

**CITY OF SANTA CLARITA
PLANNING COMMISSION MEETING**

**Tuesday, April 1, 2014
6:00 p.m.
City Council Chambers
23920 Valencia Boulevard
Santa Clarita, CA 91355**

AGENDA

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)

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF THE MARCH 4, 2014, REGULAR MEETING

COMMISSION SECRETARY ANNOUNCEMENT

A. PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 13-142, CONDITIONAL USE PERMIT 13-012,
ADJUSTMENT 13-005**

Case Planner: James Chow, Associate Planner

Applicant: Oscar McGraw

Location: Terrace View Drive (APN: 2829-030-098)

Request: The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the construction of a three-story, 43-foot 6-inch tall, 6,076 square-foot, single-family residence on a vacant 15,440 square-foot lot, located on Terrace View Drive in the Bella Vista community. The applicant is also requesting an adjustment (ADJ) in order to reduce the 20-foot front yard setback to 14 feet 4 inches from the street right-of-way.

Recommendation: Staff recommends that the Planning Commission adopt

Resolution P14-06, approving Master Case No. 13-142, Conditional Use Permit 13-012, Adjustment 13-005, to allow for the construction of a three-story, 6,076 square-foot, single-family residence with a reduced front yard setback of 14 feet 4 inches, located on Terrace View Drive (APN: 2829-030-098), in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A).

ITEM 2 MASTER CASE NO. 13-187, CONDITIONAL USE PERMIT 13-014

Case Planner: David Peterson, Assistant Planner II

Applicant: AT&T Mobility Services

Location: 19315 Soledad Canyon Road (APN: 2803-037-006, & 020)

Request: The applicant is proposing to install a wireless communications facility on a roof of an existing commercial building within the Canyon Center shopping center. The subject property is located in the Community Commercial (CC) zone.

Recommendation: Staff recommends that the Planning Commission receive the information and materials that constitute Master Case 13-187 (CUP 13-014) and adopt Resolution P14-08 approving the proposed wireless facility located at 19315 Soledad Canyon Road (APN's 2803-037-006 & 020) subject to the attached Conditions of Approval (Exhibit A).

ITEM 3 MASTER CASE NO. 13-129, CONDITIONAL USE PERMIT 13-129

Case Planner: Fred Follstad, Associate Planner

Applicant: AT&T Mobility

Location: 18623 Cedar Valley Way (APN: 2842-031-027)

Request: The applicant is requesting a conditional use permit to allow for the installation and operation of a wireless telecommunication facility in the Canyon Country community of the City.

Recommendation: At the request of the applicant, staff recommends that the Planning Commission continue the public hearing to a date uncertain.

B. PLANNING MANAGER'S REPORT

C. PLANNING COMMISSIONERS' REPORTS

D. PUBLIC BUSINESS FROM THE FLOOR

E. ADJOURNMENT

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.

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 March 28, 2014, 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.

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
March 4, 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 Heffernan at 6:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Eichman led the flag salute.

ROLL CALL

Chair Heffernan and Commissioners Burkhart, Eichman, Ostrom and Trautman were all present.

APPROVAL OF AGENDA

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to approve the agenda. Said motion was approved by a vote of 5-0.

APPROVAL OF THE MINUTES OF THE FEBRUARY 18, 2014, REGULAR MEETING

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to approve the minutes of the February 18, 2014, regular meeting. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 13-115, ZONE CHANGE 13-008, SPECIFIC PLAN
AMENDMENT 13-002 (ZONING AMENDMENT)**

Ben Jarvis, Associate Planner, gave the staff report and computer slide presentation.

City of Santa Clarita was the applicant.

PUBLIC SPEAKERS:

Gloria Regan and Durinda Evanoff spoke in opposition to the proposed project.

Jim Coffey spoke, and was neutral on the proposed project.

Chair Heffernan acknowledged that 11 written comments were received regarding the project.

The public hearing was closed at 6:29 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhardt and seconded by Commissioner Trautman to approve staff recommendation, and to include Bed-and-Breakfast uses in the Corridor zone, to add used merchandise uses on Main Street subject to the issuance of a Minor Use Permit, and to revise the land use map to remove civic element designations on certain blocks on Main Street. A roll call was taken. By a 5-0 vote, the Planning Commission adopted a resolution recommending the City Council approve the proposed amendments and adopt the Negative Declaration.

ITEM 2 MASTER CASE NO. 13-075, CONDITIONAL USE PERMIT 13-005

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

The public hearing was opened at 7:02 p.m.

Laurie Ender, Mark Blazer, David Armstrong, and Trissa Allen (LLG Engineers), representing the applicant, addressed the Commission.

PUBLIC SPEAKERS:

Cliff Reston, Jackie MacDougall, and Troy Spayd spoke in opposition to the recommendation by staff.

Rob Challinor, Jim Gibson, and David Huffaker spoke in support of the recommendation by staff.

Chair Heffernan acknowledged that 1 written comment card was received regarding the recommendation by staff.

David Armstrong, representing the applicant, made rebuttal remarks.

Ian Pari, Traffic Division, addressed the Commission regarding traffic issues and concerns related to the Einstein Academy, and answered questions posed by the Commissioners.

The public hearing was closed at 8:33 p.m.

The Commission, staff and the attorney discussed whether the application would be denied with or without prejudice.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to approve staff recommendation to deny the application for a Conditional Use Permit for this project. A roll call vote was taken. Said motion was carried by a vote of 5-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the report that City Council approved the first reading for the Metro Billboard Reduction Agreement on February 25th.

PLANNING COMMISSIONERS' REPORTS

There were no reports.

PUBLIC BUSINESS FROM THE FLOOR

There were no public comments.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to adjourn the meeting. Said motion was approved by a vote of 5-0, and the meeting was adjourned at 9:13 p.m.

Charles Heffernan, Chair
Planning Commission

Jeff W. Hogan AICP, Planning Manager
Community Development

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CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 13-142
CONDITIONAL USE PERMIT 13-012, ADJUSTMENT 13-005

DATE: April 1, 2014

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff W. Hogan, Planning Manager

CASE PLANNER: James Chow, Associate Planner

APPLICANT: Oscar McGraw

LOCATION: Terrace View Drive (APN: 2829-030-098)

REQUEST: The applicant is requesting approval of a conditional use permit (CUP) to allow for the construction of a three-story, 43-foot 6-inch tall, 6,076 square-foot, single-family residence on a vacant 15,440 square-foot lot, located on Terrace View Drive in the Bella Vista community. The applicant is also requesting an adjustment (ADJ) in order to reduce the 20-foot front yard setback to 14 feet 4 inches from the street right-of-way.

BACKGROUND

Subdivision and Record of Survey

The project site is located on a parcel of land in the residential community of Bella Vista, which was originally subdivided under a 1928 Record of Survey, prior to the Subdivision Map Act. While the density within this hillside community exceeds the two (2) dwelling units per acre of the City's General Plan, the development was legally approved by the County of Los Angeles, prior to the incorporation of the City of Santa Clarita. Shortly after the community was resurveyed under a 1991 Record of Survey, construction of single-family residences commenced. To date, there are 32 single-family residences located within this residential community.

Previous 2009 CUP Approval

On September 15, 2009, the Planning Commission approved a similar CUP proposal (by a different applicant) for a three-story, 40-foot tall, 6,143 square-foot, single-family residence on the subject property. The previous proposal (Master Case No. 08-012) also included a request for an adjustment to reduce the front yard setback to 15 feet. Because the approved CUP was not activated and no time extensions were filed, the approval effectively expired on September 15, 2011.

Project Application and Development Review

In September 2013, the applicant, Oscar McGraw, submitted the subject CUP request to construct a single-family residence on the project site. The application also includes a request (Adjustment 13-005) to reduce the required 20-foot front yard setback. On November 7, 2013, staff conducted a Development Review Committee (DRC) meeting with the applicant, issued preliminary comments on the site plan, elevation plan, and landscape plan, and provided draft conditions of approval. The applicant subsequently revised the applicable plans and in January 2014, submitted revised plans for conditional approval.

PROJECT DESCRIPTION AND SETTING

Project Description

The proposed project includes a request to construct a 6,076 square-foot, single-family residence on a vacant, 15,440 square-foot property. The applicant is requesting approval of a CUP to allow for the proposed residence to exceed 35 feet and two stories in height. The proposed residence's front elevation (south side) would be 23 feet 6 inches and two stories and the proposed rear elevation (north side) would be 43 feet 6 inches and three stories in height. The applicant is also requesting approval of an adjustment in order to reduce the required 20-foot front yard setback to 14 feet 4 inches. The proposal would require minimal grading of approximately 238 cubic yards of dirt that would be balanced on site. The applicant is also proposing utility connections for water and sewer to existing utility lines in the community. The applicant is proposing landscaping to include various types of trees, shrubs, and ground covers throughout the project site.

Setting

The 15,440 square-foot project site is located in the privately gated, residential community of Bella Vista, which is developed with 32 custom, single-family residences. Bella Vista is predominantly developed on steep hillsides with small residential lots that have traditionally been difficult to build on. The majority of the homes in Bella Vista have been built at three stories, often with a garage at the street level and the remaining residential levels above or below the garage, depending on the hillside condition of the particular residential lot. The project site has been previously graded and consists of a small, relatively flat building pad area toward the front of the property, with a manufactured slope, terracing down toward the back (northern portion) of the property. Access to the project site is taken from Terrace View Drive, a cul-de-sac within the community.

GENERAL PLAN DESIGNATION AND ZONING

The General Plan designation for the subject property is Urban Residential 1 (UR1), which provides for residential neighborhoods at densities that require urban services. Many of these neighborhoods provide a transition between higher density, urban development and rural communities throughout the planning area, and this designation is appropriate in such urban/rural

interface areas. The zoning designation for the subject property is Urban Residential 1 (UR1). The UR1 zone, as provided in Section 17.33.010 of the UDC, provides for residential neighborhoods with uses including single-family homes and other residential uses at a maximum density of two (2) dwelling units per acre.

The community in which the subject site is located was originally subdivided in 1928 with lots resurveyed and recorded in 1991. The proposed use is consistent with the residential uses envisioned for the subject property and zone in which it is located. Approval of the proposed three-story, single-family residence would not increase the residential density nor change the character of the residential community or surrounding properties.

The following table and attached General Plan/zoning map summarize the General Plan designations, zoning, and land uses surrounding the subject property:

Subject Property: Terrace View Drive (APN 2829-030-098)

	General Plan	Zoning	Land Use
Project Site:	Urban Residential 1 (UR1)	Urban Residential 1 (UR1)	Vacant/Undeveloped
North:	Urban Residential 1 (UR1)	Urban Residential 1 (UR1)	Single-Family Residential
East:	Urban Residential 1 (UR1)	Urban Residential 1 (UR1)	Single-Family Residential
South:	Urban Residential 1 (UR1)	Urban Residential 1 (UR1)	Vacant/Undeveloped
West:	Urban Residential 1 (UR1)	Urban Residential 1 (UR1)	Single-Family Residential

The UDC requires the approval of a conditional use permit for new single-family residences that are in excess of two stories or 35 feet in height in the UR1 zone, in order to allow neighboring property owners the opportunity to comment on the proposal and the issuance of conditions of approval, and to ensure that such uses will not adversely impact nearby properties and residents.

ANALYSIS

General Plan Consistency

The proposed use was analyzed for consistency with the General Plan. The proposed three-story, single-family residence, would be consistent with the UR1 land use designation and the types of uses envisioned therein. The UR1 designation allows for single-family residences and other residential uses at a maximum density of two (2) dwelling units per acre. The proposed use is consistent with the following aspects of the Land Use Element of the General Plan:

Objective LU 3.1.1: Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, [and] age groups within the community.

Policy LU 3.3.5: Through the development review process, ensure that all new residential development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.

Policy LU 4.4.8: Require architectural design treatment along all sides of new housing to promote continuity or architectural scale and rhythm.

The proposed use supports the General Plan objective of providing for a diversity of housing types as the proposed single-family residence would be compatible with and complementary to the homes located within the Bella Vista community. Furthermore, the proposal went through a comprehensive development review process, ensuring that the proposed residence will permit adequate access to public safety personnel. The development review process also ensures that the proposal is architecturally compatible and in scale with the surrounding neighborhood.

Compliance with the Unified Development Code

The proposed use was analyzed for compliance with the Unified Development Code (UDC). The UDC requires that the proposed three-story, 43-foot 6-inch tall, single-family residence be subject to the approval of a CUP, in order to exceed two (2) stories and 35 feet in height, and be subject to the approval of an adjustment in order to reduce the required 20-foot front yard setback to 14 feet 4 inches.

