITOS, CA 90703): 1. TAKE CA-91 W 2. MERGE ONTO I-605 N TOWARD ALONDRA BLVD 3. MERGE ONTO I-5 N TOWARD LOS ANGELES 4. KEEP RIGHT TO TAKE I-5 N TOWARD SACRAMENTO / SANTA MONICA 5. KEEP RIGHT TO TAKE I-5 TRUCK N TOWARD CA-14 N 6. MERGE ONTO CA-14 N TOWARD PALMDALE / LANCASTER 7. TAKE THE NEWHALL AVE EXIT, EXIT 2 8. KEEP LEFT TO TAKE THE SAN FERNANDO RD / CA-126 RAMP 9. TURN SLIGHT RIGHT ONTO SAN FERNANDO RD/NEWHALL AVE/CA-126. CONTINUE TO FOLLOW NEWHALL AVE. 10. TURN SLIGHT RIGHT ONTO RAILROAD AVE 11. TAKE THE 2ND RIGHT ONTO 13TH ST. 13TH ST BECOMES ARCH ST. 12. ARCH ST BECOMES PLACERITA CANYON RD. 22165 PLACERITA CANYON RD IS ON THE LEFT	<p><b>SCOPE OF WORK:</b> AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:</p> <ol style="list-style-type: none"> <li>1. (1) 50 FT. FAUX WATER TANK.</li> <li>2. (12) PANEL ANTENNAS INSIDE FAUX WATER TANK</li> <li>3. (24) RRUS, (4) SURGE SUPPRESSORS AT ANTENNA LEVEL</li> <li>4. COMBINED WROUGHT IRON FENCE &amp; WESTERN FACADE ENCLOSURE AT GROUND LEVEL</li> <li>5. (1) CALIFORNIA APPROVED COMMERCIAL MODULAR EQUIPMENT SHELTER AT GROUND LEVEL</li> <li>6. (1) GPS ANTENNA ON NEW EQUIPMENT SHELTER</li> <li>7. POWER, TELCO AND FIBER/COAX RUNS</li> </ol> <p><b>SITE ADDRESS:</b> 22157 PLACERITA CANYON RD. SANTA CLARITA, CA 91321</p> <p><b>PROPERTY OWNER:</b> OWNER: FRANKLIN CONSTRUCTION ADDRESS: 22165 PLACERITA CANYON RD. SANTA CLARITA, CA 91321</p> <p><b>CONTACT:</b> PHONE: RICK FRANKLIN (661) 254-1159</p> <p><b>BUILDING SUMMARY:</b> OCCUPANCY: U TYPE OF CONSTRUCTION: V-B (UNMANNED TELECOM) LEASE AREA: 1505.0 SQ. FT. ZONING: MX-N JURISDICTION: CITY OF SANTA CLARITA LATITUDE (NAD83): 34° 23' 01.77" N LONGITUDE (NAD83): 118° 31' 32.92" W ELEVATION (NAVD88): 1277' A.M.S.L. APN: 2833-001-086 ACCESSIBILITY REQ'D: UNMANNED TELECOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.</p>		
		VICINITY MAP			
<p><b>CODE COMPLIANCE</b> ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">           1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)            2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)            3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)            4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)         </td> <td style="width: 50%; border: none;">           5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)            6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)            7. 2013 CALIFORNIA GREEN CODE            8. 2013 CALIFORNIA REFERENCES STANDARDS CODE            9. APPLICABLE LOCAL CODES         </td> </tr> </table>		1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) 3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)	5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7. 2013 CALIFORNIA GREEN CODE 8. 2013 CALIFORNIA REFERENCES STANDARDS CODE 9. APPLICABLE LOCAL CODES		
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<b>DCI PACIFIC</b> <b>A E C WORKS</b> <small>ARCHITECTURE   ENGINEERING   CONSULTING          32 EXECUTIVE PARK   SUITE 110          IRVINE   CA 92614   949 475.1000</small>	 <small>7431 LAMPSON AVENUE          GARDEN GROVE, CA 92841</small>	<b>CLV5356</b> <b>FRANKLIN CONSTRUCTION</b> 22157 PLACERITA CANYON ROAD SANTA CLARITA, CA 91321	 <small>12900 PARK PLAZA DRIVE          CERRITOS, CA 90703</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 10%;">DATE</td> <td style="width: 50%;">REVISIONS</td> <td style="width: 10%;">BY</td> <td style="width: 15%;">CHK</td> <td style="width: 5%;">APP'D</td> </tr> <tr> <td>3</td> <td>09/16/14</td> <td>PLANNING DEPT COMMENTS - EQUIP SCREENING</td> <td>FV</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>2</td> <td>06/10/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>1</td> <td>04/07/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>0</td> <td>01/21/14</td> <td>ISSUED FOR ZONING PERMIT (100% ZD)</td> <td>FV</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>A</td> <td>01/10/14</td> <td>ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	3	09/16/14	PLANNING DEPT COMMENTS - EQUIP SCREENING	FV	BOK	DKD	2	06/10/14	CITY COMMENTS	HH	BOK	DKD	1	04/07/14	CITY COMMENTS	HH	BOK	DKD	0	01/21/14	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD	A	01/10/14	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD	SHEET TITLE <b>TITLE SHEET</b>	SHEET NUMBER <b>T01</b>
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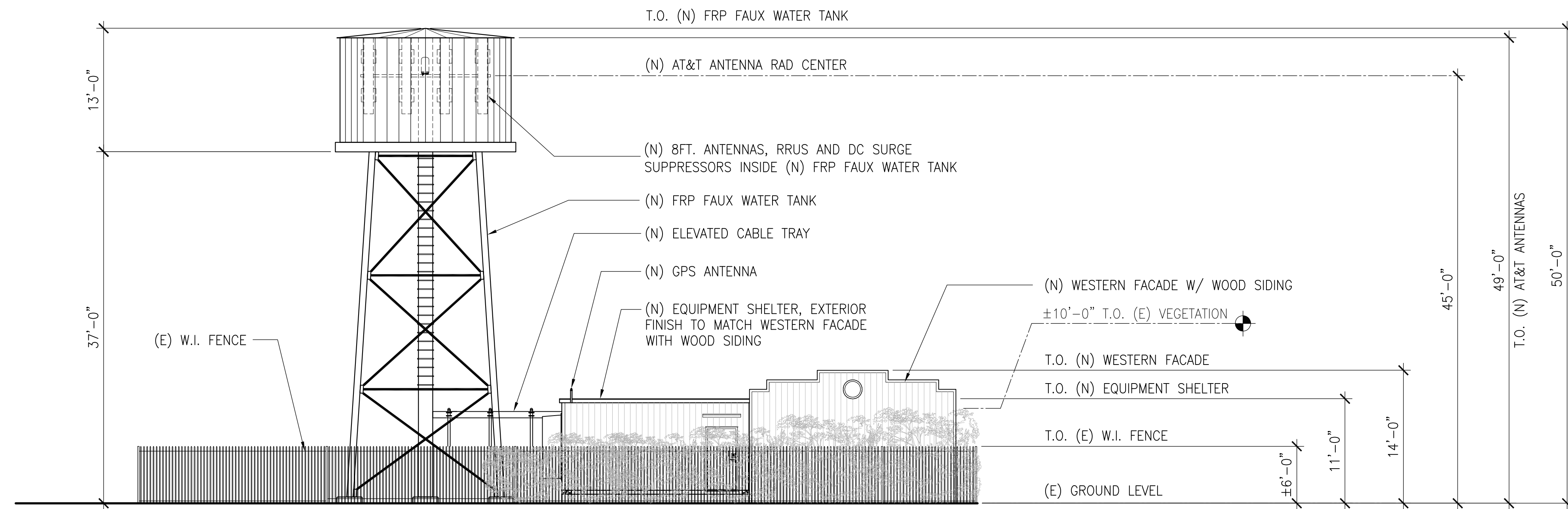


SITE PLAN		SCALE: 1" = 20'-0"	1																																							
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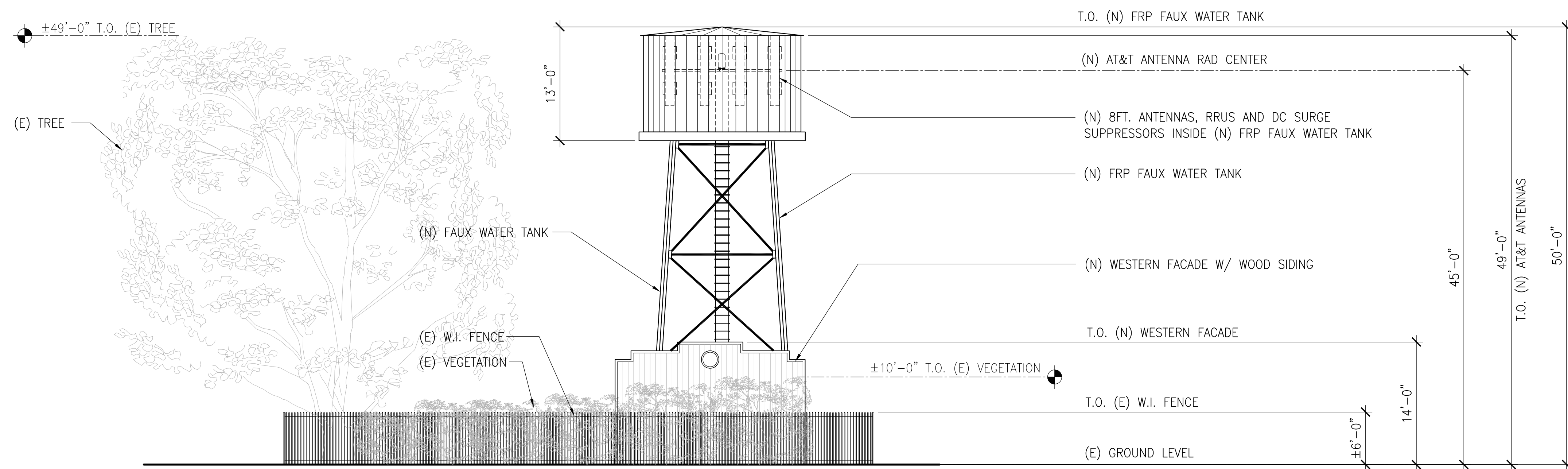


<b>ANTENNA LAYOUT PLAN</b> SCALE: 3/8" = 1'-0" 	<b>EQUIPMENT AREA LAYOUT PLAN</b> SCALE: 3/16" = 1'-0" 	<b>2</b>	<b>1</b>	SHEET TITLE <b>EQUIPMENT &amp; ANTENNA LAYOUT PLAN</b>	SHEET NUMBER <b>A02</b>																																										
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SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0" **2**



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0" **1**

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | 949.475.1000

**VeloTera**  
SERVICES, Inc.

7431 LAMPSON AVENUE  
GARDEN GROVE, CA 92841

CLV5356  
FRANKLIN CONSTRUCTION  
22157 PLACERITA CANYON ROAD  
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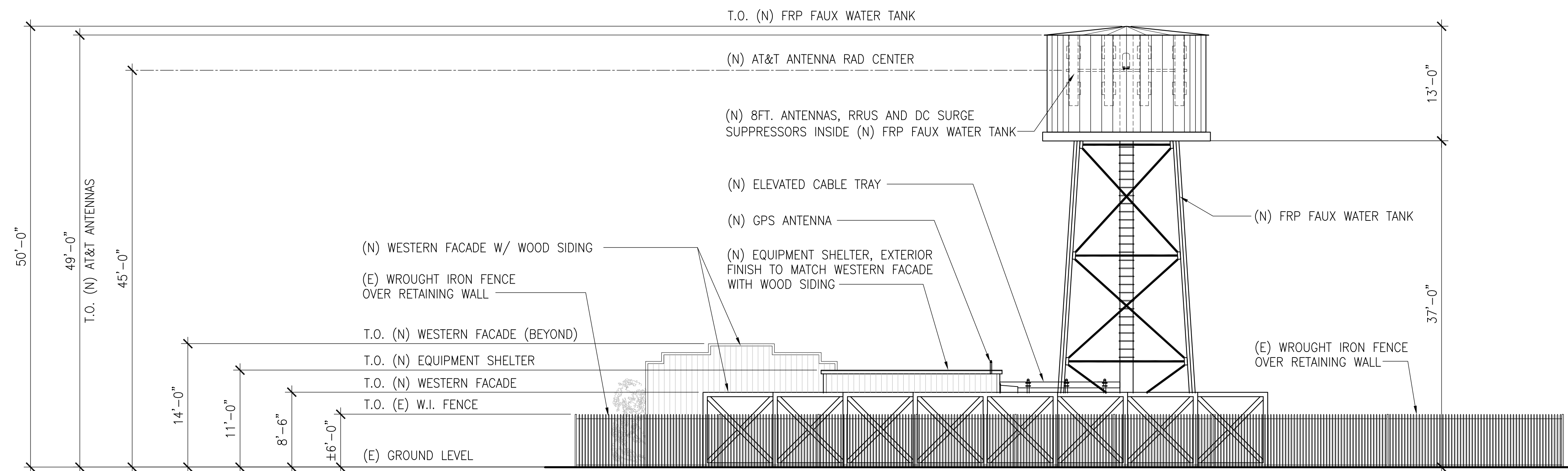
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

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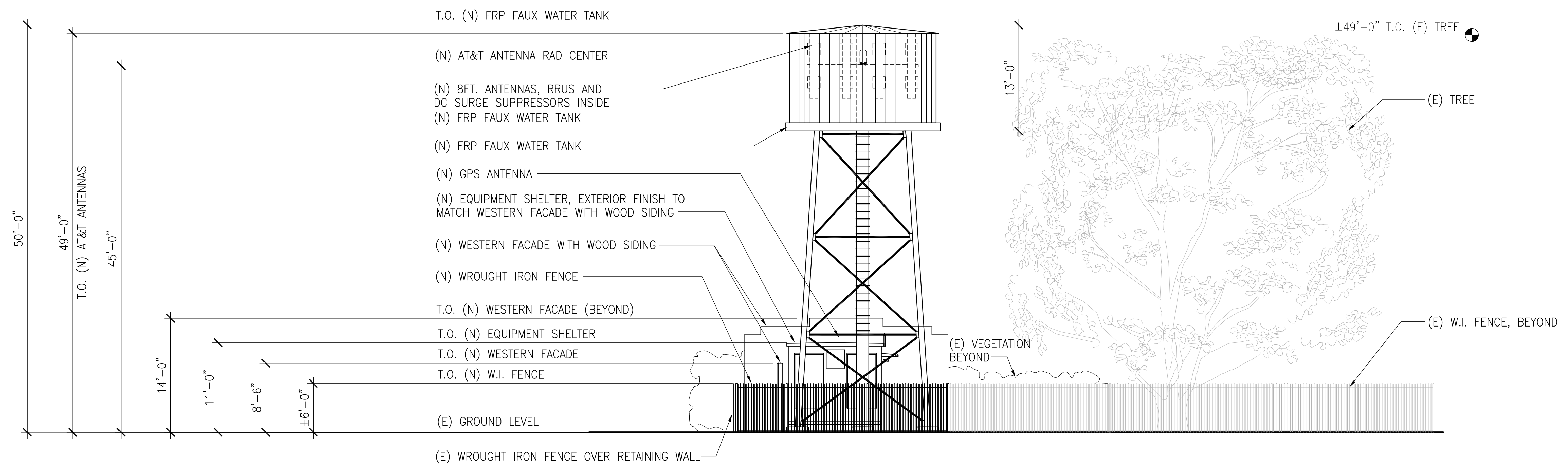
ELEVATIONS