Pursuant to Section 17.57.020 of the UDC, a CUP is required for all single-family residences that exceed two (2) stories or 35 feet in height. The subject site consists of a small, relatively flat building pad area toward the front of the property, with a manufactured slope, terracing down toward the northern portion of the property. The proposed residence has been designed to take into account the topography of the project site having a two-story elevation from the south/street elevation of the structure with a three-story elevation that exceeds 35 feet in height from the north elevation of the structure. The proposal went through a comprehensive development review process, ensuring that all residential development standards and architectural design guidelines were adhered to. The proposed residence is consistent with the architectural style of the homes throughout the Bella Vista community and would blend with the existing residences. Furthermore, the proposal was also analyzed to ensure that the proposed development would be complementary to and in harmony with the surrounding residential neighborhood, with respect to coverage and scale.

Pursuant to Section 17.24.100 of the UDC, an adjustment is required in order to modify a development standard. An adjustment application would typically allow the 20-foot front yard setback to be reduced by either: 1) the average prevailing condition throughout the surrounding community; or 2) up to 20% (four (4) feet). Given the topographical constraints in the Bella Vista community, the average existing prevailing front yard setback has been reduced by six (6) feet to an average of 14 feet throughout the community. Therefore, with the approval of an adjustment, the applicant would be able to reduce the front yard setback to 14 feet 4 inches, consistent with the community's prevailing standard. With its compliance with the UR1 development standards and the application of conditions of approval, attached as Exhibit A, the proposed single-family residence would be in full compliance with the UDC.

ENVIRONMENTAL STATUS

The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15303 Class 3. A Class 3 categorical exemption includes construction of one (1) single-family residence in a residential zone or up to three (3) single-family residences in urbanized areas. The proposal includes the construction of one (1) three-story, 6,076 square-foot, single-family residence in a residentially zoned and urbanized area, which qualifies the project as a Class 3 categorical exemption.

PUBLIC NOTICE AND COMMENT

On March 11, 2014, a Notice of Public Hearing was sent to all property owners within a 1,000-foot radius of the project site in accordance with Section 17.06.110(B) of the UDC. A legal notice advertising the public hearing was placed in The Signal, and a sign was posted on the project site. To date, the Community Development Department has not received any comments related to the proposed project.

CONCLUSION

The proposed three-story, single-family residence is compatible with the kinds of uses envisioned for the UR1 land use designation and zone as outlined in the General Plan and the UDC. Therefore, staff has drafted the necessary findings for approval of a conditional use permit and adjustment as found in Sections 17.25.100 and 17.24.100, respectively, of the UDC.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution P14-06, approving Master Case No. 13-142, Conditional Use Permit 13-012, Adjustment 13-005 to allow for the construction of a three-story, 6,076 square-foot, single-family residence with a reduced front yard setback of 14 feet 4 inches, located on Terrace View Drive (APN: 2829-030-098), in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A).

ATTACHMENTS

Resolution P14-06
Conditions of Approval (Exhibit A)
Public Notice
Notice of Exemption
Aerial Map
General Plan/Zoning Map
Site, Floor, Architectural, Landscape, and Grading Plans

RESOLUTION NO. P14-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA
APPROVING MASTER CASE NO. 13-142, CONDITIONAL USE PERMIT 13-012,
ADJUSTMENT 13-005 TO ALLOW FOR THE CONSTRUCTION OF A THREE-STORY,
6,076 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE LOCATED ON TERRACE VIEW
DRIVE (APN: 2829-030-098), 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. An application for Master Case No. 13-142 (Conditional Use Permit 13-012, Adjustment 13-005) was filed by Oscar McGraw (hereinafter “Applicant”) with the City of Santa Clarita on September 27, 2013. The property for which this application was filed is located on Terrace View Drive (APN: 2829-030-098) (hereinafter “Subject Site”) in the private, gated residential community of Bella Vista;
- B. The application was deemed complete on October 27, 2013;
- C. A Development Review Committee (DRC) meeting was conducted on November 7, 2013, where preliminary site plan comments and conditions of approval were provided to the applicant in response to the formal application submittal;
- D. The applicant proposes to construct a three-story, 43-foot 6-inch tall, 6,076 square-foot, single-family residence on the subject site;
- E. The zoning and General Plan designation for the subject site is UR1 (Urban Residential 1);
- F. The surrounding land uses include existing single-family residences to the north, east, and west, and a vacant residential parcel to the south of the subject site;
- G. On April 1, 2014, a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and
- H. At this public hearing, the Planning Commission considered the staff report, staff presentation, applicant’s presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the Planning Commission hereby find as follows:

- A. A Notice of Exemption for this project was prepared in compliance with the California

Environmental Quality Act (CEQA);

- B. This project is exempt per Article 19: Categorical Exemptions, Section 15303 of the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption. A Class 3 categorical exemption includes construction of one (1) single-family residence in a residential zone or up to three (3) single-family residences in urbanized areas. The proposal includes the construction of one (1) three-story, 6,076 square-foot, single-family residence in a residentially zoned and urbanized area, which is consistent with a Class 3 categorical exemption;
- C. The documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based is the Master Case No. 13-142 project file and that this project file is located within the Community Development Department and is in the custody of the Director of Community Development; and
- D. Based upon the findings set forth above, the Planning Commission hereby finds the Notice of Exemption for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 13-142. Based on the foregoing facts and findings for Master Case No. 13-142, the Planning Commission hereby determines as follows:

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

The proposed three-story, 6,076 square-foot, single-family residence is consistent with the General Plan and the underlying land use designation of UR1 (Urban Residential 1) for the subject site. The UR1 designation allows for single-family homes and other residential uses at a maximum density of two (2) dwelling units per acre. The proposed single-family residence is consistent with the typical uses envisioned for the UR1 designation.

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

The proposed single-family residence is a permitted use within the UR1 zone. Because of the proposed height of the structure and the proposed reduction in the required front yard setback, the UDC requires that a conditional use permit and adjustment be obtained to ensure compliance with the UDC. Through the DRC process, the site plan, elevation plan, landscape plans, and preliminary grading plans were thoroughly evaluated to ensure compliance with the applicable provisions of the UDC. Approval of the subject conditional use permit and adjustment ensures compatibility of the proposed use with the surrounding developments and 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 proposal, consisting of a request to construct a three-story, single-family residence, 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 UR1 zone in which the property is located. The proposed residence is designed to be compatible with the surrounding residences and is in keeping with the development in the vicinity. The proposal was fully evaluated by regulatory agencies through the DRC process to ensure compliance with all applicable codes and regulations. The proposal was also subject to a public hearing process in which interested citizens in the vicinity were allowed to voice their opinions before the Planning Commission. Through the application of conditions of approval, the proposed residence will not be detrimental to the public health, safety, or welfare and will not be materially injurious to the properties 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;

The subject site is suitable for the proposal with respect to design, location, shape, size, and operating characteristics. The proposed single-family residence will be located in an established residential community that was subdivided for the purposes of single-family residential development. The subject site's 15,440 square-foot lot size, rectangular shape, and location adjacent to other existing single-family residences are suitable to accommodate the proposed 6,076 square-foot, three-story residence.

- 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 single-family residence will be located in an established residential community with an existing street network to service residences in the vicinity of the subject site. The construction of the proposed residence will not create a significant increase in capacity or demand of the streets in the vicinity as this property was envisioned for a single-family residence.

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

The proposal is suitable for the subject site with respect to public protection services. The subject site is located within an established residential community where fire

protection and Sheriff protection is already available to the residences currently located within the Bella Vista community.

- 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 subject site is located within an established residential community where all utilities are available to service the proposed single-family residence.

SECTION 4. ADDITIONAL FINDINGS FOR ADJUSTMENT 13-005. Based on the foregoing facts and findings for Adjustment 13-005, the Planning Commission hereby determines as follows:

- A. That the adjustment does not authorize a use or activity that is not allowed in the zone;

The adjustment to allow a reduction in the front yard setback to 14 feet 4 inches does not authorize a use or activity that is not allowed in the UR1 zone. The UR1 zone designation allows for the proposed single-family residence as well as other residential uses. The adjustment is necessary to modify the front yard setback development standard to allow for consistency with the prevailing setback standard of the Bella Vista community, where the average prevailing front yard setback is 14 feet from the street right-of-way.

- B. That granting an adjustment is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone which would otherwise be denied to the property for which the adjustment is sought; and

The subject site is located in the existing hillside residential community of Bella Vista. Due to the hillside constraints of the subject site and other properties in the same vicinity, a reduction in the required front yard setback is necessary to develop a single-family residence consistent in size with other residences in the neighborhood. Whereas the existing community has a prevailing front yard setback of 14 feet from the street right-of-way, the proposed project would be developed with a setback of 14 feet 4 inches from the street right-of-way, consistent with the prevailing standard. Without the adjustment, the applicant would be further constrained and would be precluded from a similar property right enjoyed by other property owners in the same residential community;

- C. That the granting of the adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed adjustment is consistent with the development in the surrounding community. The applicant has requested an adjustment to allow for a 14-foot 4-inch front yard setback to develop the property, consistent with the prevailing standard of 14 feet. This setback will only be maintained for a small portion of the proposed residence and

will still allow for a 20-foot driveway for vehicle parking. Therefore, the proposed adjustment will not impact on-street parking and will further allow for adequate site visibility of vehicles leaving the project site. Therefore, the proposed adjustment will not be materially detrimental to the health, safety, or welfare of the project or properties in the vicinity of the project site.

SECTION 5. NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Santa Clarita, California, as follows:

Adopt Resolution P14-06, approving Master Case No. 13-142, Conditional Use Permit 13-012, Adjustment 13-005, to allow for the construction of a three-story, 6,076 square-foot, single-family residence, with a reduced front yard setback of 14 feet 4 inches, located on Terrace View Drive (APN: 2829-030-098), subject to the attached conditions of approval (Exhibit A).

PASSED, APPROVED, AND ADOPTED this 1st day of April, 2014.

CHARLES HEFFERNAN, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

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 1st day of April, 2014 by the following vote of the Planning Commission:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

PLANNING COMMISSION SECRETARY

EXHIBIT A
RESOLUTION NO. P14-06
MASTER CASE NO. 13-142
CONDITIONAL USE PERMIT 13-012; ADJUSTMENT 13-005

DRAFT CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if not put into use 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. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than 60 days prior to expiration.
- GC3. 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 eighty (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC4. 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.
- GC5. 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 attach, set aside, void, or annul the approval of this Project by the City. 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 of the following occur: 1) The City bears its own attorneys' 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.

- GC6. 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.
- GC7. The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- GC8. The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Sanitary Sewer and Industrial Waste Ordinance, Electrical Ordinance and Fire Code.
- GC9. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must then be returned to the Planning Division before occupancy.
- GC10. It is hereby 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 is hereby granted approval for the construction of a three-story, single-family residence located on Terrace View Drive (APN 2829-030-098) in accordance with the approved site plan, elevation plan, preliminary landscape plan, and conceptual grading plan on file with the Planning Division in the Master Case No. 13-142 case file.
- PL2. The applicant shall be granted approval for an adjustment to reduce the front yard setback from the street right-of-way on Terrace View Drive to 14 feet 4 inches, in accordance with the approved site plan.
- PL3. All retaining walls exposed to neighboring residences shall be landscaped with a mix of trees, shrubs, or vines.
- PL4. The applicant shall fully screen the trash can and air conditioners from public view with a fence/wall constructed of materials consistent and/or compatible with the design of the residence.
- PL5. All lighting shall be down-lit and/or directed away from property lines to reduce any lighting spill-over onto adjacent properties.

- PL6. Pursuant to Section 11.44.080 of the Santa Clarita Municipal Code, hours of construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction activities outside of the listed hours, on Sundays, or on federal holidays. Construction activities include the loading and unloading of materials and idling machinery or vehicles. Failure to comply with this requirement could result in a “stop work” notice being issued and/or fines. The applicant shall provide this information to all contractors performing work on the project site as part of their contracts to ensure conformance.

LANDSCAPING REQUIREMENTS

General Comments

- LR1. Prior to issuance of building permit(s), the applicant shall provide final landscape, lighting and irrigation plans (Landscape Document Package) for Planning Division review and approval. The plan must be prepared by a California-registered landscape architect and shall be designed with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18, minimum winter night temperatures typically 20° to 30° F; maximum summer high temperatures typically 105° F to 110° F). The landscape design plan shall meet the design criteria of the State Water Efficiency Landscape Ordinance as well as all other current Municipal Code / Unified Development Code requirements.
- LR2. The applicant shall be aware that additional fees will be required to be paid by the applicant for the review of required landscape and irrigation plans by the City’s landscape consultant based on an hourly rate. An invoice will be provided to the applicant at the completion of the review of the plans. The applicant will be required to pay all associated fees to the City of Santa Clarita prior to the release of the approved landscape and irrigation plans for the project.

Standard Landscape Requirements and Conditions

- LR3. **Required Landscape Plan Elements.** Final landscape plans shall contain all elements as listed in the checklist for preliminary landscape plans (Attachment ‘A’), and shall conform to the Landscaping and Irrigation Standards (§17.51.030) in the Unified Development Code. The following elements need to be addressed on the preliminary and/or final landscape plans.
- a) The applicant shall apply jute netting to all graded slopes five feet (5’) and higher in vertical elevation and elsewhere where needed for erosion control, and shall landscape graded slopes.
 - b) The faces of cut and fill slopes more than five feet in height shall be protected against damage by erosion by installing jute netting and planting with groundcover. In addition, slopes shall be planted with one (1) 24”-box tree per

150 square feet of slope area and one (1) 1-gallon sized shrub per 100 square feet of slope area.

- c) The applicant shall design all irrigation systems for water conservation.
- d) The applicant shall place water-conserving mulching material on all exposed soil in planting areas not covered by turfgrass. Mulching material may include, and is not limited to, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least three (3) inches deep.
- e) Prior to occupancy, the applicant shall install all proposed irrigation and landscaping, including irrigation controllers, staking, mulching, etc., to the satisfaction of the Director of Community Development. The Director may impose inspection fees for more than one landscape installation inspection.
- f) Prior to occupancy, the applicant shall submit to the Director of Community Development a letter from the project landscape architect certifying that all landscape materials and irrigation have been installed and function according to the approved landscape plans.

ENGINEERING/DEVELOPMENT SERVICES DIVISION

GENERAL REQUIREMENTS

- EN1. At issuance of permits or other grants of approval, the applicant agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code.
- EN2. Prior to grading permit issuance, the applicant shall show proof of legal access from a public street. Proof of legal access shall be in the form of a recent title report and/or recorded documentation and exhibit map.

GRADING, DRAINAGE, AND GEOLOGY REQUIREMENTS

- EN3. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved site plan, oak tree report and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
- EN4. Prior to grading permit, the applicant shall obtain a notarized Letter of Permission for grading over all easements.
- EN5. Prior to grading permit, the applicant shall obtain a notarized Letter of Permission for any grading outside of the property lines from the adjacent property owner(s).

- EN6. Prior to grading permit, the applicant shall obtain a notarized Acceptance of Drainage Form from adjacent property owners if drainage is being diverted to an adjacent property.
- EN7. Prior to issuance of building permits, the applicant shall construct all grading and drainage facilities within the project site.
- EN8. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a single-family residence located on a graded hillside. The following provisions shall be addressed and included on the grading plan:
- a) Conserve natural areas;
 - b) Protect slopes and channels;
 - c) Provide storm drain system stenciling and signage (if applicable);
 - d) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
 - e) Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.
- EN9. 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.

STREET IMPROVEMENT REQUIREMENTS

- EN10. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved site plan, oak tree report and conditions of approval and obtain encroachment permits from the Engineering Division.

SEWER IMPROVEMENT REQUIREMENTS

- EN11. The on-site sewer shall be a privately maintained system. All sewer lines shall have a minimum 2% slope and pipe inverts shall be 6 feet below the curb grade. Prior to grading plan approval, the applicant shall demonstrate that all sewer pipes

meet these requirements with the proposed building pad elevations. Private on-site sewers are reviewed and approved by the City's Building & Safety Division.

- EN12. Prior to issuance of building permits, the proposed building(s) shall be connected to the existing sewer main (PC 10406). Prior to issuance of building permits, the applicant shall coordinate with the Building and Safety Division regarding payment of additional annexation fees, if required, to annex the property into the County Sanitation District.

TRAFFIC ENGINEERING DIVISION

- TE1. Prior to issuance of building permits, the applicant shall pay the applicable Bridge and Thoroughfare (B&T) District Fee to implement the Circulation Element of the General Plan as a means of mitigating the traffic impact of this project.

This project is located in the Via Princessa B&T District. The current rate for this District is \$18,890. The B&T rate is subject to change and is based on the rate at the time of payment.

Standard B&T Fee Calculation:

Single-Family Residence = the number of units (1) x the district rate (\$18,890) = \$18,890 until June 30, 2014.

BUILDING AND SAFETY DIVISION

GENERAL COMMENTS & CONDITIONS

- BS1. Construction plans shall be submitted to the Building and Safety Division for plan review and building permits.
- BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the building permit application is submitted. The current California codes are: 2010 California Building, Mechanical, Plumbing, and Electrical Codes, and the 2008 California Energy Code. If the application date for the building permit is after January 1, 2014, the submitted plans shall comply with the new 2013 California Codes.
- BS3. Single-family residences shall also comply with the detailed architectural requirements of the 2010 California Residential Code and the 2010 California Green Building Standards Code. If the application date for the building permit is after January 1, 2014, the submitted plans shall comply with the new 2013 California Residential Code.
- BS4. The City of Santa Clarita has amended some portions of the California Building & Residential Codes. The applicant shall be aware that a copy of these

amendments is available at the Building and Safety public counter and on our website at: www.santa-clarita.com/Index.aspx?page=552.

- BS5. Plans submitted to Building and Safety for plan review shall be 100% complete. The submitted plans shall include architectural and structural plans, structural and energy calculations, soil/geology report, and truss drawings and calcs if used.
- BS6. Plans for new buildings shall be prepared by a licensed architect or engineer. Incomplete plans or plans prepared by unqualified individuals may delay the project review process.
- BS7. All new residential dwelling units shall have a fully automatic fire sprinkler system installed.
- BS8. Prior to submitting plans to Building and Safety, the applicant shall contact a Permit Specialist at (661) 255-4935, for project addressing.
- BS9. A complete soils and geology report will be required for the project. The report shall be formally submitted to Development Services Division (Engineering) for review and approval with a copy of the report submitted to Building & Safety at time of plan submittal.
- BS10. Prior to issuance of building permits, any rough grading and/or re-compaction that is recommended in the soil/geology report shall be completed. A final compaction report and pad certification shall be submitted to and approved by the Engineering Division.
- BS11. Prior to issuance of building permits, additional clearances from these agencies shall be required:
 - a) L.A. County Fire Prevention Bureau;
 - b) William S. Hart School District and appropriate elementary school district;
 - c) Castaic Lake Water Agency;
 - d) L. A. County Sanitation District.An agency referral list is available at the Building and Safety public counter.
- BS12. The applicant shall incorporate the following information into the plans:
 - a) The Permit Number, Sheet Title, and the Sheet Number shall be located in the lower right hand corner of each sheet of the drawings.
 - b) A copy of the Planning Conditions.
 - c) The Truss drawings.
 - d) ICC, UL and other outside agency reports for products or materials, when those reports contain info required by the contractor for construction or installation.
 - e) The Recommendation Section of the Soils Report.

SPECIFIC COMMENTS

- BS13. The proposed project is located on a graded slope. All structures (including pools, retaining walls and fences) adjacent to slopes shall comply with Section 1808.7 of the California Building Code. The proposed structures may require deepened footings in order to comply with Section 1808.7 of the California Building Code.
- BS14. Openings from the garage directly into a room used for sleeping purposes shall not be permitted (CRC R302.5.1).
- BS15. These conditions are based on a review of conceptual plans submitted by the applicant for the development review process. Additional comments and more detailed building code requirements shall be listed during the plan review process when plans are submitted to Building and Safety.

ENVIRONMENTAL SERVICES

- ES1. All single-family residential dwellings shall be designed with space provided (out of public view) for three 90-gallon trash carts, one each for trash, recycling, and greenwaste.
- ES2. All demolition projects regardless of valuation and all new construction projects valuated greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES3. The applicant shall comply with the C&D Recycling Ordinance and the following:
- a) 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.
 - b) 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.
 - c) 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.
- ES4. 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.
- ES5. 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.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall indicate all existing public fire hydrants within 300 feet of all property lines.
- FD2. The required public fire flow shall be 1,500 gallons per minute @ 20 psi for duration of 2 hours.
- FD3. The proposed dwelling shall be required to be fire sprinklered.
- FD4. These conditions are preliminary and are subject to change at the time of formal review and approval by the Los Angeles County Fire Department.

TRANSIT DIVISION

- TR1. The Transit Impact Fee of \$200 per residential unit shall apply. If fees have not already been paid, the applicant shall pay the fee in place at the time of building permit issuance.



CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

APPLICATION: Master Case No. 13-142: CUP 13-012; ADJ 13-005

PROJECT APPLICANT: Oscar McGraw

PROJECT LOCATION: Terrace View Drive (Bella Vista community); APN 2829-030-098

PROJECT DESCRIPTION: The applicant is requesting approval of a conditional use permit (CUP) to allow for the construction of a 3-story, 6,076 square-foot, single-family residence, up to 44 feet in height, on a vacant lot on Terrace View Drive, in the Bella Vista neighborhood. The proposed front elevation (south side) would be two stories and the rear elevation (north side) would be three stories. The proposed residence would be located on a previously graded lot, with existing, adjacent homes to the north, east and west. The applicant is also requesting an adjustment (ADJ) to reduce the front setback requirement to 14'-4", consistent with the neighborhood prevailing standard. The property is approximately 15,440 square feet in area and is zoned UR1 (Urban Residential 1).

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: Tuesday, April 1, 2014
TIME: At or after 6:00 p.m.
LOCATION: City Hall, Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

A NOTICE OF EXEMPTION was prepared for the proposed project. The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15303, Class 3. A Class 3 exemption includes one (1) single-family residence in a residential zone or up to three (3) single-family residences in urbanized areas.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, it must be submitted to the Community Development Department by Friday, March 21, 2014.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santa-clarita.com/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: James Chow, Associate Planner, jchow@santa-clarita.com.

Jeff W. Hogan, AICP
Planning Manager

Dated: March 11, 2014
Published: The Signal, March 11, 2014

NOTICE OF EXEMPTION



TO:

FROM:

☒ County Clerk
County of Los Angeles
12400E Imperial Hwy., Rm. 2001
Norwalk, CA 90650

City of Santa Clarita
Community Development
23920 Valencia Boulevard, Suite #302
Santa Clarita, CA 91355

☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

DATE: April 2, 2014

PROJECT NAME: Master Case No. 13-142: CUP 13-012; ADJ 13-005

PROJECT APPLICANT: Oscar McGraw

PROJECT LOCATION: Terrace View Drive (APN 2829-030-098)

PROJECT DESCRIPTION: The applicant is requesting approval of a conditional use permit (CUP) to allow for the construction of a 3-story, 6,076 square-foot, single-family residence, up to 44 feet in height, on a vacant lot on Terrace View Drive, in the Bella Vista neighborhood. The proposed front elevation (south side) would be two stories and the rear elevation (north side) would be three stories. The proposed residence would be located on a previously graded lot, with existing, adjacent homes to the east and west. The applicant is also requesting an adjustment to reduce the front setback requirement to 14'-4", consistent with the neighborhood prevailing standard. The property is approximately 15,440 square feet in area and is zoned UR1 (Urban Residential 1).

This is to advise that the ☐ Director of Community Development ☒ Planning Commission ☐ City Council of the City of Santa Clarita has approved the above project on April 1, 2014. Review of the project by the Department of Community Development found that the project is exempt from the provisions of the California Environmental Quality Act.

EXEMPT STATUS: California Environmental Quality Act under Article 19 Section 15303, the project is exempt under Class 3. Class 3 exemptions include one (1) single-family residence in a residential zone or up to three (3) single-family residences in urbanized areas.

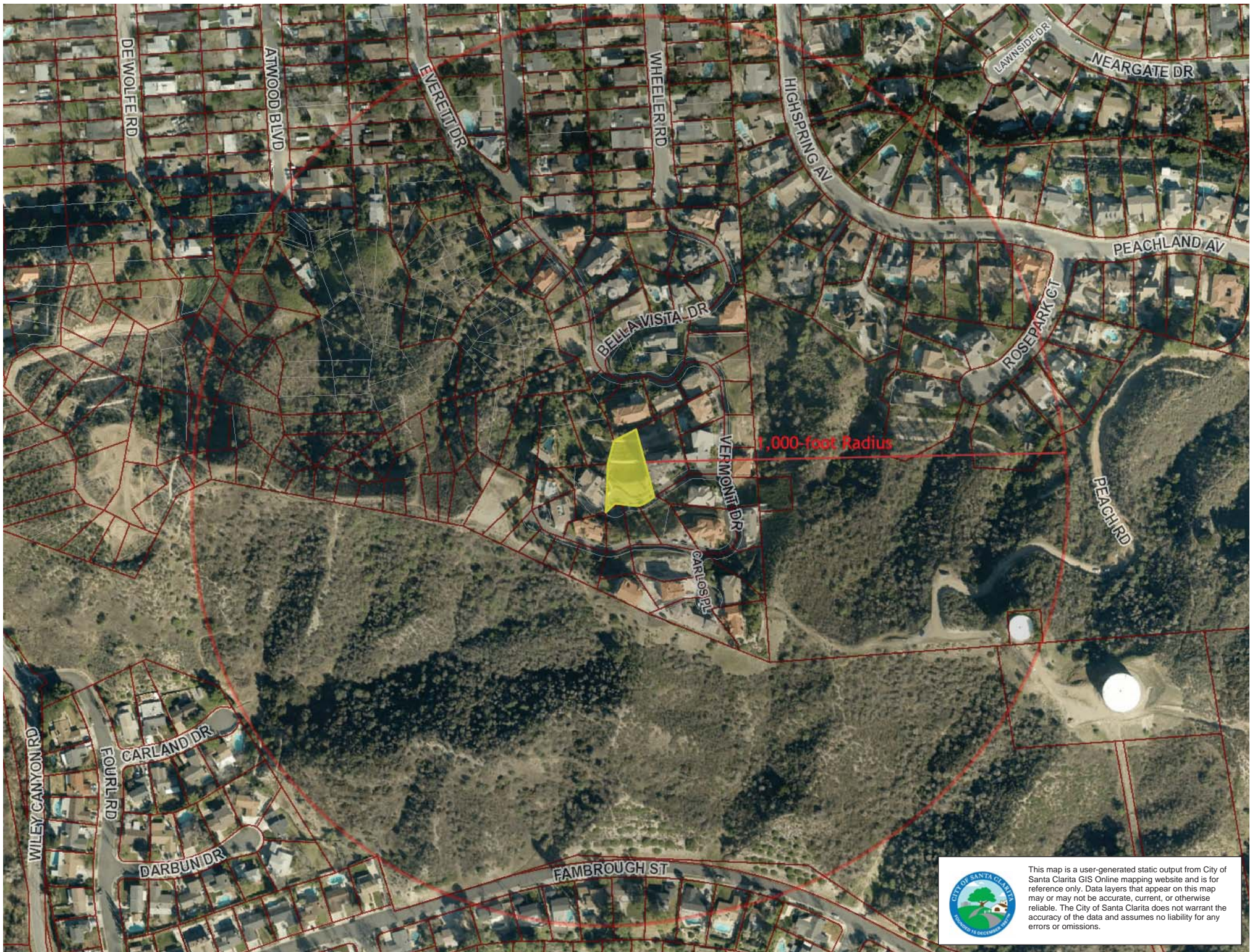
Person or agency carrying out the project: City of Santa Clarita, Community Development Department