**A03**



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16 **2**



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16 **1**

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | 949.475.1000

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7431 LAMPSON AVENUE  
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**at&t**  
Mobility

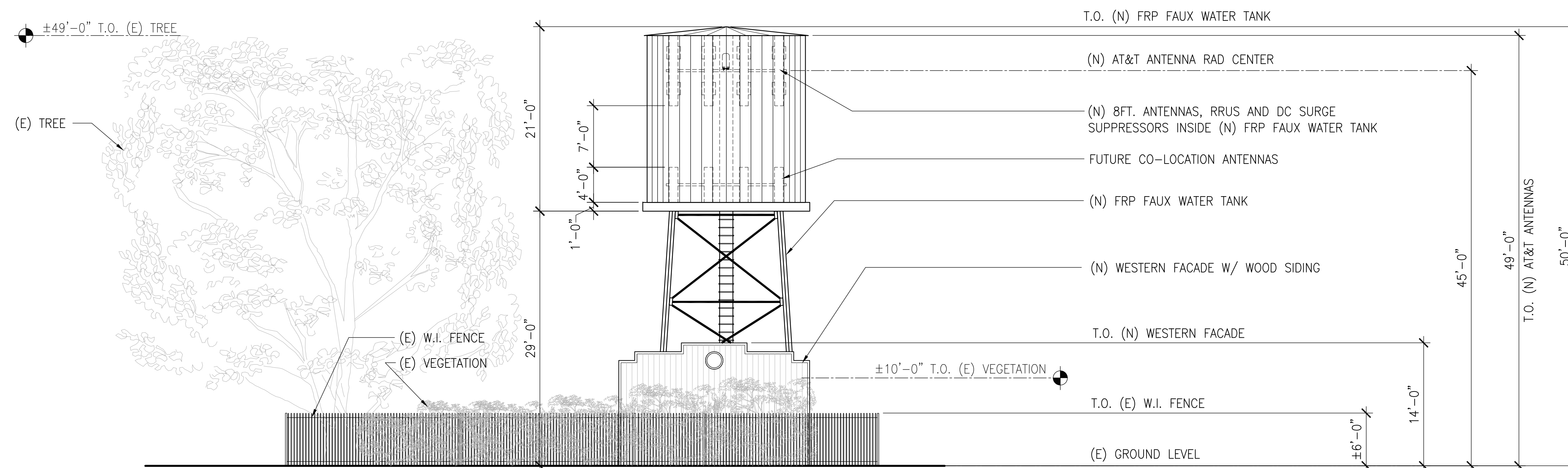
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SHEET TITLE SHEET NUMBER

ELEVATIONS

**A04**



SOUTHEAST ELEVATION (FUTURE CO-LOCATION CONCEPT)

SCALE: 1/8" = 1'-0"  
  
**1**

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110  
 IRVINE | CA 92614 | 949.475.1000

**VeloTera**  
 SERVICES, Inc.

7431 LAMPSON AVENUE  
 GARDEN GROVE, CA 92841

CLV5356  
 FRANKLIN CONSTRUCTION

22157 PLACERITA CANYON ROAD  
 SANTA CLARITA, CA 91321

Mobility

12900 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

3	09/16/14	PLANNING DEPT COMMENTS - EQUIP SCREENING	FV	BOK	DKD
2	06/10/14	CITY COMMENTS	HH	BOK	DKD
1	04/07/14	CITY COMMENTS	HH	BOK	DKD
0	01/21/14	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD
A	01/10/14	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE SHEET NUMBER  
**SOUTHEAST ELEVATION (FUTURE CO-LOCATION CONCEPT)** **A05**

REMOTE RADIO UNITS (RRU'S)							
SECTOR	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES			
				ABOVE	BELOW	SIDES	
SECTOR "A"	A1	UP	2	<12'	18"	8"	8"
	A2	UP	2	<12'	18"	8"	8"
	A3	UP	2	<12'	18"	8"	8"
	A4	UP	2	<12'	18"	8"	8"
SECTOR "B"	B1	UP	2	<12'	18"	8"	8"
	B2	UP	2	<12'	18"	8"	8"
	B3	UP	2	<12'	18"	8"	8"
	B4	UP	2	<12'	18"	8"	8"
SECTOR "C"	C1	UP	2	<12'	18"	8"	8"
	C2	UP	2	<12'	18"	8"	8"
	C3	UP	2	<12'	18"	8"	8"
	C4	UP	2	<12'	18"	8"	8"

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T 'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)		
		AIR / HEX / 8-Port	SIZE			JUMPER LENGTH	DC CABLE (AWG #8)	
SECTOR "A"	A1	LTE	HEX	8'	100	45'-0"	<12'	+/- 80'
	A2	LTE	HEX	8'	100	45'-0"	<12'	+/- 80'
	A3	UMTS	HEX	8'	100	45'-0"	<12'	+/- 80'
	A4	LTE	HEX	8'	100	45'-0"	<12'	+/- 80'
SECTOR "B"	B1	LTE	HEX	8'	220	45'-0"	<12'	+/- 80'
	B2	LTE	HEX	8'	220	45'-0"	<12'	+/- 80'
	B3	UMTS	HEX	8'	220	45'-0"	<12'	+/- 80'
	B4	LTE	HEX	8'	220	45'-0"	<12'	+/- 80'
SECTOR "C"	C1	LTE	HEX	8'	340	45'-0"	<12'	+/- 80'
	C2	LTE	HEX	8'	340	45'-0"	<12'	+/- 80'
	C3	UMTS	HEX	8'	340	45'-0"	<12'	+/- 80'
	C4	LTE	HEX	8'	340	45'-0"	<12'	+/- 80'

NOT USED SCALE: N.T.S 7

NOT USED SCALE: N.T.S 5

ANTENNA & RRU EQUIPMENT TABLES SCALE: N.T.S 1

NOT USED SCALE: N.T.S 8

NOT USED SCALE: N.T.S 6

NOT USED SCALE: N.T.S 4

NOT USED SCALE: N.T.S 2

**DCI PACIFIC**  
A|E|C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | 949.475.1000

**VeloTera**  
SERVICES, Inc.  
7431 LAMPSON AVENUE  
GARDEN GROVE, CA 92841

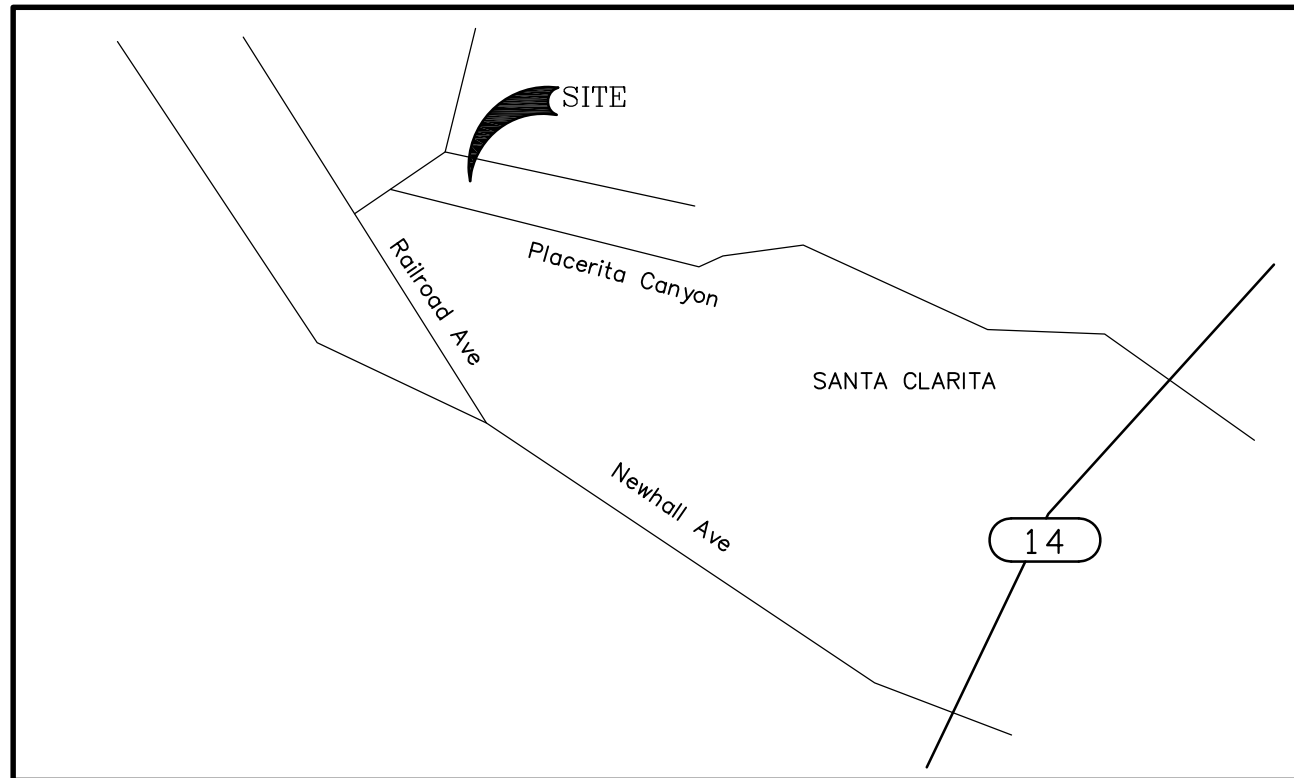
CLV5356  
FRANKLIN CONSTRUCTION  
22157 PLACERITA CANYON ROAD  
SANTA CLARITA, CA 91321

at&t  
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

3	09/16/14	PLANNING DEPT COMMENTS - EQUIP SCREENING	FV	BOK	DKD
2	06/10/14	CITY COMMENTS	HH	BOK	DKD
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0	01/21/14	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD
A	01/10/14	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	HH	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE  
**ANTENNA & RRU EQUIPMENT TABLES**

SHEET NUMBER  
**A06**



**VICINITY MAP**

SCALE:  
N.T.S.

PARCEL 1:  
THE WESTERLY 165.00 FEET OF THE SOUTHERLY 440.00 FEET OF LOT 174 OF TRACT NO. 1274, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THAT CERTAIN STRIP OF LAND 250.00 FEET IN WIDTH, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 901031 OF THE SUPERIOR COURT FOR SAID COUNTY OF SAID STATE A COPY OF WHICH WAS RECORDED JUNE 26, 1968, AS INSTRUMENT NO. 3055, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

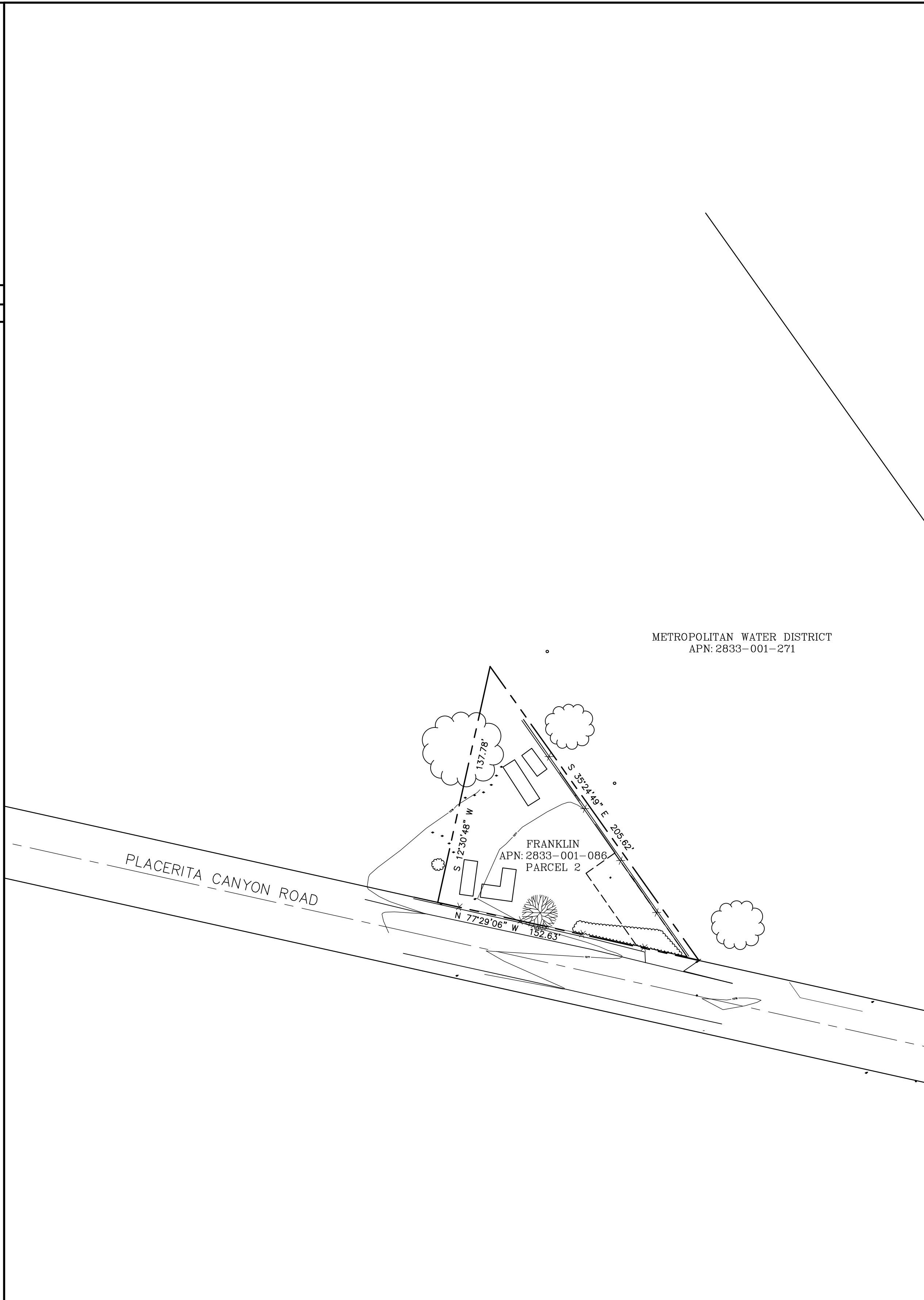
ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBONS OR OTHER MINERALS, WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED FOR IN THE QUITCLAIM DEED RECORDED OCTOBER 16, 1972, AS INSTRUMENT NO. 2102, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 2:  
THE SOUTHERLY 440.00 FEET OF LOT 174 OF TRACT NO. 1274, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 165.00 FEET.

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THAT CERTAIN STRIP OF LAND 250.00 FEET IN WIDTH, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 901031 OF THE SUPERIOR COURT FOR SAID COUNTY OF SAID STATE A COPY OF WHICH WAS RECORDED JUNE 26, 1968, AS INSTRUMENT NO. 3055, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBONS OR OTHER MINERALS, WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED FOR IN THE QUITCLAIM DEED RECORDED OCTOBER 16, 1972, AS INSTRUMENT NO. 2102, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.