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at:

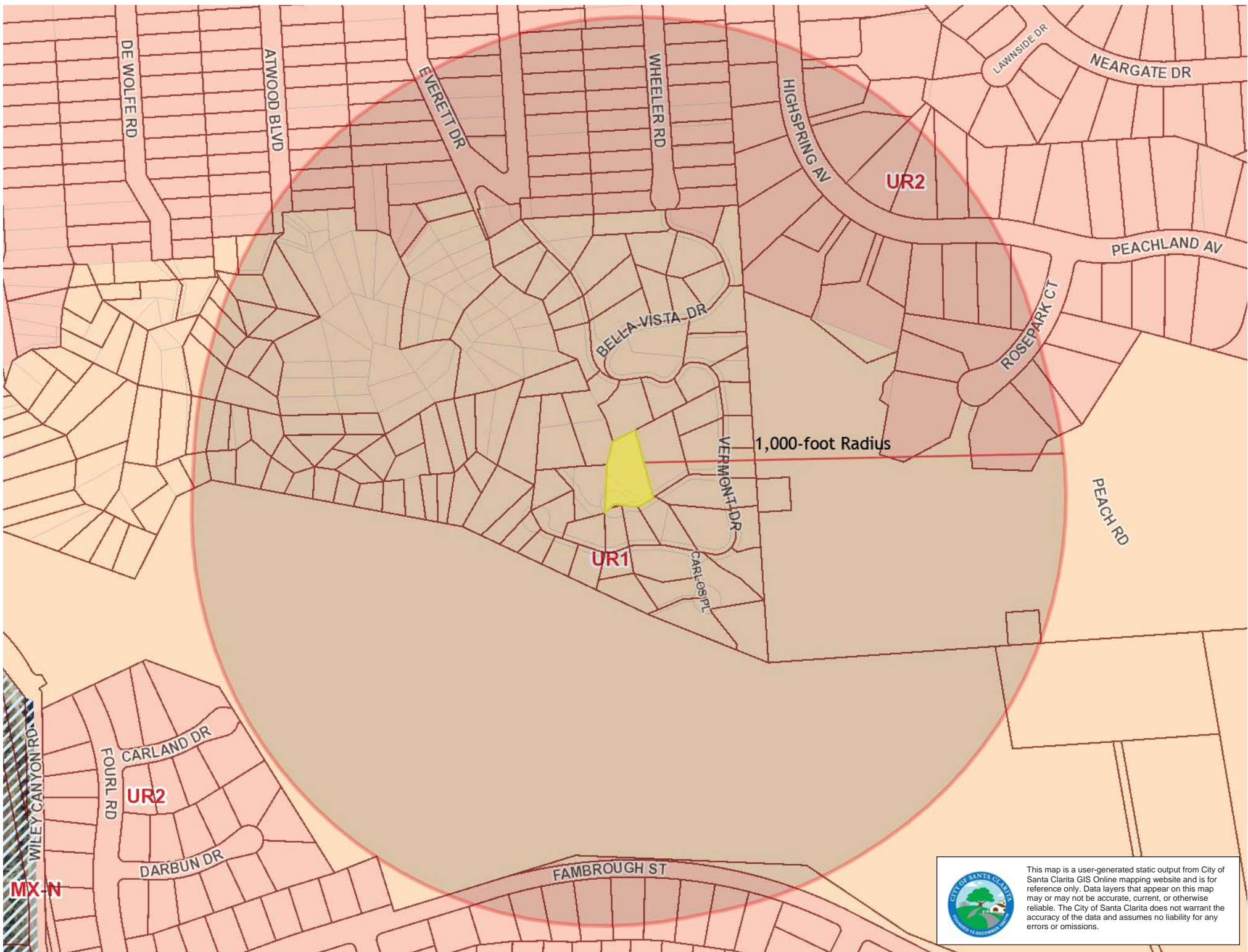
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355
(661) 255-4330

Contact Person/Title: James Chow, Associate Planner

Signature: _____



This map is a user-generated static output from City of Santa Clarita GIS Online mapping website and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.



GENERAL REQUIREMENT NOTES

PLANNING NOTES

1. ALL LIGHT SOURCES SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM STREETS OR ADJOINING PROPERTIES.
2. WALLS AND FENCES SHALL COMPLY WITH SECTION 17.50.070 OF THE UNIFIED DEVELOPMENT CODE. ANY RETAINING WALLS EXPOSED TO NEIGHBORING RESIDENCES SHALL BE LANDSCAPED WITH A MIX OF TREES, SHRUBS OR VINES.

CONSTRUCTION REQUIREMENTS

1. 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.
2. 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.
3. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.

STREET IMPROVEMENT REQUIREMENTS

1. PRIOR TO ANY CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, DRIVE APPROACHES, SIDEWALKS, CURB AND GUTTER, ETC.), TRENCHING OR GRADING WITHIN PUBLIC OR PRIVATE STREET RIGHT-OF-WAY, THE APPLICANT SHALL SUBMIT A STREET IMPROVEMENT PLAN CONSISTENT WITH THE APPROVED PLAN, OAK TREE REPORT, AND CONDITIONS OF APPROVAL; AND OBTAIN ENCROACHMENT PERMITS FROM THE ENGINEERING DIVISION.

SEWER IMPROVEMENT REQUIREMENTS

1. THE ON-SITE SEWER SHALL BE A PRIVATELY MAINTAINED SYSTEM. ALL ON-SITE SEWER LINES SHALL HAVE A MINIMUM 2% SLOPE AND PIPE INVERTS SHALL BE 6 FEET BELOW THE CURB GRADE.
2. SEWER LATERALS LESS THAN TEN INCHES IN SIZE SHALL NOT CONNECT DIRECTLY INTO A MANHOLE; SIX INCH AND EIGHT INCH LATERALS SHALL CONNECT TO THE MAINLINE A MINIMUM OF FIVE FEET FROM THE EDGE OF THE MANHOLE.
3. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE PROPOSED BUILDING(S) SHALL BE CONNECTED TO THE EXISTING SEWER MAIN IN TERRACE VIEW PLACE. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL COORDINATE WITH THE BUILDING AND SAFETY DIVISION REGARDING PAYMENT OF ADDITIONAL ANNEXATION FEES, IF REQUIRED, TO ANNEX THE PROPERTY INTO THE COUNTY SANITATION DISTRICT.

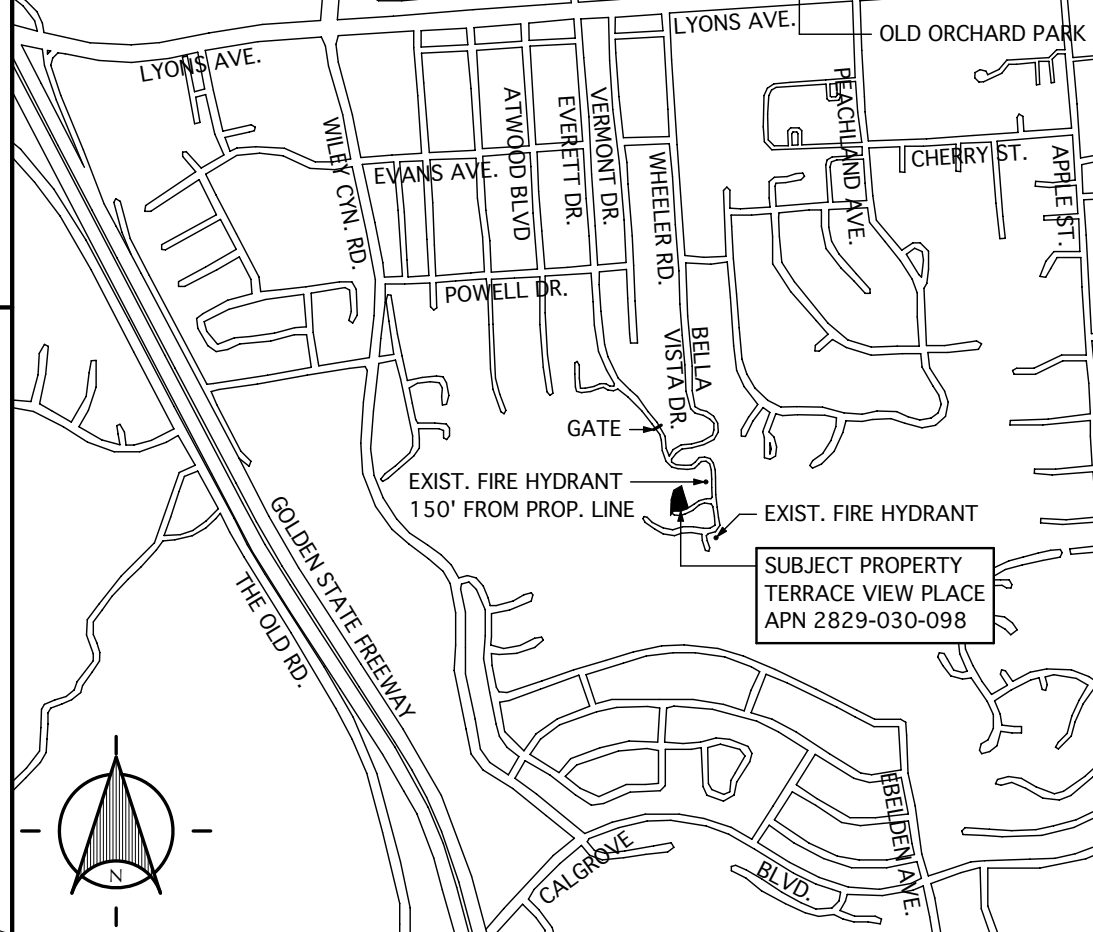
ENVIRONMENTAL REQUIREMENTS

1. ALL SINGLE-FAMILY RESIDENTIAL DWELLINGS SHALL BE DESIGNED WITH SPACE PROVIDED (OUT OF PUBLIC VIEW) FOR THREE 90-GALLON TRASH CARTS, ONE EACH FOR TRASH, RECYCLING, AND GREENWASTE.
2. ALL DEMOLITION PROJECTS REGARDLESS OF VALUATION AND ALL NEW CONSTRUCTION PROJECTS VALUATED GREATER THAN \$500,000 MUST COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION MATERIALS (C&D) RECYCLING ORDINANCE.
3. THE APPLICANT SHALL COMPLY WITH THE C&D RECYCLING ORDINANCE AND THE FOLLOWING:
 - A. A CONSTRUCTION AND DEMOLITION MATERIALS MANAGEMENT PLAN (C&DMMMP) MUST BE PREPARED AND APPROVED BY THE ENVIRONMENTAL SERVICES DIVISION PRIOR TO OBTAINING ANY GRADING OF BUILDING PERMITS.
 - B. 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.
 - C. 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.
4. 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.
5. 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 FRO A COMPLETE LIST OF FRANCHISED HAULERS IN THE CITY.

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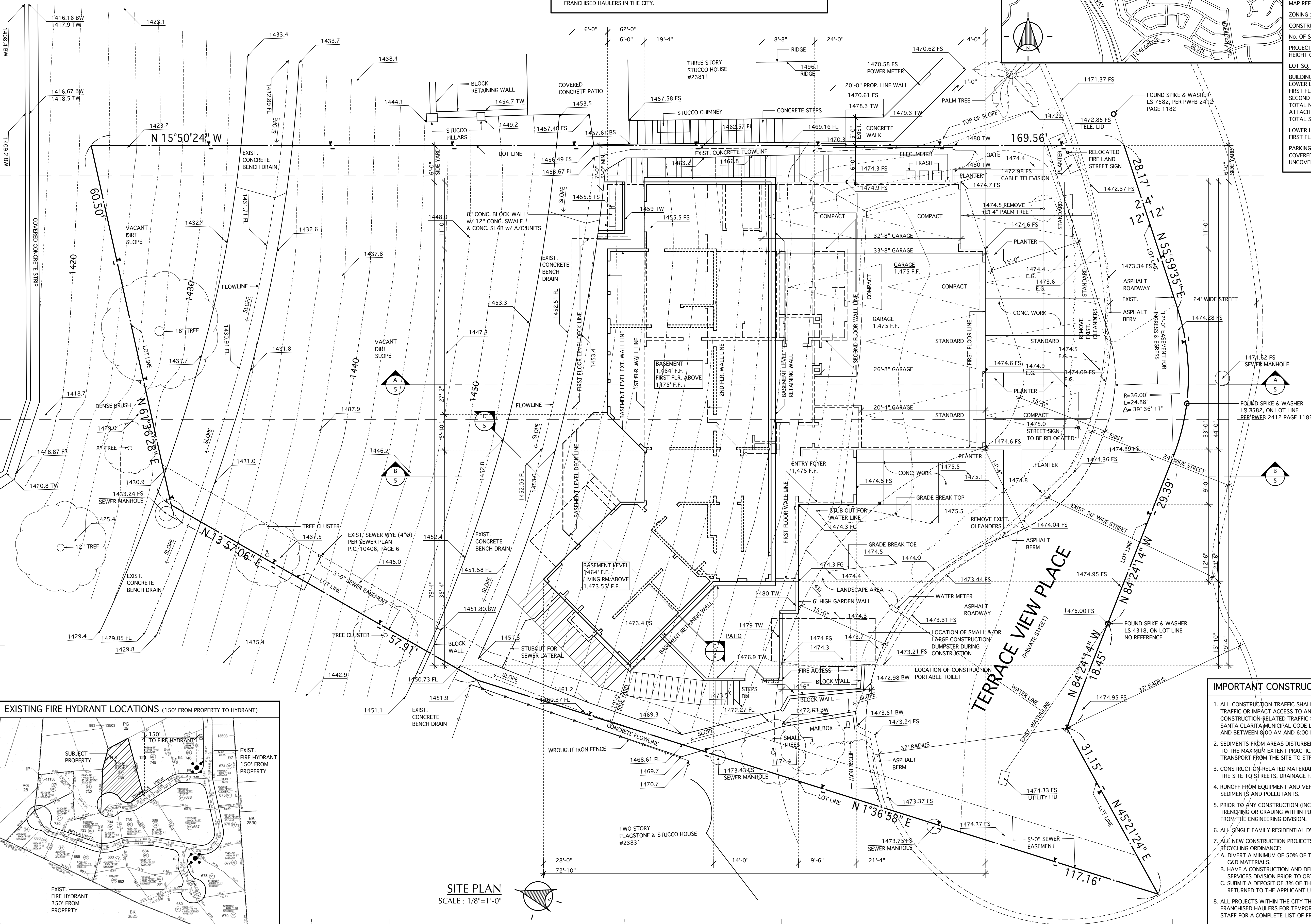
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|----------|---------------------------------|
| SHT. 1 | SITE PLAN, PROJECT DATA, NOTES |
| SHT. 1A | TOPOGRAPHIC MAP |
| SHT. 2 | FIRST FLOOR PLAN |
| SHT. 3 | SECOND FLOOR PLAN |
| SHT. 4 | LOWER LEVEL BASEMENT FLOOR PLAN |
| SHT. 5.1 | CROSS SECTIONS |
| SHT. 5.2 | CROSS SECTIONS |
| SHT. 6 | EXTERIOR ELEVATIONS |

VICINITY MAP

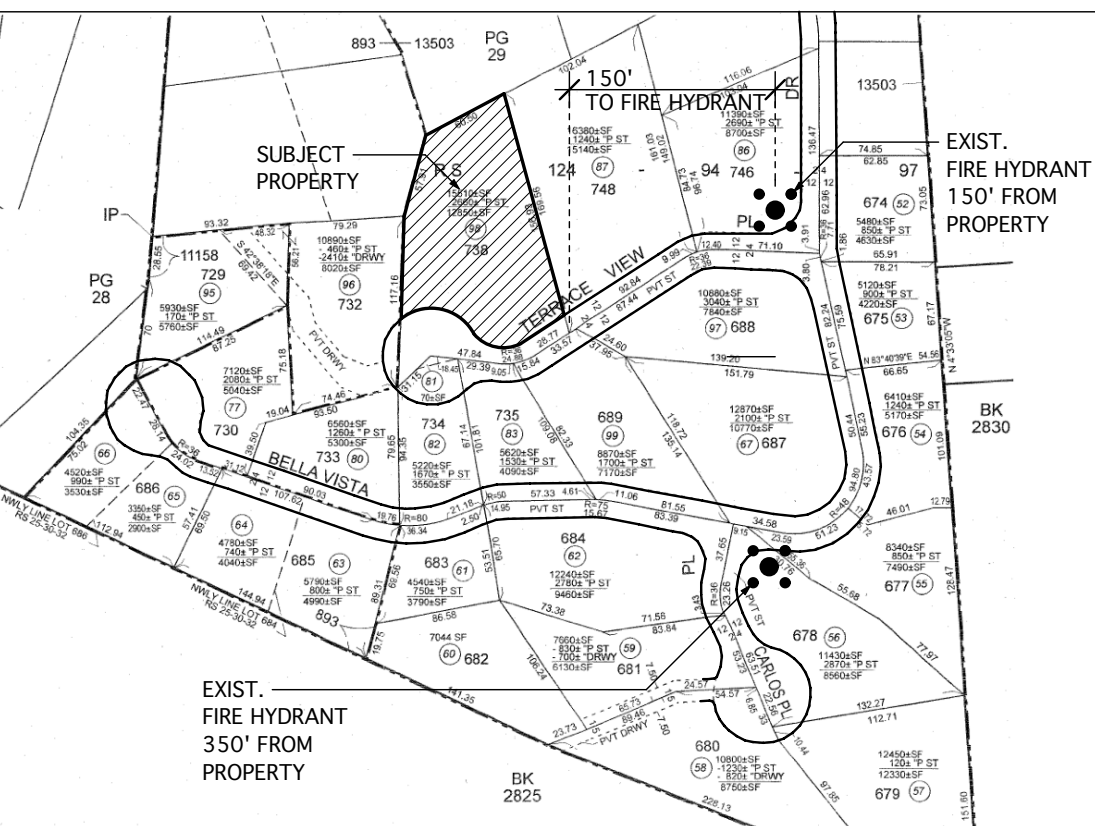


PROJECT DATA

PROJECT DESCRIPTION :	REQUEST FOR A C.U.P. & FRONT YARD SETBACK ADJUSTMENT TO CONSTRUCT A NEW 2 STORY SINGLE FAMILY RESIDENCE w/ BASEMENT AND ATTACHED GARAGE (3 STORY RESIDENCE) w/ 14'-4" FRONT YARD SETBACK (AVERAGE FRONT YARD SETBACK IN BELLA VISTA IS 14 FT.) PROPOSED RESIDENCE IS SURROUNDED BY DEVELOPED 3 STORY RESIDENCES
OWNER :	JASON & LISA STODDARD
JOB ADDRESS :	TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA 91321
OWNER ADDRESS :	25111 SOUTHWIND COURT, STEVENSON RANCH, CA 91361
ASSESSORS NUMBER :	2829-030-098
PREVIOUS APPROVALS :	CONDITIONAL USE PERMIT 08-002 ADJUSTMENT 08-001 RESOLUTION P09-19 APPROVING MASTER CASE 08-012 PUBLIC HEARING DATE 9/15/2009 (ABOVE CONDITIONAL APPROVAL HAS EXPIRED TWO YEARS FROM 9/15/2009)
BUILDING CODE :	2013 CALIFORNIA BUILDING CODE
LEGAL DESCRIPTION :	LOT 738 RESURVEY PORTION OF ATWOOD ADDITION OF WEST NEWHALL
MAP REFERENCE :	MAP BOOK 124, PAGES 94-97
ZONING :	UR1 URBAN RESIDENTIAL 1
CONSTRUCTION :	TYPE V
No. OF STORIES :	2 STORIES w/ BASEMENT
PROJECT HEIGHT ABOVE EXIST. GRADE SOUTH SIDE :	+/- 24' (VIEWED AS 2 STORIES)
HEIGHT OF STRUCTURE NORTH SIDE :	MAX. 43'-6" (VIEWED AS 3 STORIES)
LOT SQ. FT. :	15,507 SQ. FT. (0.35 ACRE)
BUILDING CODE SQ. FT. :	
LOWER LEVEL BASEMENT FLOOR SQ. FT. :	1,763 SQ. FT.
FIRST FLOOR SQ. FT. :	2,109 SQ. FT.
SECOND FLOOR SQ. FT. :	925 SQ. FT.
TOTAL NEW FLOOR "HABITABLE" AREA SQ. FT. :	4,797 SQ. FT.
ATTACHED GARAGE SQ. FT. :	1,279 SQ. FT.
TOTAL SQ. FT. w/ GARAGE :	6,076 SQ. FT.
LOWER LEVEL DECK SQ. FT. :	624 SQ. FT.
FIRST FLOOR DECK SQ. FT. :	202 SQ. FT.
PARKING :	
COVERED :	(6) 2 STANDARD, 4 COMPACT
UNCOVERED :	(4) 3 STANDARD, 1 COMPACT



EXISTING FIRE HYDRANT LOCATIONS (150' FROM PROPERTY TO HYDRANT)



SITE PLAN

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

IMPORTANT CONSTRUCTION REQUIREMENTS

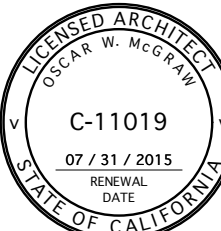
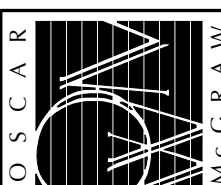
1. ALL CONSTRUCTION TRAFFIC SHALL ADHERE TO THE CALIFORNIA MOTOR VEHICLE CODE IN THAT NO TRUCK SHALL OBSTRUCT TRAFFIC OR IMPACT ACCESS TO ANY EXISTING RESIDENCE ON A PUBLIC STREET. FURTHER, ALL CONSTRUCTION AND CONSTRUCTION-RELATED TRAFFIC SHALL COMPLY WITH THE CONSTRUCTION HOURS OUTLINED IN SECTION 11.44 OF THE SANTA CLARITA MUNICIPAL CODE LIMITING CONSTRUCTION HOURS TO BETWEEN 7:00 AM AND 7:00 PM DURING THE WEEK, AND BETWEEN 8:00 AM AND 6:00 PM ON SATURDAYS. NO CONSTRUCTION IS PERMITTED TO OCCUR ON SUNDAYS OR HOLIDAYS.
2. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE, USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE; STOCKPILES OF SOILS SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. 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.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
5. PRIOR TO ANY CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, DRIVE APPROACHES, SIDEWALKS, CURB AND GUTTER, ETC.), TRENCHING OR GRADING WITHIN PUBLIC OR PRIVATE STREET RIGHT-OF-WAY, THE OWNER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE ENGINEERING DIVISION.
6. ALL SINGLE FAMILY RESIDENTIAL DWELLINGS SHALL BE DESIGNED WITH SPACE PROVIDED FOR THREE 90-GALLON TRASH BINS.
7. ALL NEW CONSTRUCTION PROJECTS MUST COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION MATERIALS (C&D) RECYCLING ORDINANCE:
 - A. DIVERT A MINIMUM OF 50% OF THE ENTIRE PROJECT'S INERT (DIRT, ROCK, BRICKS, ETC.) WASTE AND 50% OF THE REMAINING C&D MATERIALS.
 - B. HAVE A CONSTRUCTION AND DEMOLITION MATERIALS MANAGEMENT PLAN (C&DMMMP) APPROVE BY THE ENVIRONMENTAL SERVICES DIVISION PRIOR TO OBTAINING PERMITS.
 - C. SUBMIT A DEPOSIT OF 3% OF THE ESTIMATED TOTAL PROJECT COST OR \$50,000, WHICHEVER IS LESS. THE DEPOSIT WILL BE RETURNED TO THE APPLICANT UPON PROVING THAT 50% OF THE INERT AND REMAINING C&D WASTE WAS DIVERTED.
8. ALL PROJECTS WITHIN THE CITY THAT ARE NOT SELF-HAULING THEIR WASTE MATERIALS MUST USE ONE OF THE CITY'S NINE FRANCHISED HAULERS FOR TEMPORARY AND ROLL-OFF BIN COLLECTION SERVICES. PLEASE CONTACT ENVIRONMENTAL SERVICES STAFF FOR A COMPLETE LIST OF FRANCHISED HAULERS IN THE CITY.