TITLE REPORT NOTES:

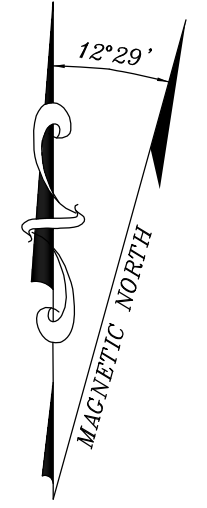
THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.08021173 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND DATED DECEMBER 16, 2013 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.  
Granted to: Kern River Company, a Corporation  
Purpose: Erecting poles and towers and placing wires thereon for electric energy  
Recording No: In Book 3644, Page 41, of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

END OF EASEMENTS

\*\*ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT CROSS THE PROPOSED LEASE AREA.\*\*

\*THE PROPOSED LEASE AREA (AS SHOWN HEREON) IS NOT SITUATED ON ANY PLOTTABLE EASEMENT SHOWN ON SAID TITLE REPORT.\*



**LEGEND**

- These standard symbols will be found in the drawing.
- ⊕ BULLARD
  - ⊙ FOUND MONUMENT
  - TREE DECIDUOUS
  - TREE CONIFEROUS
  - ⚡ UTILITY POLE
  - CL CROWN OF ROAD
  - DRV DRIVEWAY EDGE
  - EP EDGE OF PAVEMENT
  - NG GROUND SPOT ELEVATION
  - RTOP ROOF TOP
  - TRTP TREE TOP DECIDUOUS
  - TRTP3 TREE TOP CONIFEROUS
  - TW WALL TOP
  - BOUNDARY LINE
  - CENTER LINE
  - MISC. PROPERTY LINE
  - MISC. TIE LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - - - - - FENCE LINE

**TITLE REPORT NOTES**

OWNER'S NAME: FRANKLIN  
ASSESSOR'S PARCEL NUMBER(S) 2833-001-086

BASIS OF BEARINGS: (NAD 83; Epoch 2010)  
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) BILL, ELEVATION = 1651.18' AND 2) TORP, ELEVATION = 103.77' WITH GEOD 2012 CORRECTIONS APPLIED.

**SITE DATA**

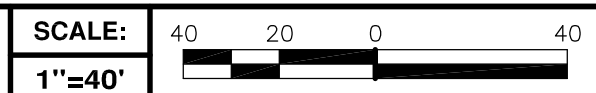
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:  
County: Los Angeles Effective Date: 9/26/2008  
Map/Panel: 06037C0820F  
The Flood Zone Designation for this site is: ZONE: X

**LEGEND**

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on JANUARY 7, 2014.

**PROPERTY LEGAL DESCRIPTION**

**OVERALL SITE PLAN**



**FEMA FLOOD ZONE INFORMATION**

**GENERAL NOTES**

**FLOYD SURVEYING**  
28936 OLD TOWN FRONT ST  
SUITE 203  
TEMECULA, CA 92590  
OFFICE: (951) 694-8647  
EMAIL: fsi@floydsurveying.com

**DCI PACIFIC**  
A|E|C WORKS  
ARCHITECTURE · ENGINEERING · CONSULTING  
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614  
PHONE: (949) 475-1000 FAX: (949) 475-1001

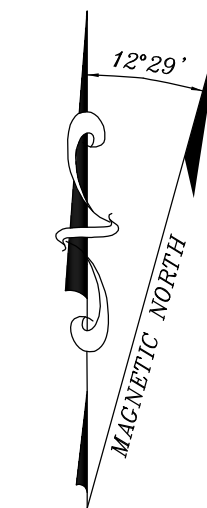
**FRANKLIN CONSTRUCTION**  
CLV5356  
22157 PLACERITA CANYON RD  
SANTA CLARITA, CA 91321

**at&t**  
Mobility  
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	1/21/14	UPDATED FROM TITLE REVIEW	DAF	DAF	DAF
0	1/10/14	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	<b>B01</b>

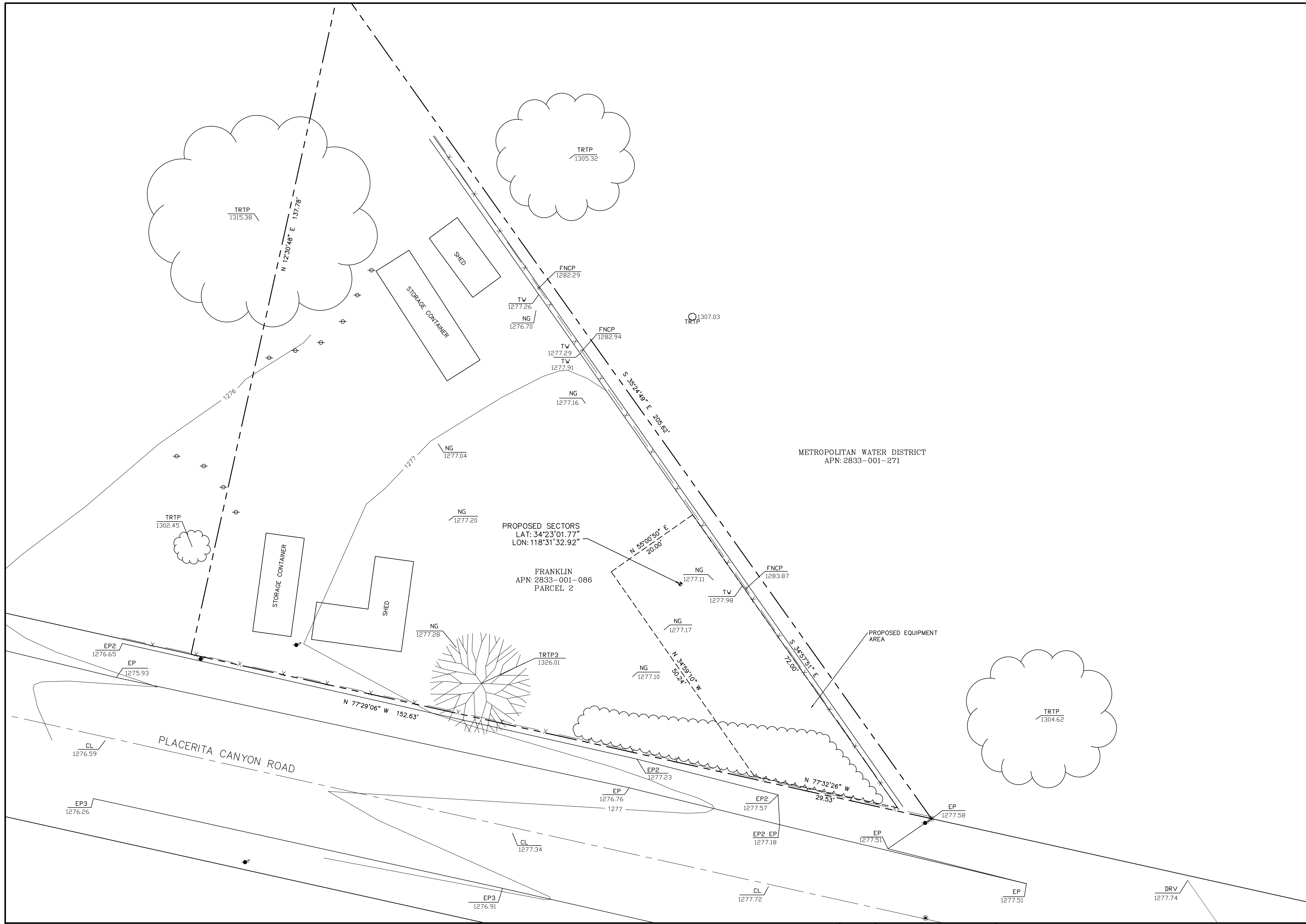


**LEGEND**

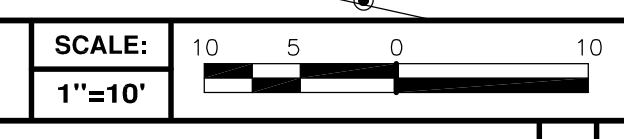
- These standard symbols will be found in the drawing.
- ⊕ BULLARD
  - FOUND MONUMENT
  - TREE DECIDUOUS
  - ⦿ TREE CONIFEROUS
  - ⚡ UTILITY POLE
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  - EASEMENT LINE
  - X FENCE LINE

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- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on JANUARY 7, 2014.



**DETAIL SITE PLAN**



**GENERAL NOTES**

SHEET TITLE SHEET NUMBER

**TOPOGRAPHIC SURVEY B02**

**FLOYD SURVEYING**  
28936 OLD TOWN FRONT ST  
SUITE 203  
TEMECULA, CA 92590  
OFFICE: (951) 694-8647  
EMAIL: fsi@floydsurveying.com

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PHONE: (949) 475-1000 FAX: (949) 475-1001

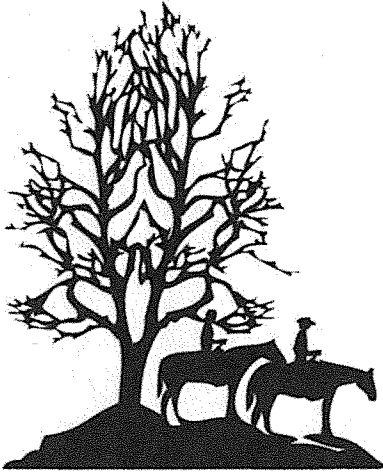
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at&t  
Mobility  
12900 PARK PLAZA DRIVE  
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NO.	DATE	REVISIONS	BY	CHK	APP'D
1	1/21/14	UPDATED FROM TITLE REVIEW	DAF	DAF	DAF
0	1/10/14	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	

# Placerita Canyon Property Owners Association

PO Box 222204  
Newhall, CA 91322



September 12, 2014

Dana Cop  
AT&T Director External Affairs  
1150 S. Olive #2801  
Los Angeles, CA 90015

Dear Dana,

The Placerita Canyon Property Owners Association has appreciated the collaboration your team has shown in regards to the cell tower placement within the canyon. It truly is amazing how win-win situations are attainable when good work is done up front.

We, as a community, support the tower as presented with the condition that there will be descriptor on the tower saying "Placerita Canyon" or "Welcome to Placerita Canyon" or something to that affect. We do expect to see the final rendition before construction begins.

Thank you for all your efforts and please contact me with any comments or other needs.

Regards,

A handwritten signature in black ink, appearing to read "Rob Hall". The signature is stylized and cursive.

Rob Hall  
President  
PCPOA





# CLV5356

## FRANKLIN CONSTRUCTION



22165 PLACERITA CANYON ROAD SANTA CLARITA CA 91321

VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED ANTENNAS WITHIN  
NEW FAUX WATER TOWER

PROPOSED LOOKING EAST FROM PLACERITA CANYON ROAD



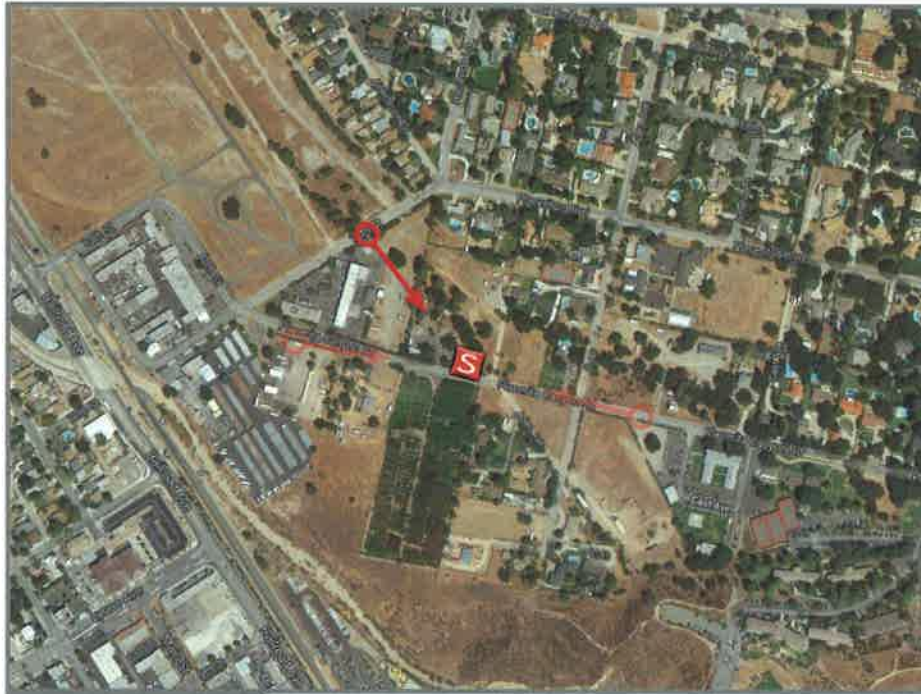
# CLV5356

## FRANKLIN CONSTRUCTION



22165 PLAGERITA CANYON ROAD SANTA CLARITA CA 91321

VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM 12TH STREET



# CLV5356

## FRANKLIN CONSTRUCTION



22165 PLACERITA CANYON ROAD SANTA CLARITA CA 91321

VIEW 3



LOCATION

©2014 Google Maps



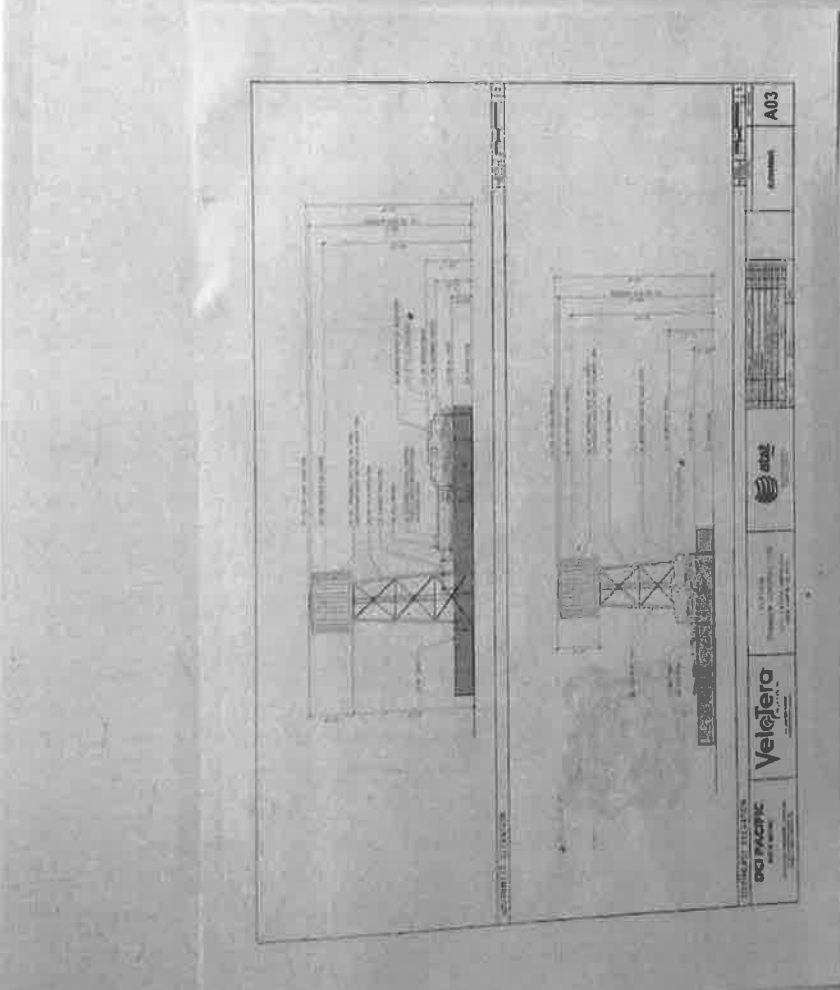
EXISTING



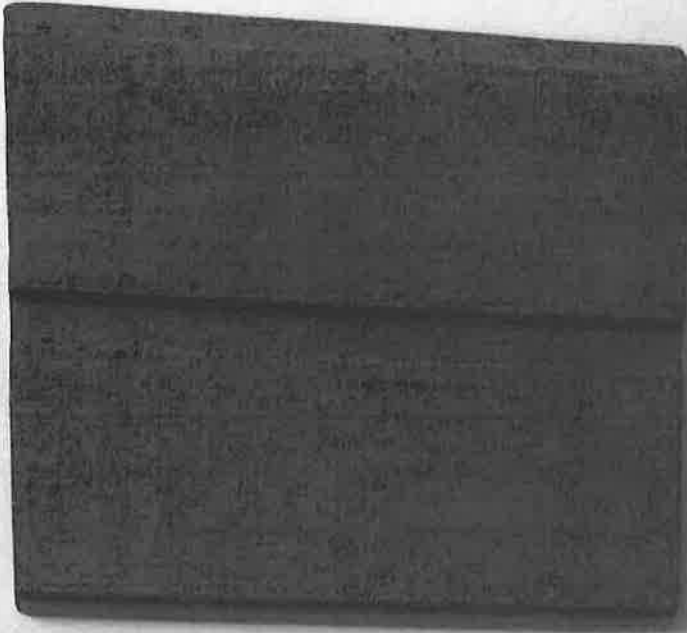
PROPOSED

LOOKING NORTHWEST FROM PLACERITA CANYON ROAD

# TANK COLOR AND MATERIALS



HITIRS #11  
TIRS



\*\*\*PLEASE REFER TO HITIRS AND DATA SHEET FOR EXACT MATERIAL COLOR\*\*\*



Serwin-Mullins

10000  
10000  
10000  
10000  
10000  
10000  
10000  
10000  
10000  
10000

DCI PACIFIC  
atxat  
SERWIN-MULLINS  
FRANKLIN, CONSTRUCTION

VelTera

atxat



ENVIRONMENTAL ASSESSMENT  
(Initial Study)  
CITY OF SANTA CLARITA



**Project Title and  
Master Case Number:** Wireless Communications Facility - AT&T CLV5356  
Master Case #14-019  
Conditional Use Permit #14-002