REVISIONS	BY
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THE USE OF THESE PLANS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF OSCAR W. MCGRAW ARCHITECTURE AND DESIGN IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE PLAN
2 STORY NEW RESIDENCE w/ BASEMENT FOR:
JASON & LISA STODDARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA

OSCAR W. MCGRAW
ARCHITECTURE
AND
DESIGN
25019 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
MALIBU (810) 456-3803 FAX (810) 456-8004 TOPANGA (810) 456-2255



DATE: 08/27/23	APPROVED BY: J.K.	Q.D.
SCALE: 1/8"=1'-0"	DRAWN BY: J.K.	
CHECKED BY: J.K.		
DATE: 08/27/23		
PROJECT NO.: 25019		
PLAN NO.: 1		
SHEET NO.: 1		
OF SHEETS		

Architectural Survey

Legal Description: Lot 738 of the resurvey of a portion of the Atwood addition of West Newhall, Map Book 124 Pages 94-97.

Bench Mark: The elevation of 1475.00 was assumed on the found spike and washer as shown hereon.

Boundary: Record information adjusted to found survey monuments.

Date of Survey: October 30, 2012

Site Address: Vacant Land on Terrace View Place, Santa Clarita

Area: 15,446 square feet, 0.35 acres (Gross)
12,831 square feet, 0.29 acres (Net)

Notes: 1. Boundary information is from Record Maps and legal description that was received for this property.
2. Easements are shown per Record of Survey, Map Book 124 Page 94.
3. Tree drip lines are not to scale.

Plan Prepared For:
Jason Stoddard
25111 Southwind Court
Newhall, CA 91381

Plan Prepared By:
NorthLake Land Surveying, Inc.
32218 N. Big Oak Lane
Castaic, CA 91384
(661) 775-9130
James Luckluma, LS 7525

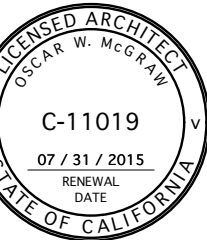
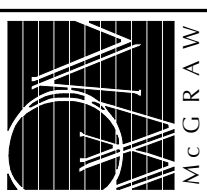
Job #100912

[illegible]

TOPOGRAPHIC MAP
2 STORY NEW RESIDENCE w/ BASEMENT FOR :
JASON & LISA STODDARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIF

AR CH I T E C T U R E
AND
D E S I G N

25019 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
MALIBU (310) 456-3903 FAX (310) 456-8004 TOPANGA (310) 455-2255



DATE: 09/12/13
SCALE: AS NOTED
DRAWN BY: J.K.
CHECKED BY: Q.D.

JOB NO.:
PLANNING NO.:
PLAN CHK. NO.:

SHEET NO.
1-A

Legend:

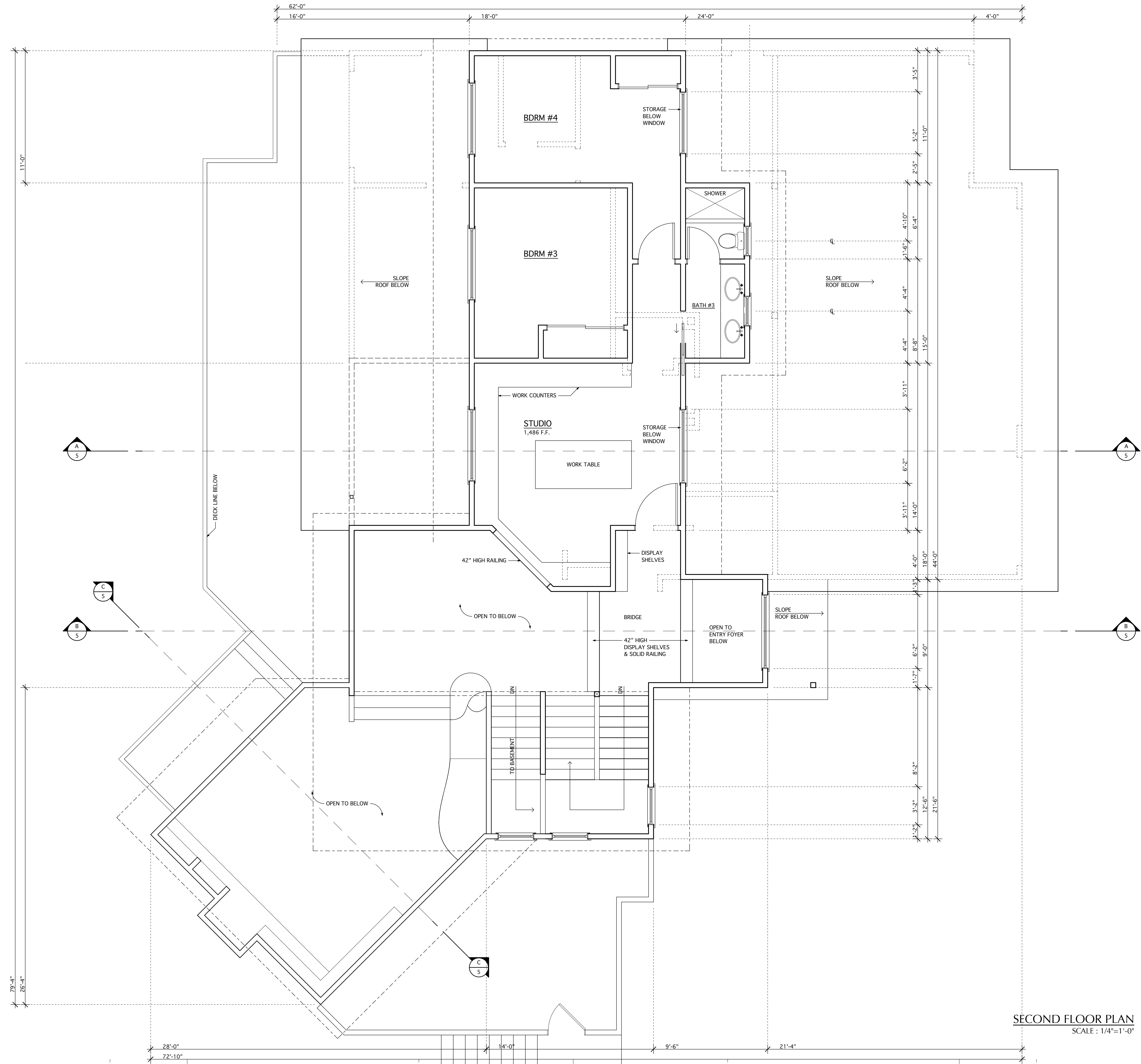
BS = Bottom of Step
BW = Bottom of Wall
FF = Finished Floor
FL = Flowline
FS = Finished Surface
GR = Ground
RF = Roof
TC = Top of Curb
TH = Threshold
TS = Top of Step
TW = Top of Wall

These plans are instruments of service and the property of Northlake Land Surveying, Inc. All information contained on these drawings is for use on this specified project. If plans are provided in an electronic format (computer disk, compact disk or via e-mail, etc.) is a courtesy to our client, the delivery of electronic files does not constitute the delivery of our professional work product. Only paper prints signed by a licensed surveyor employed by Northlake Land Surveying, Inc. constitute our professional work product. Northlake Land Surveying, Inc. shall not be responsible for any modifications made to the electronic files, or for any products derived from electronic files which are not reviewed and signed by a licensed surveyor employed by Northlake Land Surveying, Inc.

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All Rights Reserved.

Scale 1" = 8'

**Two Story Flagstone
& Stucco House
#23831**



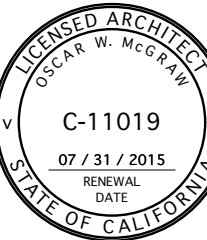
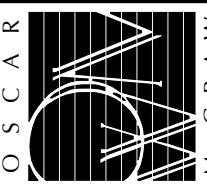
SECOND FLOOR PLAN
SCALE : 1/4"=1'-0"

REVISIONS	BY
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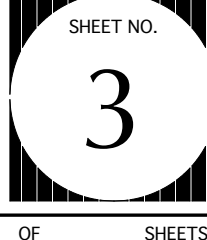
THE USE OF THESE PLANS, SPECIFICATIONS, SCHEDULES, AND NOTATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE USER'S SOLE RISK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

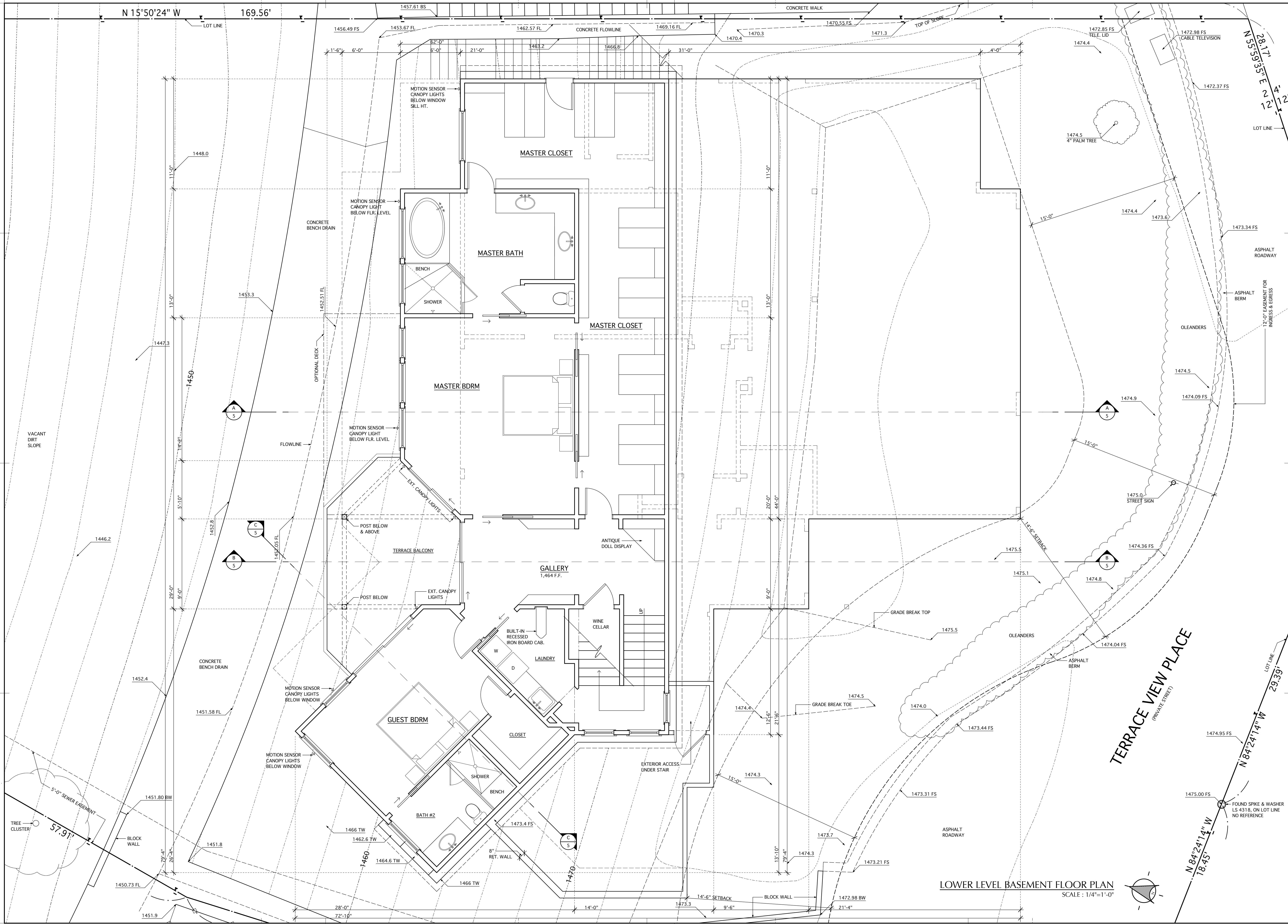
SECOND FLOOR PLAN
2 STORY NEW RESIDENCE W/ BASEMENT FOR:
JASON & LISA STODDARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA

OSCAR W. MCGRAW
ARCHITECTURE
AND
DESIGN
25019 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
MALIBU (810) 456-3803 FAX (810) 456-8004 TOPANGA (810) 456-2255



DATE: 09/12/13	DESIGNED BY: J.K.	Q.D.
DRAWN BY: J.K.	CHECKED BY: J.K.	Q.D.
PROJECT NO.: 13010	DATE: 09/12/13	PLAN CHK. NO.: 13010