**Lead Agency Name and  
Address:** City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard, Suite 140  
Santa Clarita, CA 91355

**Contact Person and  
Phone Number:** David Koontz, AICP, Associate Planner  
City of Santa Clarita  
Community Development Department  
(661) 255-4330

**Project Location:** The proposed wireless communication facility would be located at 22157 Placerita Canyon Road, in the City of Santa Clarita, Los Angeles County, California.  
APN: 2833-001-086

**Applicant/Owner Name and  
Address:** AT&T  
12900 Park Plaza Drive  
Cerritos, CA 90703

**Consultant Information:** Vance Pomeroy  
Velotera Services  
29319 121<sup>st</sup> Street East  
Juniper Hills, CA 93543

**Property Owner:** Franklin Construction

**General Plan Designation:** Mixed Use - Neighborhood (MX-N)

**Zoning Designation(s):** Mixed Use - Neighborhood (MX-N)

**Description of project and project setting:**

The applicant is requesting a Conditional Use Permit to allow for the installation of an unmanned wireless telecommunication facility on a 10,120 square foot parcel in the Placerita Canyon community within the City of Santa Clarita..

The City of Santa Clarita's Unified Development Code requires the approval of a Conditional Use Permit for a wireless facility located in or within 500' of a residential structure. This project is proposed to be within 220 feet of a residential structure.

The new wireless telecommunication facility is proposed to contain the following:

- 1) A 50' high faux Old West style water tank concealing 12 8-foot long antennas;
- 2) An 11' 5" X 20' enclosed equipment shelter with 50 KVA emergency backup generator. The equipment shelter and generator will be screened via a combination of existing vegetation and western façade wood siding screen walls. The equipment shelter itself will also incorporate western façade wood siding to match the screen walls.

All proposed equipment would be located within a 26' X 71' lease area within the eastern portion of the parcel, adjacent to the Metropolitan Water District pipeline right-of-way. The proposed project complies with the standards set forth within the City's Unified Development Code related to wireless facilities.

**Surrounding Land Uses:**

Zoning (Uses):

North: MX-N (MWD right-of-way)

East: MX-N (MWD right-of-way)

South: MX-N (Single Family Residential and vacant)

West: MX-N (contractor's storage yard)

**Other public agencies whose approval is required:**

Los Angeles County Fire Department

Federal Communications Commission (FCC)

EXHIBIT I: LOCATION MAP

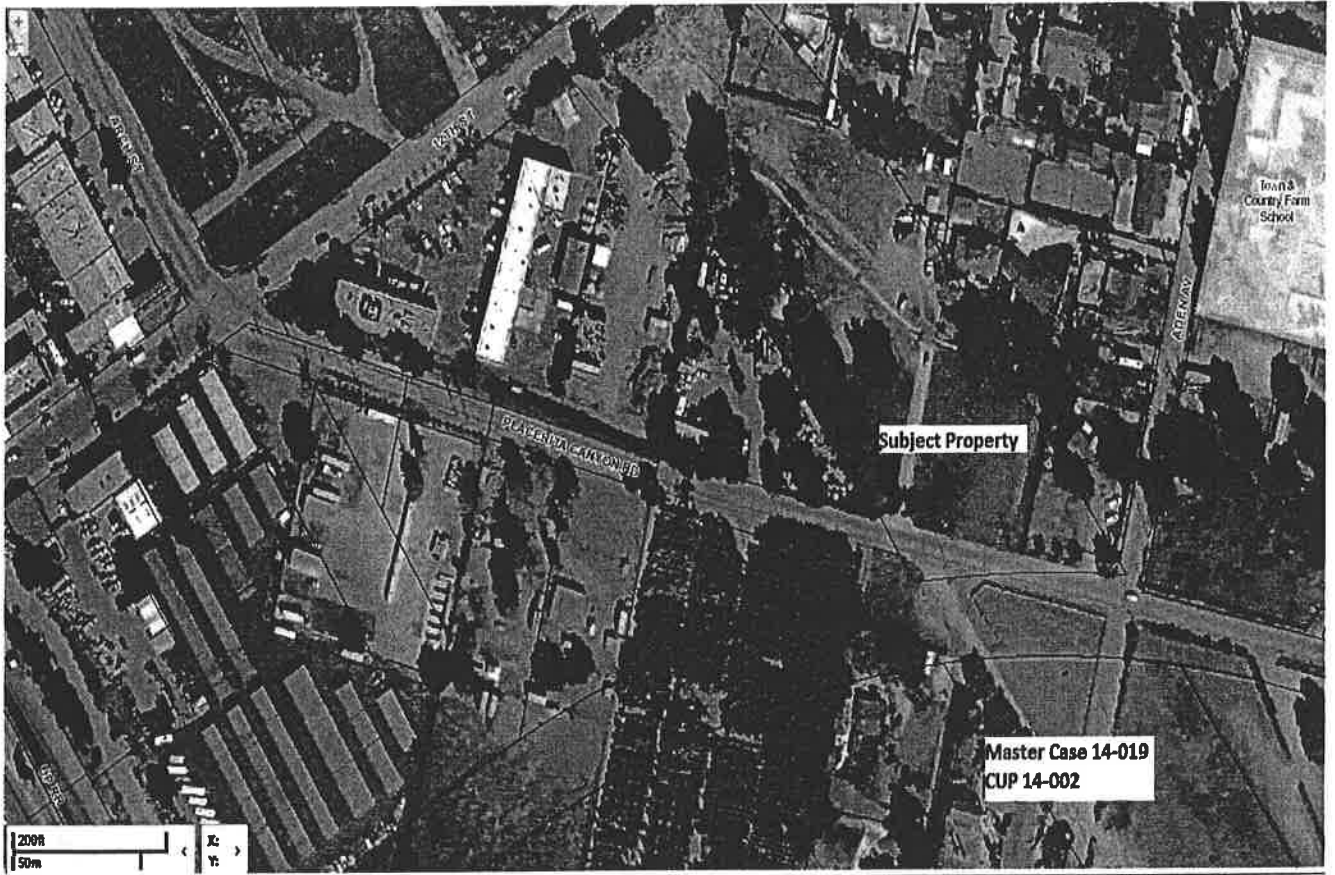
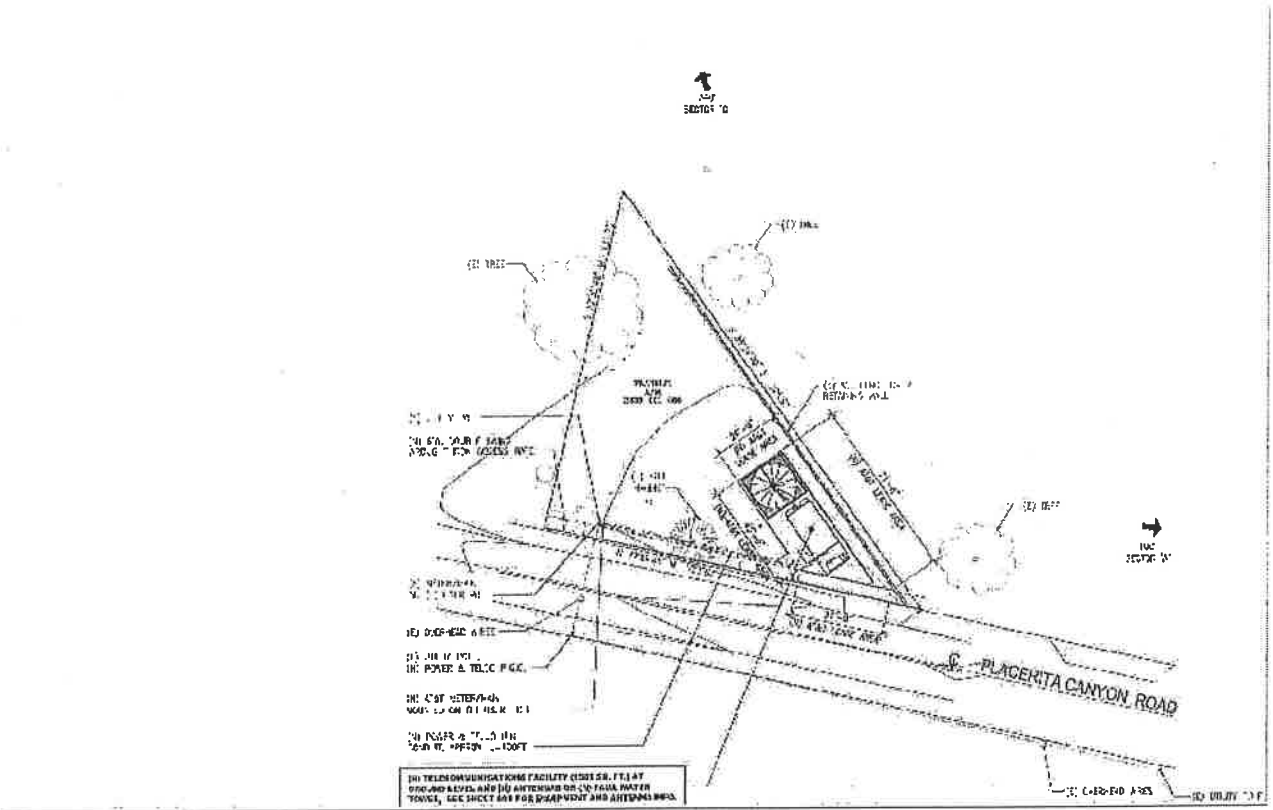




EXHIBIT II: SITE PLAN



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

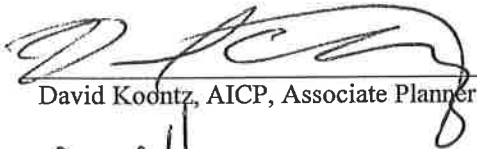
The environmental factors checked below would be affected by this project, involving at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant Impact with Mitigation" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials       | <input type="checkbox"/> Hydrology & Water Quality          |
| <input type="checkbox"/> Land Use & Planning      | <input type="checkbox"/> Mineral Resources                   | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population and Housing   | <input type="checkbox"/> Public Services                     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Traffic & Transportation | <input type="checkbox"/> Utilities & Service Systems         | <input type="checkbox"/> Mandatory Findings of Significance |

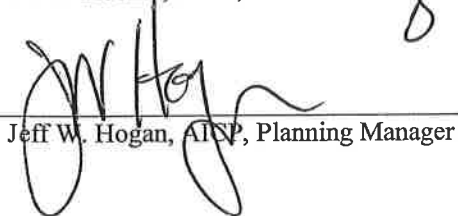
B. DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant impact on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been mitigated adequately in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
David Koontz, AICP, Associate Planner

12-22-14  
Date

  
Jeff W. Hogan, AICP, Planning Manager

12-22-14  
Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS - Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
conversion of forest land to non-forest use?				
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES - Would the project:**

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial wind or water soil erosion or the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
loss of topsoil, either on or off site?				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in topography of a primary or secondary ridgeline?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Move or generate grading of earth exceeding 100,000 cubic yards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. GREENHOUSE GAS EMISSIONS – Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as result,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
would it create a significant hazard to the public or to the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Changes in the rate of flow, currents, or the course and directions of surface water and/or groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Other modification of a wash, channel, creek, or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact Stormwater Management in any of the following ways:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Potential impact of project construction and project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**X. LAND USE AND PLANNING - Would the project:**

a) Disrupt or physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XI. MINERAL AND ENERGY RESOURCES - Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. NOISE - Would the project result in:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. POPULATION AND HOUSING — Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, Necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. PUBLIC SERVICES - Would the project result in:**

a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XV. RECREATION - Would the project:**

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC — Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING:**

a) Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Section and Subsections  
Evaluation of Impacts**

**I. AESTHETICS**

**I a. No Impact.**

The City of Santa Clarita lies within Southern California's Santa Clarita Valley, which is bounded by the San Gabriel Mountains to the south and east, the Santa Susanna Mountains to the southwest, and the mountains of the Los Padres and Angeles National Forests to the north. The surrounding natural mountains and ridgelines, some of which extend into the City, provide a visual backdrop for the City. Other scenic resources within or visible from the City include the Santa Clara River corridor, forested/vegetated land, and a variety of canyons and natural drainages in portions of the City.

The proposed project is not located on a significant ridgeline and would not damage any scenic resources and would not interrupt any views of scenic resources. Therefore, the proposed project would have no impact on scenic vistas.

**I b. No Impact.**

The only roadway within the City of Santa Clarita that is identified in the California Department of Transportation's State Scenic Highway program is the Interstate 5 (I-5) freeway, which is designated as an "Eligible State Scenic Highway". This designated eligible segment of the I-5 Freeway extends from the I-210 Freeway interchange to the SR126/Newhall Ranch Road interchange. SR 126 from the City's boundary at the I-5 west to SR 150 in Ventura County is also designated an "Eligible State Scenic Highway". The proposed project is not visible from either the I-5 freeway or SR 126. Therefore, the proposed project would have no impacts on scenic resources within a state scenic highway.

**I c. Less than Significant Impact.**

The project consists of the installation of an unmanned wireless telecommunication facility concealed within a 50' high old western themed water tank. Ground mounted equipment will be screened through a combination of existing vegetation and old western themed wooden screen walls. Given these design features, the project will maintain the visual character of this portion of Placerita Canyon. The proposed wireless facility will have a less than significant impact on the visual character of the site and its surroundings.

**I d. No Impact.**

The proposed project does not include any outdoor lighting and would not be a new source of light or glare. Therefore, the proposed project would have no light or glare impacts.

**II. AGRICULTURAL RESOURCES**

**II a. No Impact.**

The project site is zoned Mixed-Use Commercial – Neighborhood and is currently vacant and is located adjacent to other similarly zoned land. The project site is not used for agricultural purposes nor has soils suitable for agricultural purposes. The project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project would have no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

**II b. No Impact.**

The project area does not contain land subject to a Williamson Act contract nor would the project conflict with existing zoning for agricultural uses. Therefore, there would be no impact.

**II c. No Impact.**

The project area is located in a non-forested area, developed suburban area, and has no potential to cause the rezoning/reduction of forest land, timberland, or timberland production. Therefore, the project would have no impact.

**II d. No Impact.**

The project area does not contain any forest land nor would the project result the conversion of forest land to non-forest uses. Therefore, there would be no impact.

**II e. No Impact.**

The project does not have the potential to result in the conversion of farmland to non-agricultural use because no such lands or resources exist in the project area, nor could the project result the conversion of forest lands to non-forest use. Therefore, there would be no impact.

**III. AIR QUALITY**

**III a. Less Than Significant Impact.**

The City of Santa Clarita is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

The SCAB has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Because of the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires triennial preparation of an Air Quality Management Plan (AQMP). The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. These region-wide attenuation methods include regulations for stationary-source polluters; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements.

The most recently adopted plan is the 2012 AQMP, adopted on December 7, 2012. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to implement the California Clean Air Act and in turn implements the Federal Clean Air Act administered by the EPA. The AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMD.

The proposed project is consistent with the Zoning and General Plan Land Use designations for the site. As a result, the project is consistent with the growth expectations of the region. The proposed project is therefore consistent with the AQMP, and would have a less than significant impact.

**III b. Less than Significant Impact.**

Santa Clarita is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, the project itself is well below the South Coast Air Quality Management District's (SCAQMD) land use, construction, and mobile emission thresholds for significant air quality impacts, according to the 1993 updated SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would not result in significant air quality impacts related to the air quality standards.

**III c. Less than Significant Impact.**

As discussed in Section III.b), the proposed project would not exceed the thresholds of significance established by the SCAQMD. The SCQAMD established these thresholds in consideration of cumulative air pollution in the SCAB. As such, projects that do

not exceed the SCAQMD's thresholds are not considered to not significantly contribute to cumulative air quality impacts.

**III d. Less than Significant Impact.**

Certain residents, such as the very young, the elderly and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution and are considered sensitive receptors. In addition, active park users, such as participants in sporting events, are sensitive air pollutant receptors due to increased breathing rates. Land uses where sensitive air pollutant receptors congregate include schools, day care centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities.

The project site is adjacent to residences which are considered sensitive receptors. The use of machinery and minimal grading for the installation of the facility are anticipated to create minimal dust, emissions, and/or objectionable odors. These temporary impacts would be further reduced through compliance with applicable Building and Safety and SCAQMD Rule 403 requirements that control the short-term, intermittent impacts related to grading and construction. Therefore, any potential impacts are considered less than significant. No long-term, permanent impacts are anticipated.

**III e. No Impact.**

The proposed use of the site and the surrounding uses are not shown on Figure 5-5 "Land Uses Associated with Odor Complaints" of the 1993 SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would have no odor-related impacts.

## **IV. BIOLOGICAL RESOURCES**

**IV a-g. No Impact.**

The proposed project will be constructed on a former contractor's storage yard and the property does not contain any significant biological habitat. Existing trees (none are protected oaks) will remain on site. The proposal does not include the modification of any habitat and would not otherwise affect any candidate, sensitive or special status species identified by the Department of Fish and Game or the U.S. Fish and Wildlife Service. Further, the proposal will not have any adverse effect on any riparian habitat, wetlands as defined by Section 404 of the Clean Water Act, or other biological resources as the proposed project is located on land that is located in a developed residential portion of the City. The parcel



contains no significant habitat or wilderness area and the project will not affect the wildlife or other biological resources.

The proposed project will not alter any wildlife corridor or migratory fish corridor and will not affect any regulation or code protecting such resources. Therefore, the proposed project is not anticipated to have an impact to biological resources.

## **V. CULTURAL RESOURCES**

### **V a-d. No Impact.**

The proposed wireless facility will not impact cultural resources in the City of Santa Clarita. The construction of the facility is in areas that have been previously disturbed and the project grading is expected to be limited to placement of foundations for the faux water tank and equipment enclosure and will not alter any unique geological feature, paleontological resource, any human remains, or affect any other historical or archeological resource. The proposed project is in compliance with the City's General Plan and associated regulations for the preservation of historical and culturally significant resources. Therefore, no impact to archeological, historical or cultural resource would be caused by the proposed project.

## **VI. GEOLOGY AND SOILS**

### **VI a.i No Impact.**

The project site is not located within an Alquist-Priolo Earthquake Fault Zone or within any other fault zones identified on Exhibit S-1 of the City's General Plan. Regardless, the proposed project is required to comply with the California Building Code that establishes regulations for structures in potentially hazardous areas, in order to withstand impacts caused from localized earthquake activity. Therefore, the proposed project would not expose people or structures to potential adverse effects from the rupture of a known earthquake fault and would cause no associated impacts.

### **VI a.ii Less than Significant Impact.**

The City of Santa Clarita is within a seismically active region of southern California. Consequently, the proposed wireless facility will likely be subject to strong seismic ground shaking. However, the risks of earthquake damage can be minimized through proper engineering, design, and construction. The proposed structures are required to be built according to the Uniform Building Code and other applicable codes, and are subject to building inspection during and after construction. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to strong seismic ground shaking.

**VI a. iii No Impact.**

The project site is not located within a seismic-related liquefaction zone as identified on Exhibit S-3 of the City's General Plan. Therefore, the project will have no impacts related seismic related ground failure.

**VI a. iv Less than Significant Impact.**

The project site is not located within an identified landslide hazard area. Additionally, minor grading for the placement of foundations of the proposed faux water tank and equipment enclosure would occur as part of this project on the existing flat area, however, any changes would be required to meet all applicable City codes and will be subject to a grading and building inspection prior to completion. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to landslides.

**VI b. Less than Significant Impact.**

During construction of the proposed project, the soils on-site may become exposed, and thus subject to erosion. However, the project is required to comply with existing regulations that reduce erosion potential. The proposed project will comply with SCAQMD Rule 403, which as described in Section III of this report would reduce the potential for wind erosion. Similarly, water erosion during construction would be substantially reduced by complying with the National Pollutant Discharge Elimination System (NPDES). As further detailed in Section VIII of this report, NPDES requires the construction of the project to incorporate Best Management Practices (BMPs) to reduce erosion and prevent eroded soils from washing offsite. Thus, the potential to increase erosion during any construction activity would be effectively be non-existent through the required compliance activities, thus having a less than significant impact. Operation of the proposed wireless facility would not cause wind or water erosion or the loss of topsoil.

**VI c. Less than Significant Impact.**

The project site is not located within an area of landslides or other unstable soils. Any grading or construction impacts are expected to be minimal. The applicant will be required to submit soil reports and construct the wireless facility to all current City codes, and requirements ensuring soil stability. Thus, the project is expected to have less than significant impact as it relates to being constructed on unstable soil, and is not expected to become unstable as a result of the project.

**VI d. No Impact.**

The project will not significantly alter existing soil conditions and would not be located on expansive soil. All construction activities will be done in accordance with applicable Engineering and Building and Safety requirements. Therefore, no impacts will result from the project.

**IV e. No Impact.**

The project site is an unmanned facility not requiring water service, thus not requiring any connection to the City's sewer and water systems and not requiring the need for septic tanks or alternative wastewater disposal systems. Therefore, the project will have a will have no impact.

**IV f. No Impact.**

The topography of the proposed wireless facility will not change as the project will require minimal amounts of grading to place the foundations for the faux water tank or the ground mounted equipment or old western style screen walls. No change in ground surface relief features are anticipated, and no designated ridgelines will be impacted. Therefore, no impact will result from this project.

**IV g. No Impact.**

The project will require minimal site preparation limited to installation of foundations for the faux water tank and ground mounted equipment shelter and screen walls. All proposed construction activities will not exceed 10,000 cubic yards of soil movement. Therefore, no impacts will result from the project.

**VII. GREENHOUSE GAS EMISSIONS**

**VII a-b. No Impact.**

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change. These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere. The principal greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO<sub>2</sub>e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include Assembly Bill (AB) 32, Senate Bill (SB) 1368, Executive Order (EO) S-03-05, EO S-20-06 and EO S-01-07.

AB 32, the California Global Warming Solutions Act of 2006, is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." Most notably AB 32 mandates that by 2020, California's GHG emissions be reduced to 1990 levels.

In August, 2012 the City Council of the City of Santa Clarita passed the Santa Clarita Climate Action Plan (CAP). The CAP demonstrated that the City of Santa Clarita will be able to reduce local greenhouse gas emissions to a level consistent with AB 32. This will be accomplished by implementing the goals, objectives and policies of the General Plan and by continuing to implement existing programs. Therefore, the CAP is consistent with the General Plan.

The proposed wireless facility is consistent with the General Plan in that the facility will be providing supporting services to the surrounding residences in compliance with General Plan policy LU 4.4.4 requiring the protection and enhancement of public utility facilities for all valley residents. The proposed project is consistent with the General Plan, and the General Plan is consistent with the CAP, therefore the project is also consistent with the CAP. Thus, the project will have no impact as it relates to greenhouse gas emissions.

## **VIII. HAZARDS AND HAZARDOUS MATERIALS**

### **VIII a. No Impact.**

The project does not involve the use or storage of hazardous substances other than the small amounts of cleaning agents required for normal maintenance of the wireless facility and equipment enclosure and small amounts of diesel fuel for the emergency backup generator. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the site has been used for underground storage of hazardous materials.

### **VIII b. Less than Significant Impact.**

The site is not known or expected to contain any underground storage tanks (USTs), aboveground storage tanks (ASTs), gas lines, or other hazardous material conduits or storage facilities. The project site is not included on a list of hazardous materials sites compiled pursuant to 65962.5. There exists no evidence of industrial abuse, legal/illegal dumping, mining, or oil and gas exploration/production. Furthermore, the project does not propose any industrial uses, waste treatment/storage facilities, power plants, or other land uses that are typically associated with hazardous material accidents. The project consists of a wireless communication facility. The Telecommunications Act of 1996 requires the Federal Communications Commission (FCC) to prescribe and make effective regulations governing the environmental effects of RF emissions for telecommunication facilities. The operation of the wireless facility would be in compliance with these regulations. The proposed project would not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the project will have a less than significant impact.

**VIII c. No Impact.**

The project site is located within one-quarter mile of the Town and Country Farm School and within one-quarter mile of Master's College. However, as discussed in Section VII.a) of this report, the proposed uses are not anticipated to store, use, or generate substantial amounts of hazardous materials, and are not anticipated to utilize any acutely hazardous materials. Therefore, the project would have no related impacts.

**VIII d. No Impact.**

The site is not found on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (<http://www.envirostor.dtsc.ca.gov/public/default.asp>) and, as a result, would not create a significant hazard to the public or the environment. Therefore

**VIII e. No Impact.**

There are no airports located within two miles of the project site; and the project site is not within an airport land use plan. Therefore, the project would not result in a safety hazard for people residing or working in proximity to an airport, and the proposed project would have no associated impacts.

**VIII f. No Impact.**

The project site is not within the vicinity of a private airstrip. There are no airplane transportation facilities, public or private, within two miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working in proximity to a private airstrip, and the proposed project would have no associated impacts.

**VIII g. No Impact.**

The construction and operation of the proposed project would not place any permanent or temporary physical barriers on any existing public streets. Furthermore, the project site is not utilized by any emergency response agencies, and no emergency response facilities exist in the project vicinity. The project would be adding additional wireless telecommunication services to a portion of the Santa Clarita Valley that would aid in wireless communication during an emergency situation. Therefore, the proposed project would have no adverse impact to emergency response planning.

**VIII h. Less than Significant Impact.**

As shown on City's Fire Hazards Zone map (Exhibit S-6 of the City's General Plan), the project site is within a fire hazard area. The project site will be developed in accordance with Fire Code requirements and will not present any additional risk of will not present any additional risk of wild land fires to people or structures within the immediate vicinity..

**VIII i. Less than Significant Impact.**

The site is not known or expected to contain any electrical transmission lines, gas lines, oil lines, or other hazardous material conduits or storage facilities. The proposed project includes the addition of an unmanned wireless facility. The proposed facilities are designed in compliance with all Federal Communication Commission (FCC) regulations and standards governing any environmental effects of emissions. Therefore, the proposed project would have a less than significant impact as it relates to exposing people to existing sources of potential health hazards.

## **IX. HYDROLOGY AND WATER QUALITY**

**IX a-m. No Impact.**

The proposed project includes the construction of an unmanned wireless facility concealed within a faux old western style water tank. The project will not result in additional waste discharges, will be built in accordance with the National Pollutant Discharge Elimination System (NPDES) requirements and will meet water quality standards. The project would not substantially deplete

groundwater supplies or interfere with groundwater recharge as there is no increase in impermeable surfaces. The facility would not substantially alter the drainage pattern of the site area or contribute to runoff that would exceed the capacity of the area. Further, the proposed project is not anticipated to impact any 100-year flood hazard area, river, water body, levee, dam, tsunami, drainage pattern, or runoff of Stormwater Management systems. Therefore, the proposed project is not anticipated to have an impact to hydrology and water quality.

## **X. LAND USE AND PLANNING**

### **X a. No Impact.**

The General Plan designates the project site as Mixed Use-Neighborhood (MX-N) with a zoning designation of MX-N. The project consists of an unmanned wireless communication facility that would not disrupt or physically divide and established community because no residences exist on the project site. In addition, the project will not impact existing supporting residential roads and sidewalks that connect the existing community. Therefore, the project would have no related impacts.

### **X b. No Impact.**

The project site is not part of a specific plan or redevelopment plan, and the City of Santa Clarita is not within the Coastal Zone, as described in the Coastal Zone Management Act of 1966, or any other plan designed with the purpose of avoiding or mitigating an environmental effect. The project site is zoned MX-N and is consistent with the MX-N zone with the approval of a Conditional Use Permit. Therefore, the proposed project would not cause impacts due to conflicts with applicable land use plans, policies, or regulations.

### **X c. No Impact.**

The project site is not within a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved environmental resource conservation plan. Therefore, the project would not conflict with any adopted environmental conservation plans, and the project would have no related impacts.

## **XI. MINERAL AND ENERGY RESOURCES**

### **XI a-c. No Impact.**

Gold mining and oil production historically have been the principal mineral extraction activities in and around the Santa Clarita Valley. Other minerals found in the planning area include construction aggregate, titanium, and tuff. Mineral resources and extraction areas are shown in the City's General Plan. The proposed project is

not known to contain mineral resources and will not affect any of the mineral resources in Santa Clarita. Therefore, there would be no impact.

## **XII. NOISE**

### **XII a-d. Less than Significant Impact.**

The project site is in the vicinity of residences, which are classified as sensitive noise receptors. The impacts of noise levels as it relates to this project are anticipated to only be short-term during construction and are expected to be negligible due to a minor amount of construction with no demolition or major grading being required for the facility. The City of Santa Clarita's Wireless Ordinance restricts the noise emitted from wireless facilities to a no net increase. While wireless facilities do not create noise, air conditioning units that are used to cool the support equipment cabinets held within the equipment enclosure do as well as the proposed emergency backup generator. The primary equipment enclosure is proposed to have a solid roof with sound proofing measures added with a separate enclosure proposed for the emergency backup generator which has been designed for noise attenuation. An analysis has been submitted to show that a no net increase of noise will occur with the proposed wireless facility. In addition, no groundborne vibration or groundborne noise levels are expected to be emitted by this project. Therefore, the project would have a less than significant impact as it relates to noise and groundborne vibration.

### **XII e-f. No Impact.**

There are no airports, airfields, or airport land use plans within the City. Therefore, the proposed project would cause no impacts related to airport noise.

## **XIII. POPULATION AND HOUSING**

### **XIII a-c. No Impact.**

The proposed project is an unmanned wireless facility, and as such, is not anticipated to induce any population growth in the Santa Clarita Valley, either directly or indirectly, nor would the project cause displacement of existing homes or people. The project does not alter the City's population projections and are consistent with the City's General Plan. Therefore, the proposed project would have no impact to population and housing.

## **XIV. PUBLIC SERVICES**

### **XIV a. (i-iv) No Impact.**

The construction of the proposed wireless communication facility will not create any additional demand for public services including



fire, police, schools, public facilities and maintenance or other governmental services because there will be no employees reporting to this facility. Fire and police protection services will be able to meet the needs of the project and the surrounding area with existing resources. Therefore, no impacts to public services will result from the project.

## **XV. RECREATION**

### **XV a-b. No Impact.**

The project would not increase the use of existing neighborhood park, regional park or other recreational facilities such that substantial physical deterioration of any facility would occur or be accelerated. The proposal includes the installation of an unmanned wireless communication facility which is not known to increase demand of neighborhood parks. No expansion or construction of additional parks would be required as a result of this project. Therefore, this project will result in no impacts to recreational facilities.

## **XVI. TRANSPORTATION/TRAFFIC**

### **XVI a-b. No Impact.**

The proposed wireless facility is unmanned and would not result in an increase in traffic. The project would require occasional maintenance; however, it is not expected to generate more than one trip per month to and from the project site. As a result, the project will not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, or decrease the performance or safety of such facilities and does not conflict with any applicable congestion management system. Therefore, no impacts would result from this project.

### **XVI c-g. No Impact.**

The project area is not within an airport land use plan or within two miles of public airport or public use airport. Consequently, the proposed project would not affect any airport facilities and would not cause a change in the directional patterns of aircraft. The project would not change the roadway network, thereby eliminating any chance of creating curves or dangerous intersections, or introducing farm equipment to the area. A maintenance road and emergency access is currently provided to the site, and the proposed placement of the equipment on the project site will not inhibit access or circulation of emergency services to the project site, nor would they conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or in any other way decrease the performance and safety

of such facilities. Therefore, no impacts would result from this project.

## **XVII. UTILITIES AND SERVICE SYSTEMS**

### **XVII a-g. No Impact.**

The proposed wireless facility would be unmanned and would not require connection to water utilities or generate any solid waste. The project would not result in the construction of new or expansion of existing water or wastewater treatment facilities nor exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The project impacts would be minimal in nature and are not anticipated to increase any storm water drainage or require the construction or expansion of existing facilities. The only solid waste anticipated as a result of the project would be minimal and directly result from the construction of the project. Any waste created during construction would be disposed of in compliance with federal, state and local statutes. Therefore, the project would have no impacts.

## **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

### **XVIII a. No Impact.**

The proposed project will not impact the environment, will not lead to a substantial reduction in habitat of a fish or wildlife species, or reduce, restrict or eliminate any number of rare, threatened or endangered species or eliminate important examples of the major periods of California history or prehistory because none of these features exist on the site. Therefore, there would be no impact.

### **XVIII b. No Impact.**

The proposed wireless facility would not have impacts that are individually limited, but cumulatively considerable. The proposed facility would be installing antennas concealed within an old west style faux water tank with ground mounted equipment screened by old west style screen walls and existing landscape. No aspects of the project proposal would result in cumulative impacts. The proposed use would not be intensifying the use of the site. Therefore, no impacts would occur from this project.

### **XVIII c. No Impact.**

The project does not have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impacts will result from this project.

## **XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING:**

### **XIX a. No Impact.**

The legislative intent of the Department of Fish and Game 'De Minimus' Finding is "to extend the current user-based funding system by allocating the transactional costs of wildlife protection and management to those who would consume those resources through urbanization and development..." (AB 3158, Chapter 1706, Statutes of 1990, effective January 1, 1991, Section 1(c)). Since the proposed project is not anticipated to have a significant adverse effect either individually or cumulatively, on fish and wildlife resources, the project's impacts on fish and wildlife are de minimus.

CITY OF SANTA CLARITA  
NEGATIVE DECLARATION

MASTER CASE NO: Master Case 14-019

PERMIT/PROJECT NAME: Conditional Use Permit 14-002

APPLICANT: AT&T  
12900 Park Plaza Drive  
Cerritos, CA 90703

LOCATION OF THE PROJECT: The proposed wireless communication facility would be located at 22157 Placerita Canyon Road, in the City of Santa Clarita, Los Angeles County, California.  
APN: 2833-001-086

DESCRIPTION OF THE PROJECT: The applicant is requesting a Conditional Use Permit to allow for the installation of an unmanned wireless telecommunication facility on a 10,120 square foot parcel in the Placerita Canyon community within the City of Santa Clarita. The new wireless telecommunication facility is proposed to contain the following:

- 1) A 50' high faux Old West style water tank concealing 12 8-foot long antennas;
- 2) An 11' 5" X 20' enclosed equipment shelter with 50 KVA emergency backup generator. The equipment shelter and generator will be screened via a combination of existing vegetation and western façade wood siding screen walls. The equipment shelter itself will also incorporate western façade wood siding to match the screen walls.

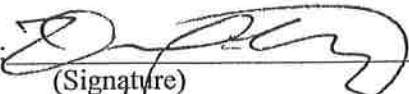
Based on the information contained in the Initial Study prepared for this project, and pursuant to the requirements of Section 15070 of the California Environmental Quality Act (CEQA), the City of Santa Clarita

City Council  Planning Commission  Director of Planning and Building Services

finds that the project as proposed or revised will have no significant effect upon the environment, and that a Negative Declaration shall be adopted pursuant to Section 15070 of CEQA.

Mitigation measures for this project  
 Are Not Required  Are Attached  Are Not Attached

Jeff Hogan, AICP  
PLANNING MANAGER

Prepared by:  David Koontz, AICP, Associate Planner  
(Signature) (Name/Title)

Approved by:  Jeff W. Hogan, AICP, Planning Manager  
(Signature) (Name/Title)

Public Review Period From December 30, 2014 To January 20, 2015  
Public Notice Given On December 30, 2014

Legal Advertisement  Posting of Properties  Written Notice

# Environmental Noise Assessment Report

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Site No. CLV5356  
Franklin Construction  
22157 Placerita Canyon Road  
Santa Clarita, CA

EBI Project No. 62141158  
March 24, 2014



Prepared for:



c/o AT&T Mobility, LLC  
12900 Park Plaza Drive  
3rd Floor  
Cerritos, CA 90703

Prepared by:



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**APPENDICES**

- Appendix A Sound Monitoring Data & Notes**
- Appendix B Cadna® Environmental Noise Model Results**

## 1.0 EXECUTIVE SUMMARY

AT&T proposes to locate an unstaffed wireless telecommunications facility at site number CLV5356 (site name Franklin Construction). This site is located on an industrial-use property surrounded by primarily rural / agricultural properties at 22157 Placerita Canyon Road, Santa Clarita, CA, and is herein referred to as Franklin Construction.

A study of the ambient noise conditions at the site vicinity was performed by EBI Consulting. Existing sound levels were measured at the nearest accessible property line to the proposed equipment location to establish approximate ambient noise conditions on March 6-7, 2014. Acoustic modeling was done to assess the potential change in existing sound levels and predict post construction daytime and nighttime sound levels. This report evaluates the compliance for the 22165 Placerita Canyon Road site in relation to the City of Santa Clarita's Municipal Code Section 17.17.040 Wireless Facility Requirement, which states "Within residential zones, sound proofing measures shall be used to reduce noise caused by the operation of wireless facilities and all accessory equipment to a level which would have a no-net increase in ambient noise level."

Based on the results of this study, EBI concludes that the CLV5356 project will be in compliance with the City of Santa Clarita's "no-net increase" requirement concerning post construction operating noise levels at nearby receptor locations.

## 2.0 BACKGROUND

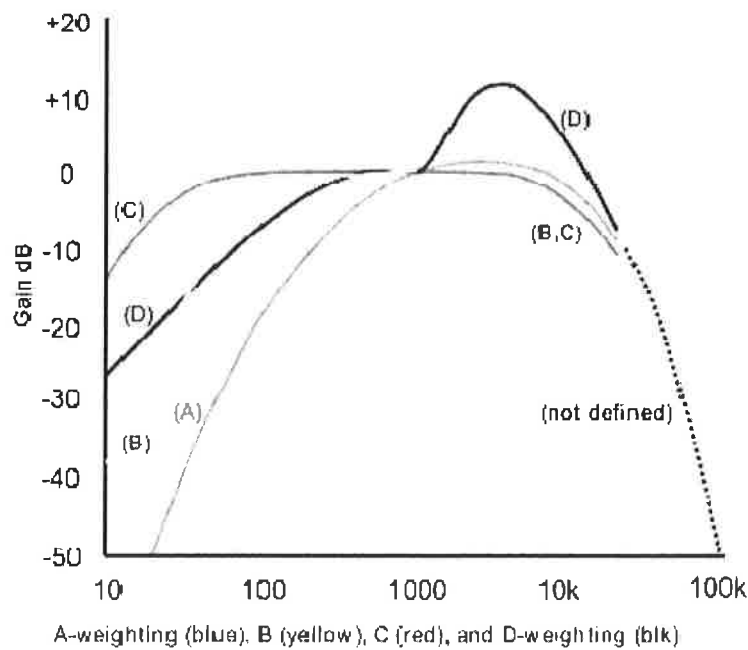
All sounds originate from a source. The sound energy, produced by a source, creates variations in air pressure which travel in all directions much like a wave ripples across the water. The "loudness" or intensity of a sound is a function of the sound pressure level, defined as the ratio of two pressures: the measured sound pressure from the source divided by a reference pressure (i.e. threshold of human hearing). Sound level measurements are most commonly expressed using the decibel (dB) scale. The decibel scale is logarithmic to accommodate the wide range of sound intensities the human ear is capable of responding to. On this scale, the threshold of human hearing is equal to 0 dB, while levels above 140 dB can cause immediate hearing damage.

One property of the decibel scale is that the combined sound pressure level of separate sound sources is not simply the sum of the contributing sources. For example, if the sound of one source of 70 dB is added to another source of 70 dB, the total is only 73 dB, not a doubling to 140 dB. In terms of human perception of sound, a 3 dB difference is the minimum perceptible change for broadband sounds (i.e. sounds that include all frequencies). A difference of 10 dB represents a perceived halving or doubling of loudness.

Environmental sound is commonly expressed in terms of the A-weighted sound level (dBA). The A-weighting is a standard filter to make measured sound levels more nearly approximate the frequency response of the human ear. Table I shows the adjustments made at each octave band frequency to contour un-weighted sound levels (dB) to A-weighted sound levels (dBA).

**TABLE I - A-WEIGHTED OCTAVE BAND ADJUSTMENT ( $\pm$ dB)**

Octave Band Center Frequency (Hz)	32	64	125	250	500	1000	2000	4000	8000	16000
A-weighting Adjustment ( $\pm$ dB)	-39.4	-26.2	-16.1	-8.6	-3.6	0.0	+1.2	+1.0	-1.1	-6.6



Environmental sound varies depending on environmental conditions. Some sounds are sharp impulses lasting for short periods of time, while others rise and fall over longer periods of time. There are various measures (metrics) of sound pressure designed for different purposes. The Leq, or equivalent sound level, is the steady-state sound level over a period of time that has the same acoustic energy as the fluctuating sound that was measured over the same period. The Leq is commonly referred to as the average sound level and is calculated automatically by the sound level meter using methods defined in ANSI S1.4-1983<sup>1</sup>.

<sup>1</sup> American National Standards Institute, ANSI S1-4-1983, American National Standard Specification for Sound Level Meters, 1983



### 3.0 REGULATORY REQUIREMENTS

#### Section 11.44.040 City of Santa Clarita Municipal Code: Noise Limits

The City of Santa Clarita describes Community Noise standards and noise level limits. These limits are applicable at the boundaries of the property where sound is produced. The table of sound level limits for each land use category has been extracted from the Ordinance and is shown in Table 2 below. Note that the limit corresponding to the zoning district of the receiver (not the noise source) is applied.

**TABLE 2 – SANTA CLARITA MUNICIPAL CODE  
 TABLE OF APPLICABLE EXTERNAL NOISE LIMITS**

Region	Time of Day	Noise Level (dbA, Leq)
Residential	Daytime	65
	Nighttime	55
Commercial and Manufacturing	Daytime	80
	Nighttime	70

**TABLE 3 CORRECTION TO NOISE LIMITS**

Noise Condition	Correction (in dB)
Repetitive impulsive noise	-5
Steady whine, screech, or hum	-5

Additionally, the City of Santa Clarita has a Wireless Facility Requirement as stated in Section 17.17.040 of the municipal code:

“Within residential zones, sound proofing measures shall be used to reduce noise caused by the operation of wireless facilities and all accessory equipment to a level which would have a no-net increase in ambient noise level.”

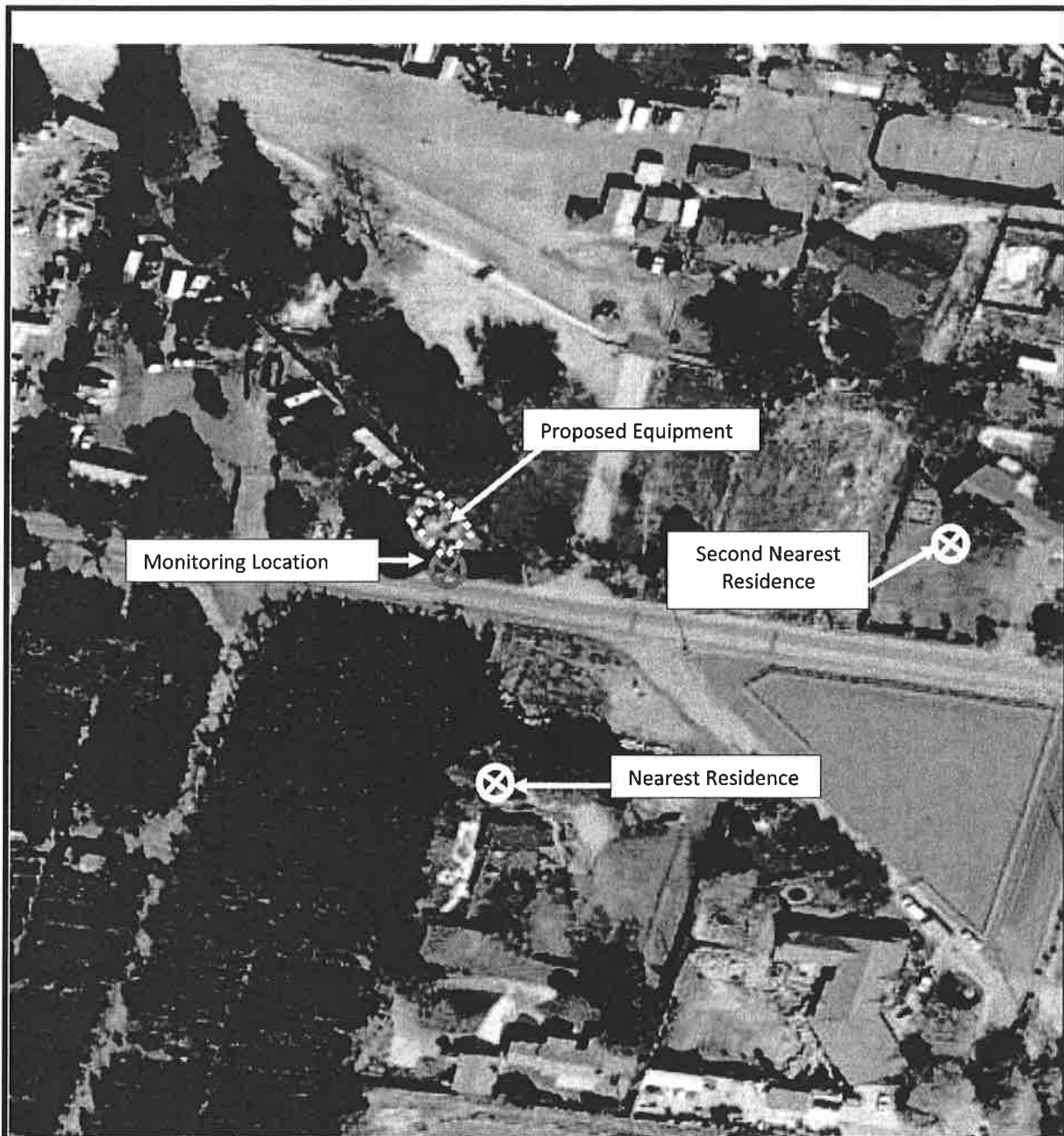
#### 4.0 SITE DESCRIPTION

The site CLV5356 is located This site is located on an industrial-use property surrounded by primarily agricultural and industrial properties. The site is zoned as urban residential (UR-1) according to the City of Santa Clarita zoning map<sup>2</sup>, and therefore noise generated by the installed equipment is subject to the limitations in the residential category of Table 2.

One Generac SD50 generator and one Marvair AVP-40 (or similar) with a Level IIA enclosure is proposed for installation on a concrete pad near the southeast corner of the property line. The Marvair will be enclosed within an equipment shelter. Figure 1 presents the proposed equipment cabinet location, monitoring locations, property line and nearest residential properties.

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<sup>2</sup> City of Santa Clarita – Planning, City of Santa Clarita, 2013, “Zoning Map,” July, 2013. Online: <http://www.santa-clarita.com/index.aspx?page=25>



**FIGURE I – SITE SCHEMATIC AND MONITORING LOCATIONS**

Franklin Construction  
CLV5356  
2216 Placerita Canyon Road, Santa Clarita, CA  
Site Visit Date: March 6-7, 2014

**5.0 AMBIENT SOUND LEVELS**

Short-term (20 minute) sound monitoring, day and night, was performed in the area surrounding the proposed location on March 6-7, 2014. See Figure 1.

All sound level measurements were taken with a Casella CEL-633 real-time octave-band sound level analyzer, which was equipped with a precision condenser microphone having an operating range of 5 dB to 140 dB, and an overall frequency range of 3.5 to 20,000 Hz. The meter meets or exceeds all requirements set forth in the American National Standards Institute (ANSI) Standards for Type I for quality and accuracy. Prior to and immediately following both measurement sessions, the sound analyzer was calibrated (no level adjustment was required) with an ANSI Type I calibrator, which has an accuracy traceable to the National Institute of Standards and Technology (NIST). All instrumentation was laboratory calibrated per ANSI recommendations. For all measurement sessions the microphone was fitted with an environmental windscreen to negate the effect of air movement and tri-pod mounted at a height of 1.3 meters above grade, and measurements were made away from any vertical reflecting surfaces in compliance with ANSI Standards S12.9<sup>3</sup>. All data were downloaded to a computer following the measurement session. The sound data are shown in Appendix A and are summarized in Table 4.

**TABLE 4 – AMBIENT SOUND LEVEL MONITORING RESULTS  
 MARCH 6-7, 2014**

Location	Description	Time	L <sub>eq</sub> (dBA)
<b>Monitoring Location 1</b>	Nearest accessible property line	3/6 2:00 – 2:21 p.m.	62.5
		3/7 12:02 – 12:23 a.m.	59.4

<sup>3</sup> Acoustical Society of America, ANSI Standard S12.9-1992, "Quantities and Procedures for Description and Measurement of Environmental Sound"

## 6.0 MODELED POST CONSTRUCTION NOISE LEVELS

The Cadna/A® computer noise model was used for computing sound levels from the proposed equipment throughout the surrounding community. An industry standard, employing ISO 9613-2 methodology, Cadna/A was developed to provide estimates of sound levels at distances from specific noise sources taking into account the effects of terrain features, including relative elevations of noise sources, receivers, and intervening objects (buildings, hills, trees), and ground effects due to areas of hard ground (pavement, water) and soft ground (grass, field, forest). In addition to computing sound levels at specific receiver positions, Cadna/A can compute noise contours showing areas of equal and similar sound level.

As input, Cadna/A incorporated a *geometric model* of the study area, reference *noise source* levels. Cadna/A uses a *sound propagation model* to project noise levels from equipment operations into the surrounding community. The three-dimensional geometric model of the study area was developed from aerial photography and digital terrain information obtained from Google Earth.

Complete modeling output sheets from the EBI-ENM are contained in Appendix B. Table 5 summarizes the results of the acoustic modeling.

Predictive post-construction noise levels were calculated for the site were calculated for a Marvair unit and a Generac Emergency Generator. No acoustical specifications were available for this study, however AT&T provided the following data:

- Two elements of AT&T's proposed facility will produce discernable noise. AT&T will install Marvair AVP-48 or equivalent units generating noise levels of 56 dBA at a distance of 60 feet, when background levels were measured to be approximately 42-48 dBA.
- Sound data for the Generac SD50 generator with Level IIA enclosure indicates approximately 68 dBA under full load, outdoors at a distance of 23 feet. The generator will be located inside a building, which will provide additional sound attenuation. Since the generator is an emergency back-up, it will only run continuously in emergency situations when commercial power is lost. Otherwise, the unit will only run for about one hour, once a week, during the daytime for testing purposes.

**TABLE 4 – ACOUSTIC SOURCES**

Source Name	Description	Equipment Noise Impact (dBA)		
		Source	Nearest Residence	Second Nearest Residence
Marvair AVP-48	Equipment Cabinet Climate Control Unit	69	0	0
Generac SD50	Emergency Backup Generator	93	33.1	26.9

**TABLE 5 – POST CONSTRUCTION SOUND LEVEL RESULTS**

Location	Estimated Existing Condition (dBA)		Future Condition (dBA) and Increase (±dB) w/ Proposed Equipment	
	Daytime	Nighttime	Daytime	Nighttime
Nearest Residence	62.5	59.4	62.5 (+0)	59.4 (+0)
Second Nearest Residence	62.5	59.4	62.5 (+0)	59.4 (+0)

## 7.0 RESULTS AND CONCLUSIONS

The City of Santa Clarita Municipal Code stipulates that noise levels shall not exceed 65 dBA during the daytime hours of 7:00 a.m. to 9:00 p.m., noise levels shall not exceed 55 dBA during the nighttime hours of 9:00 p.m. to 7:00 a.m. in residentially zoned areas. Measured ambient daytime and nighttime noise levels at 22165 Placerita Canyon Road were above these respective limits. The proposed project will not result in any increase to ambient noise levels at the nearest receptor locations, and will be in compliance with the "no net-increase" noise requirement of the Santa Clarita Municipal code.

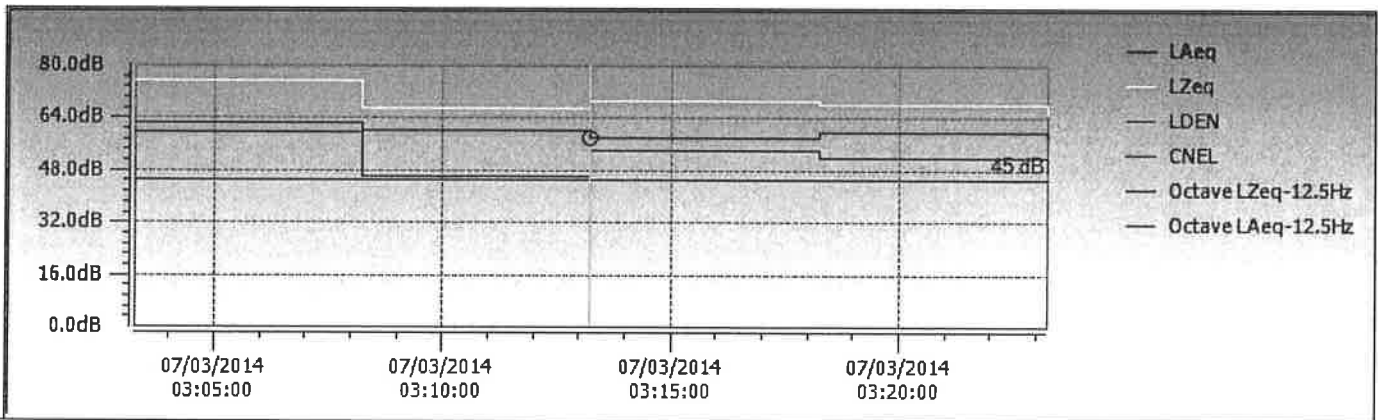
Post-construction worst-case modeled sound levels are within the margin of error of EBI's acoustical model (+/- 1 dB). Worst-case modeling methodologies are based on information provided by AT&T and manufacturer-provided equipment specifications. Manufacturer specifications include a decibel rating, which reflects the maximum decibel output the equipment will produce when running at full capacity. The Marvair equipment is assumed to be running at full capacity, twenty-four hours per day. The Generarc equipment would only run during equipment testing (daytime only) or during a loss of commercial power. Testing would occur for no more than one hour each week.

Report On Location 1 Night

Report Sorted/Grouped By: Site(Ascending)

Unallocated

<b>Instrument Model</b>	<b>CEL-633C</b>		
Duration	00:21:06 HH:MM:SS	Calibration (Before) Offset	-5.15
End Date & Time	3/7/2014 3:24:21 AM	Calibration (Before) SPL	114 dB
Run Number	2	Calibration Drift	5.150000000 dB
Start Date & Time	3/7/2014 3:03:15 AM	LAeq	59.373 dB
Location	Location 1 Night	LZeq	71.3591 dB
Result	Period	LDEN	0
Calibration (After) Date		CNEL	0
Calibration (Before) Date	3/7/2014 3:02:20 AM		



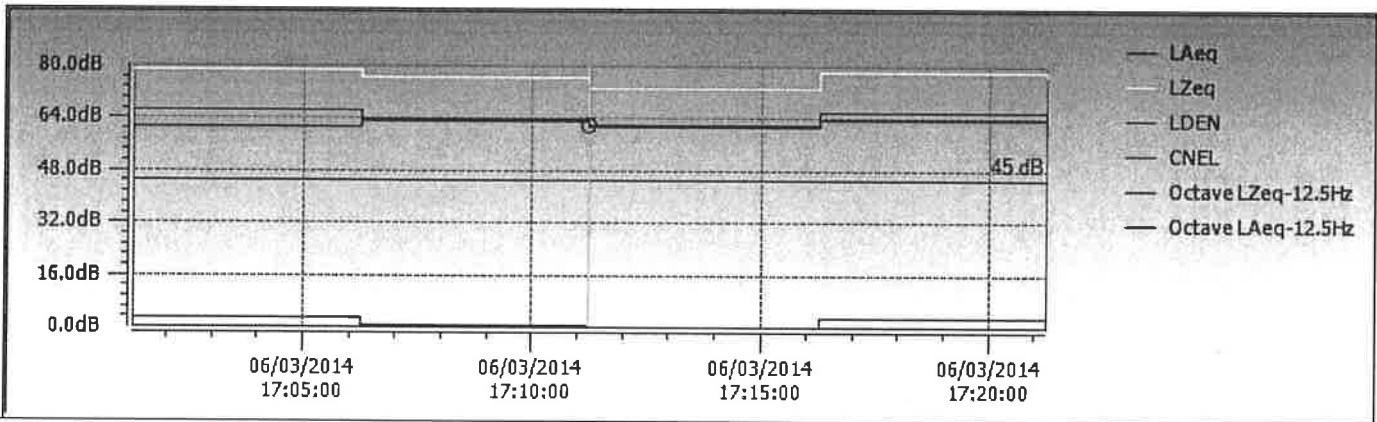


Report On Location 1 Day

Report Sorted/Grouped By: Site(Ascending)

Unallocated

<b>Instrument Model</b>	<b>CEL-633C</b>		
Duration	00:21:02 HH:MM:SS	Calibration (Before) Offset	-5.05
End Date & Time	3/6/2014 5:22:18 PM	Calibration (Before) SPL	114 dB
Run Number	1	Calibration Drift	-0.10000000 dB
Start Date & Time	3/6/2014 5:01:16 PM	LAeq	62.4891 dB
Location	Location 1 Day	LZeq	77.2717 dB
Result	Period	LDEN	0
Calibration (After) Date	3/7/2014 3:02:20 AM	CNEL	0
Calibration (Before) Date	3/6/2014 4:59:14 PM		



**APPENDIX B**  
**CADNA®**  
**ENVIRONMENTAL NOISE MODEL RESULTS**

# Cadna<sup>®</sup> Export Tables

Site #CLV5356

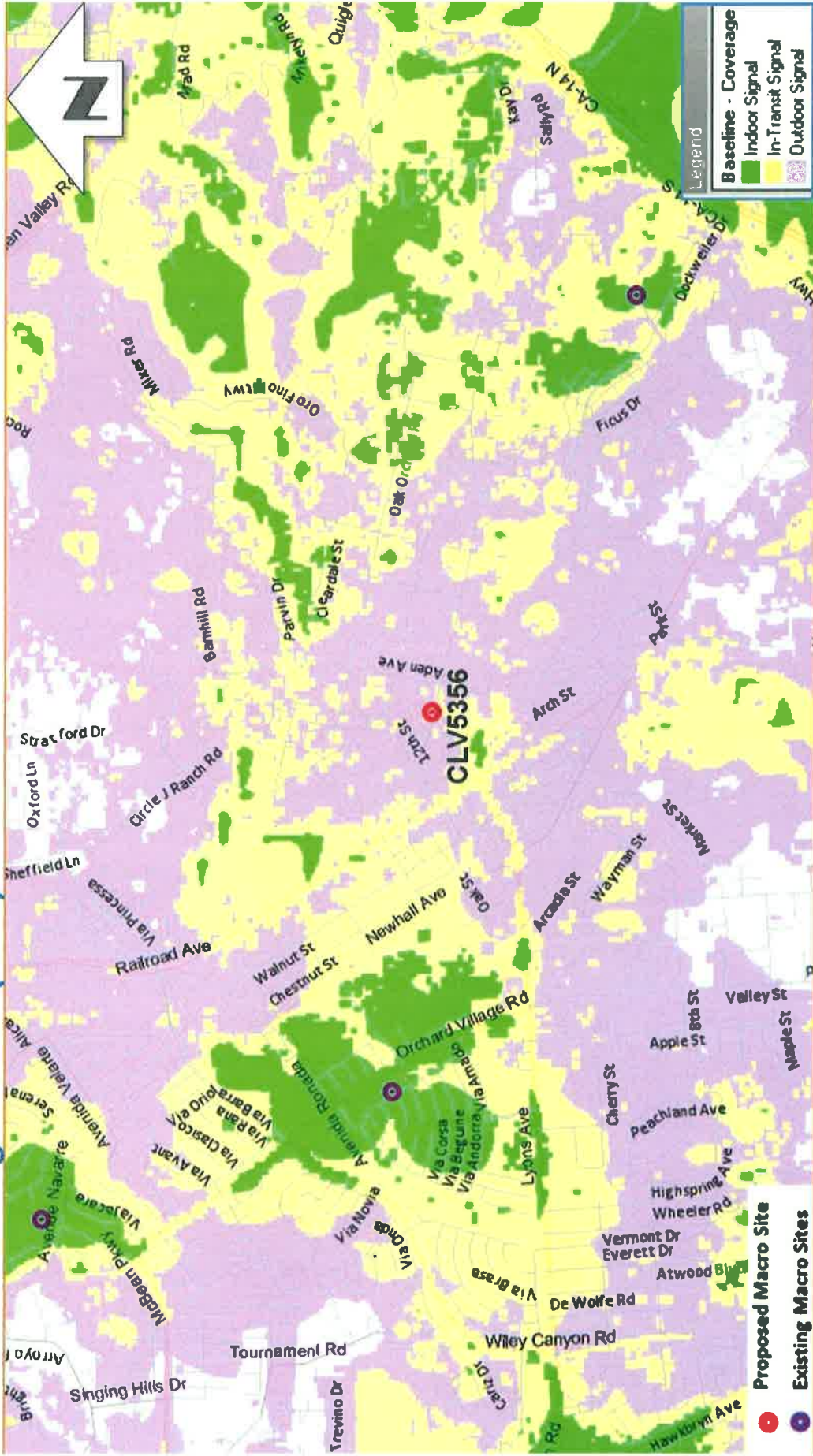
## SOURCE:

Name	Result. PWL			Lw / Li			Correction			Attenuation	K0	Freq.	Direct	Height	Coordinates		
	Day (dBA)	Evening (dBA)	Night (dBA)	Type	Value	norm. dB(A)	Day dB(A)	Evening dB(A)	Night dB(A)						X (m)	Y (m)	Z (m)
Marvair	69.0	69.0	69.0	Lw	89		0.0	0.0	0.0	20	0.0	(none)	1.50 r	703563.53	4707612.95	126.48	
Generac	93.0	93.0	93.0	Lw	93		0.0	0.0	0.0		0.0	(none)	1.50 r	703569.23	4707602.91	126.48	

## RECEIVER:

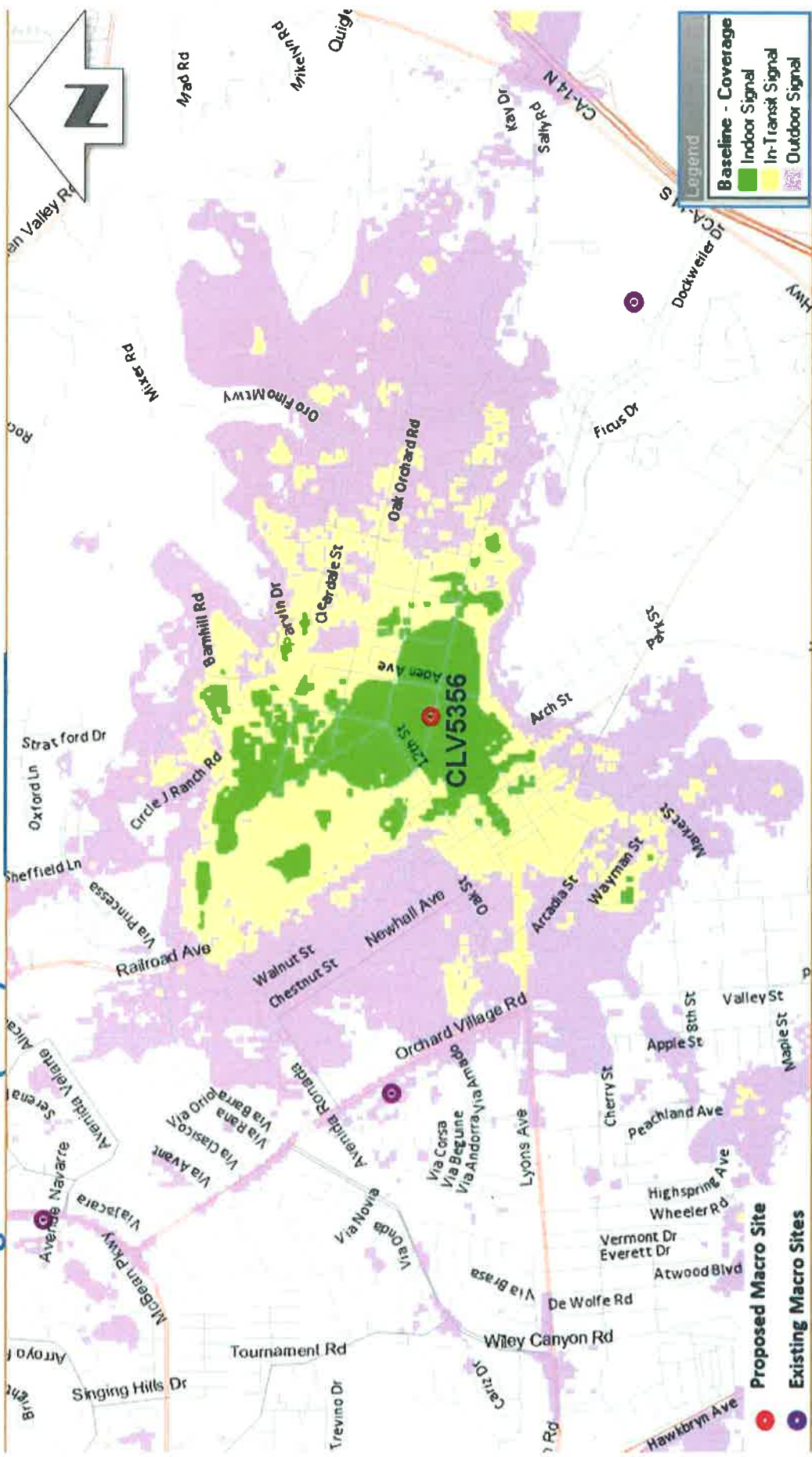
Name	M. ID	Level Lr		Limit. Value		Land Use		Height	Coordinates			
		Day	Night	Day	Night	Aut	Noise Type		X	Y	Z	
		(dBA)	(dBA)	(dBA)	(dBA)			(m)	(m)	(m)	(m)	
Second Nearest Residence	R2	26.9	26.9	0.0	0.0	x	Total	1.50 r	703864.29	4707639.75	124.61	
Nearest Residence	R1	33.1	33.1	0.0	0.0	x	Total	1.50 r	703579.18	4707402.94	126.48	

**UMTS Coverage -- Prior to NSB Site CLV5356**  
**Pilot Coverage -- RSCP (dBm)**



October 1, 2014

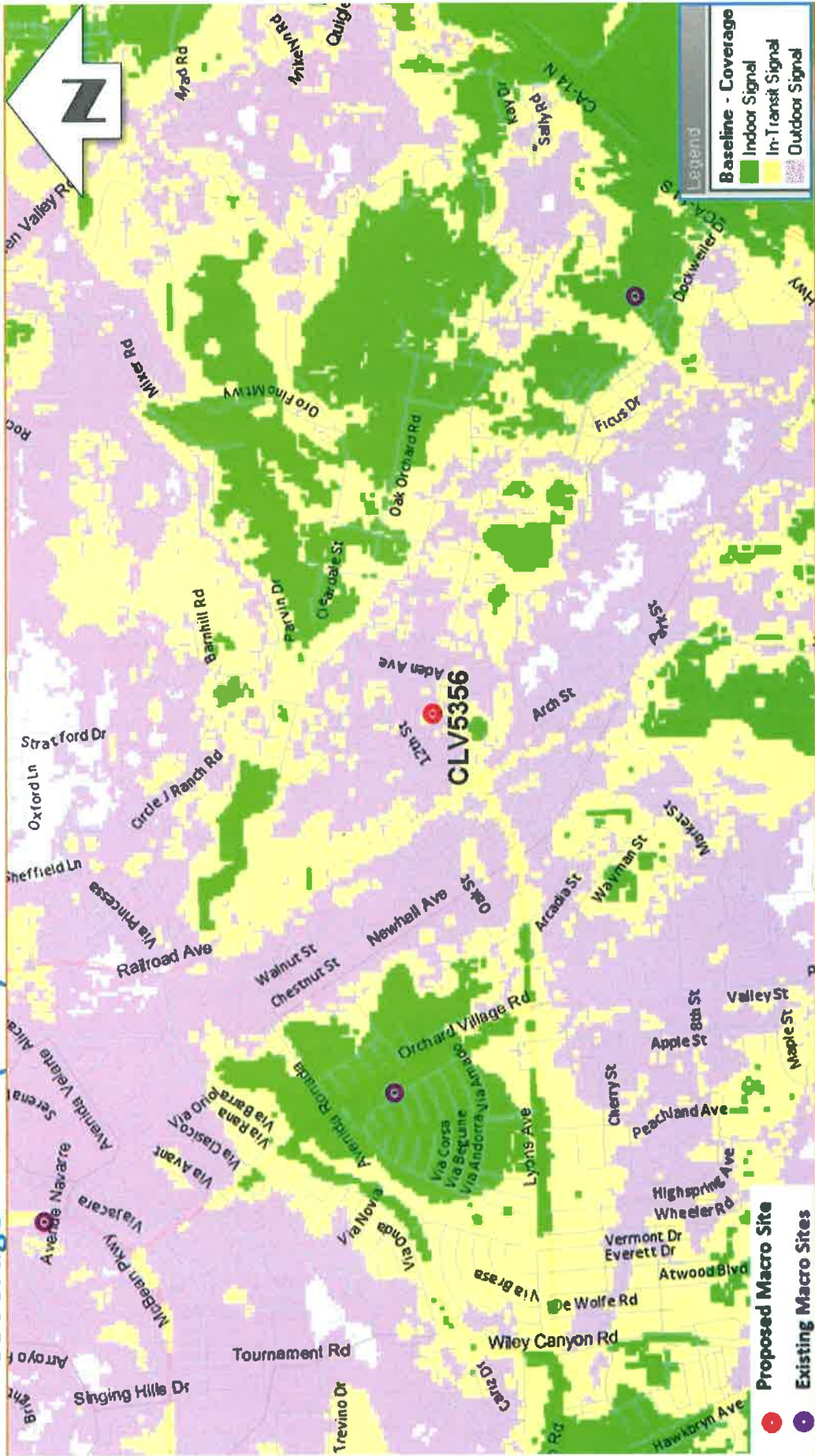
**UMTS Coverage – with Site CLV5356 ONLY (Proposed Location)  
Coverage – RSCP (dBm) After STANDALONE**



October 1, 2014

# LTE Coverage -- Prior to NSB Site CLV5356

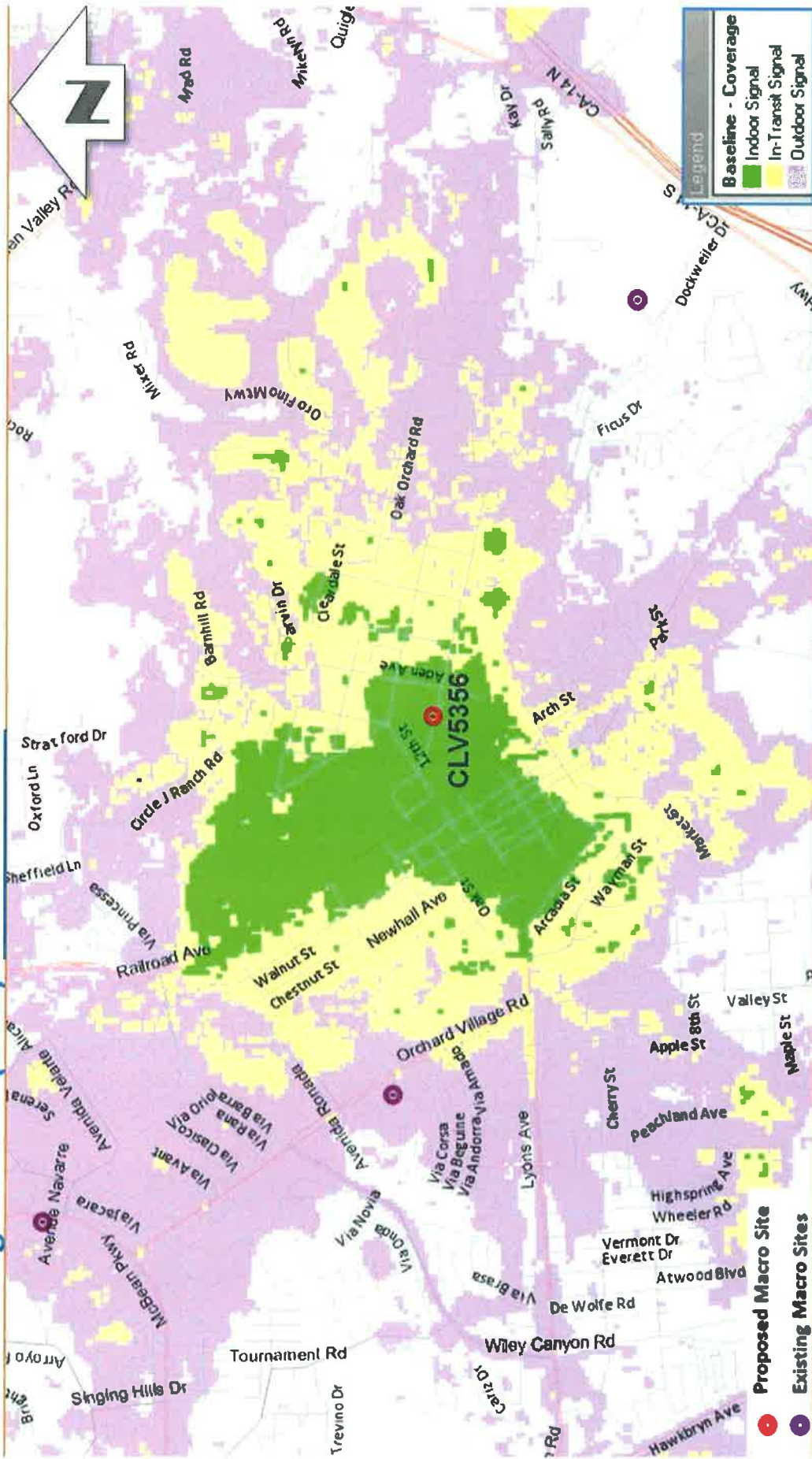
## Coverage - RSRP (dBm)



October 1, 2014

# LTE Coverage – with Site CLV5356 ONLY (Proposed Location)

## Coverage – RSRP (dBm) STANDALONE



October 1, 2014