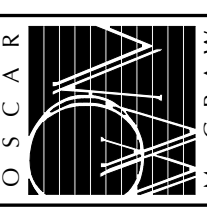




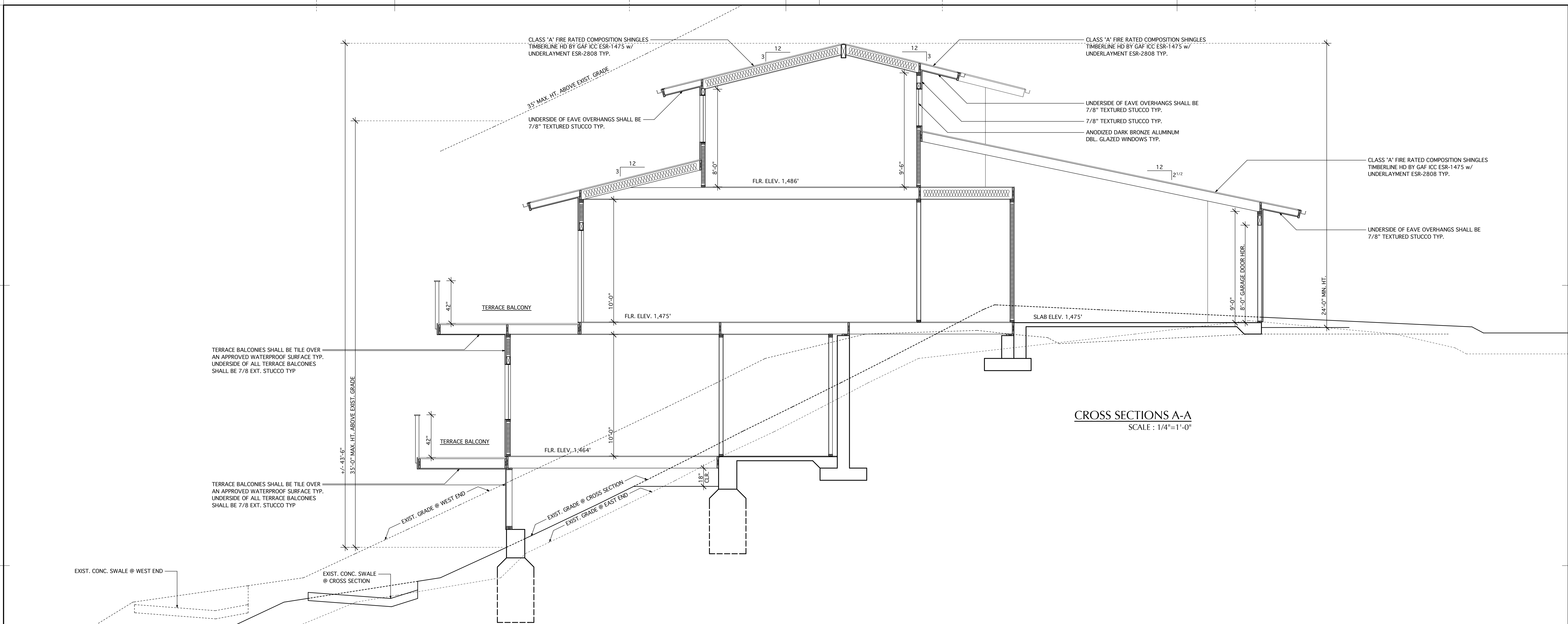
LOWER LEVEL BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

LOWER LEVEL BASEMENT FLOOR PLAN
2 STORY NEW RESIDENCE W/ BASEMENT FOR:
JASON & LISA STODDARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA

OSCAR W. MCGRAW
ARCHITECTURE
AND
DESIGN
25019 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
MALIBU (810) 456-3803 FAX (810) 456-8004 TOPANGA (810) 456-2255



DATE:	09/17/13
SCALE:	AS NOTED
DRAWN BY:	J.K. QLO
CHECKED BY:	
DATE:	
PROJECT NO.:	
PLAN CHG. NO.:	

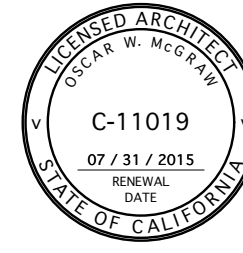
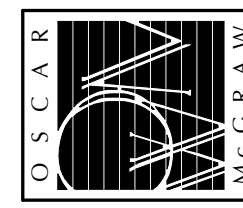


CROSS SECTIONS A-A
SCALE : 1/4"=1'-0"

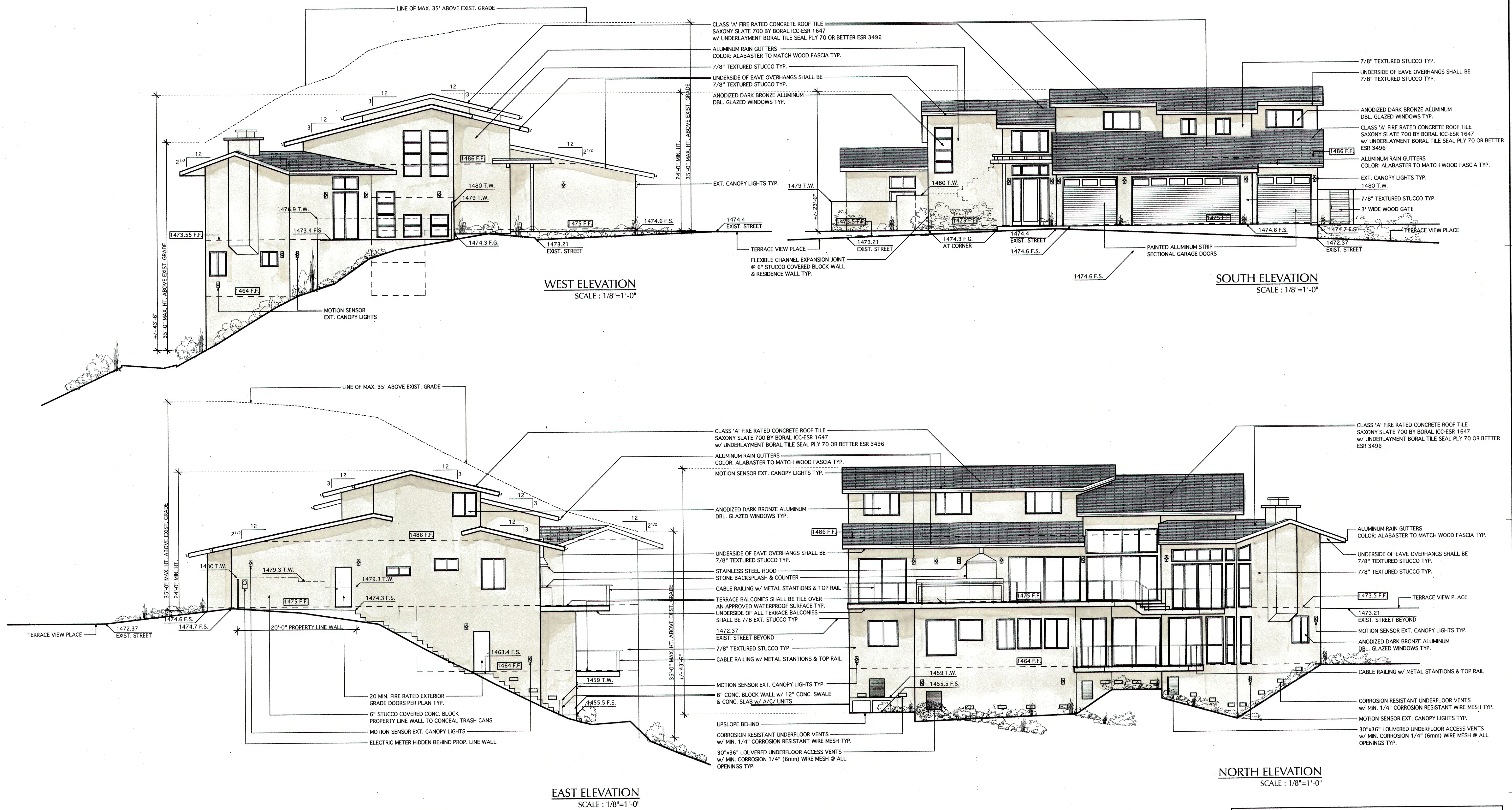
REVISIONS	BY
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CROSS SECTIONS
2 STORY NEW RESIDENCE w/ BASEMENT FOR :
JASON & LISA STODDARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA

OSCAR W. MCGRAW
ARCHITECTURE
AND
DESIGN
25019 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
MALIBU (310) 456-3803 FAX (310) 456-8004 TOPANGA (310) 456-2255



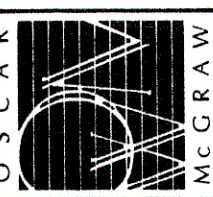
DATE: 09/12/15	AS NOTED: J.K. Q.D.
DRAWN BY: J.K. Q.D.	CHECKED BY: J.K. Q.D.
DATE: 09/12/15	DATE: 09/12/15
PROJECT: 25019 PACIFIC COAST HIGHWAY	PROJECT: 25019 PACIFIC COAST HIGHWAY
PLAN: 5.1	PLAN: 5.1



REVISIONS	BY
12/16/13	J.D.

ELEVATIONS
2 STORY NEW RESIDENCE w/ BASEMENT FOR:
JASON & LISA STODARD
TERRACE VIEW PLACE, SANTA CLARITA, CALIFORNIA

OSCAR W. MCGRAW
ARCHITECTURE
AND
DESIGN
25015 PACIFIC COAST HIGHWAY MALIBU CA 90265
MALIBU (310) 455-9805 FAX (310) 455-8004 TOPANGA (310) 455-2555

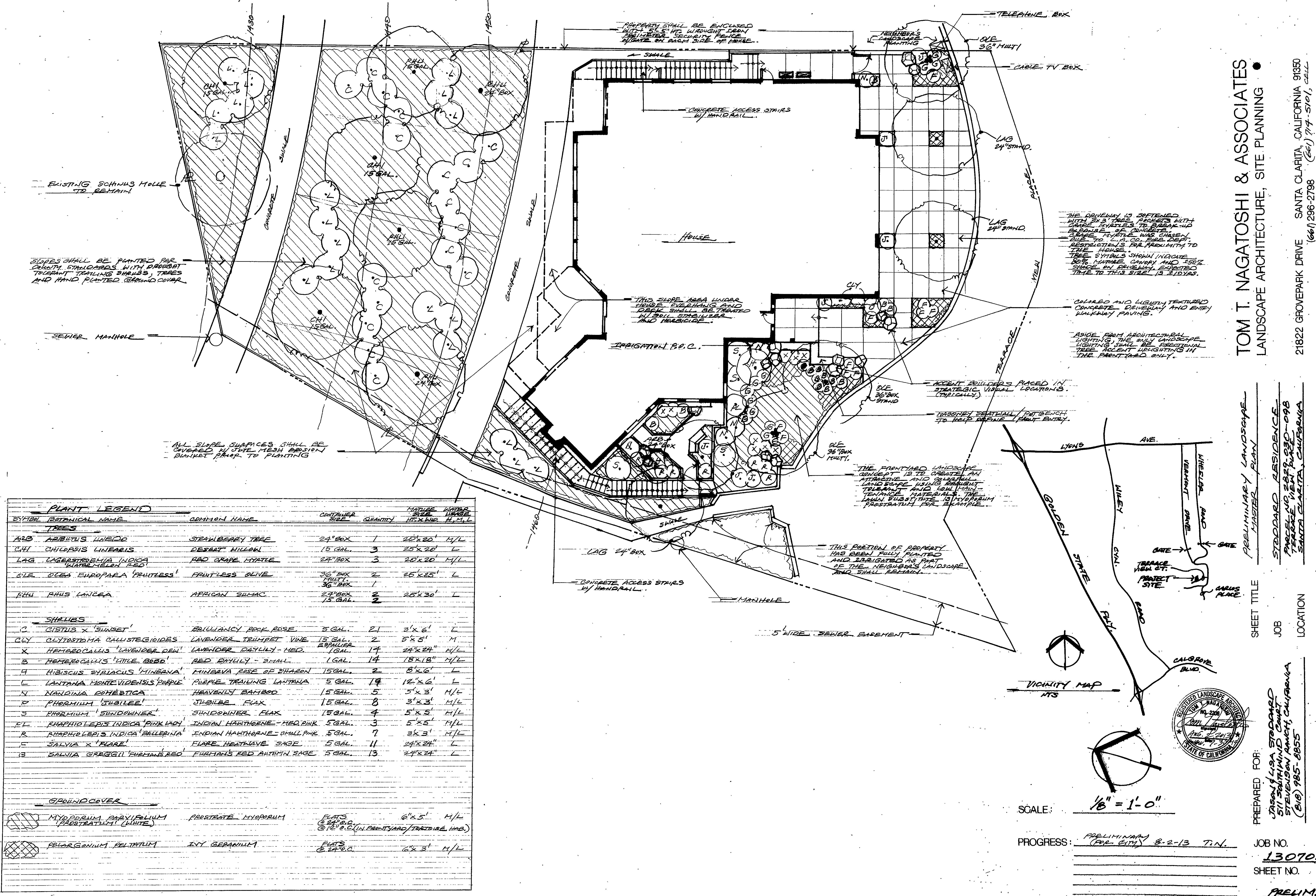


DATE: 09/27/13
SCALE: AS NOTED
DRAWN BY: J.C.
CHECKED BY: J.C.
DATE: 09/27/13
PLANNING NO.:
PLAN CHK. NO.:

SHEET NO.
6

OF SHEETS

PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QUANTITY	NATIVE PLANT SIZE (H x W)	WATER USAGE (H, M, L)
TREES						
ARB	ARBUTUS UNEDD	STRAWBERRY TREE	24" BOX	1	20' x 20'	M/L
CHI	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL.	3	25' x 20'	L
LAG	LAGERSTROEMIA INDICA 'PINK MELON RED'	RED GRAPE HYDRATE	24" BOX	3	20' x 20'	M/L
OLE	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	36" BOX FULLY 36" BOX	2	25' x 25'	L
RHU	RHUS LANCEA	AFRICAN SUMAC	24" BOX 15 GAL.	2	25' x 30'	L
SHRUBS						
C	CISTUS X 'SUNSET'	BRAILLANCY ROCK ROSE	5 GAL.	21	3' x 6'	L
CLY	CLYTOSTOMA CALLISTEGOIDES	LAVENDER TRUMPET VINE	15 GAL.	2	5' x 5'	M
X	HEPTACALLIS 'LAVENDER DEW'	LAVENDER DAYLILY - MED.	23 GAL.	17	24' x 24"	M/L
B	HEPTACALLIS 'LITTLE REDD'	RED DAYLILY - SMALL	1 GAL.	14	18' x 18"	M/L
H	HIBISCUS SYRIACUS 'MINERVA'	MINERVA ROSE OF SHARON	15 GAL.	2	8' x 6'	L
L	LANTANA MONTEVIDEENSIS 'PAPPE'	PURPLE TRAILING LANTANA	5 GAL.	14	12' x 6'	L
N	NANDINA DOMESTICA	HEAVENLY BAMBOO	15 GAL.	5	5' x 3'	M/L
P	PHORMIUM 'JUBILEE'	JUBILEE FLAX	15 GAL.	8	3' x 3'	M/L
S	PHORMIUM 'SUNDOWNER'	SUNDOWNER FLAX	15 GAL.	4	5' x 5'	M/L
PL	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE - MED. PINK	5 GAL.	3	5' x 5'	M/L
R	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORNE - SMALL PINK	5 GAL.	7	3' x 3'	M/L
F	SALVIA X 'FLARE'	FLARE HEATHWAVE SAGE	5 GAL.	11	24' x 24"	L
GB	SALVIA GREGGII 'EUREKA RED'	EUREKA'S RED ANTHURUS SAGE	5 GAL.	13	24' x 24"	L
GROUND COVER						
	MYOPORIUM PARVIFOLIUM 'PROSTRATUM' (WHITE)	PROSTRATE MYOPORIUM	FLATS 6 GAL. 6" x 6" (N. GREGGII/ST. ANTHONY'S/ST. ANTHONY'S)		6" x 5'	M/L
	PERLARGONIUM PELTATUM	IVY GERANIUM	FLATS 6 GAL. 6" x 6"		6" x 3'	M/L



TOM T. NAGATOSHI & ASSOCIATES
LANDSCAPE ARCHITECTURE, SITE PLANNING

21822 GROVEPARK DRIVE SANTA CLARITA, CALIFORNIA 91350
(661) 296-2798 (661) 714-5101, CELL

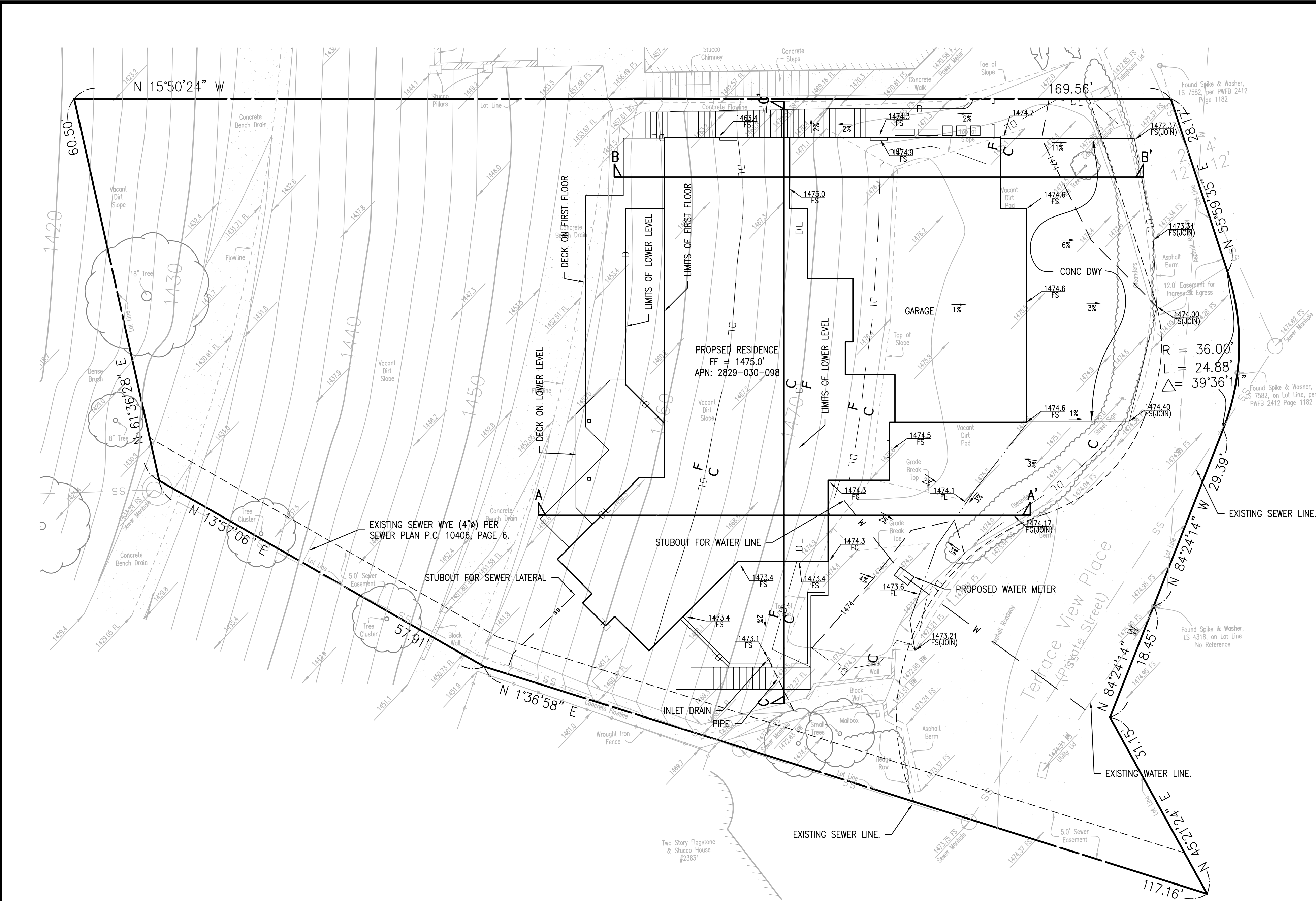
PRELIMINARY LANDSCAPE MASTER PLAN

SHEET TITLE: JOB: LOCATION:

PREPARED FOR: JASON & LISA STODDARD
5111 STODDARD CANYON
STEVENSON RANCH, CALIFORNIA
(818) 985-8855

JOB NO. 130703
SHEET NO. PRELIM.

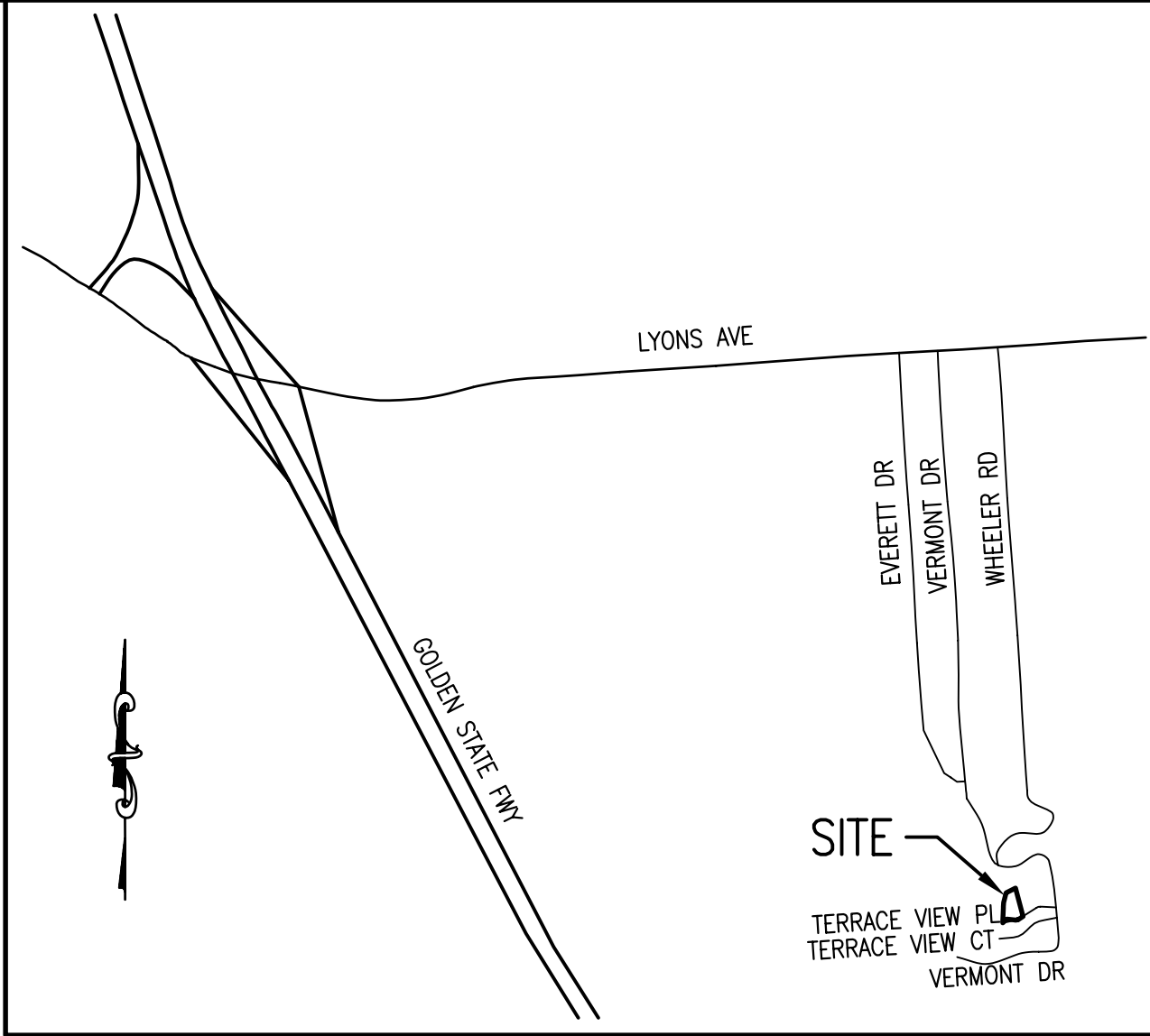
PROGRESS: PRELIMINARY (FOR CITY) 8-2-13 T.N.



EARTHWORK QUANTITIES
CUT: 176 c.y. EXPORT: 0 c.y.
FILL: 238 c.y. IMPORT: 0 c.y.
OVER-EXCAVATION - c.y.
SHRINKAGE (EST @ 15%) 26 c.y.
EXPORT NOTE: ALL EARTHWORK WILL BE BALANCED ON SITE. NO EXPORT IS ANTICIPATED.

CONTRACTORS NOTE:
The Earthwork Quantities are provided as a courtesy and convenience to the owners, and are for bonding and plan check purposes only. The yardage figures shown are approximate calculated quantities based on the difference between existing ground elevations and designed rough grade elevations. The calculations make no provisions for stripping, shrinkage, bulking or any other condition not implied. For this reason, it is the responsibility of the Contractor to consult the Projects Soils Engineers and Geologic Investigations, and to determine for himself, the quantities of earth moving that will be required to complete this project.

AVERAGE CROSS SLOPE:
LENGTH OF CONTOURS: 2494 FT
SITE AREA: 0.35 AC
CONTOUR INCREMENT: 2 FT
 $S = \frac{0.0023 \times 2 \times 2494}{0.35}$
 $= 32.8\%$



VICINITY MAP

SCALE: 1" = 1000'

NOTE: THE TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN ON THIS DRAWING WAS PREPARED BY NORTH LAKE LAND SURVEYING, INC. IN OCTOBER, 2012.

EXISTING SEWER LINES SHOWN ON THIS DRAWING ARE BASED ON THE SANTA CLARITA GIS WEBSITE.

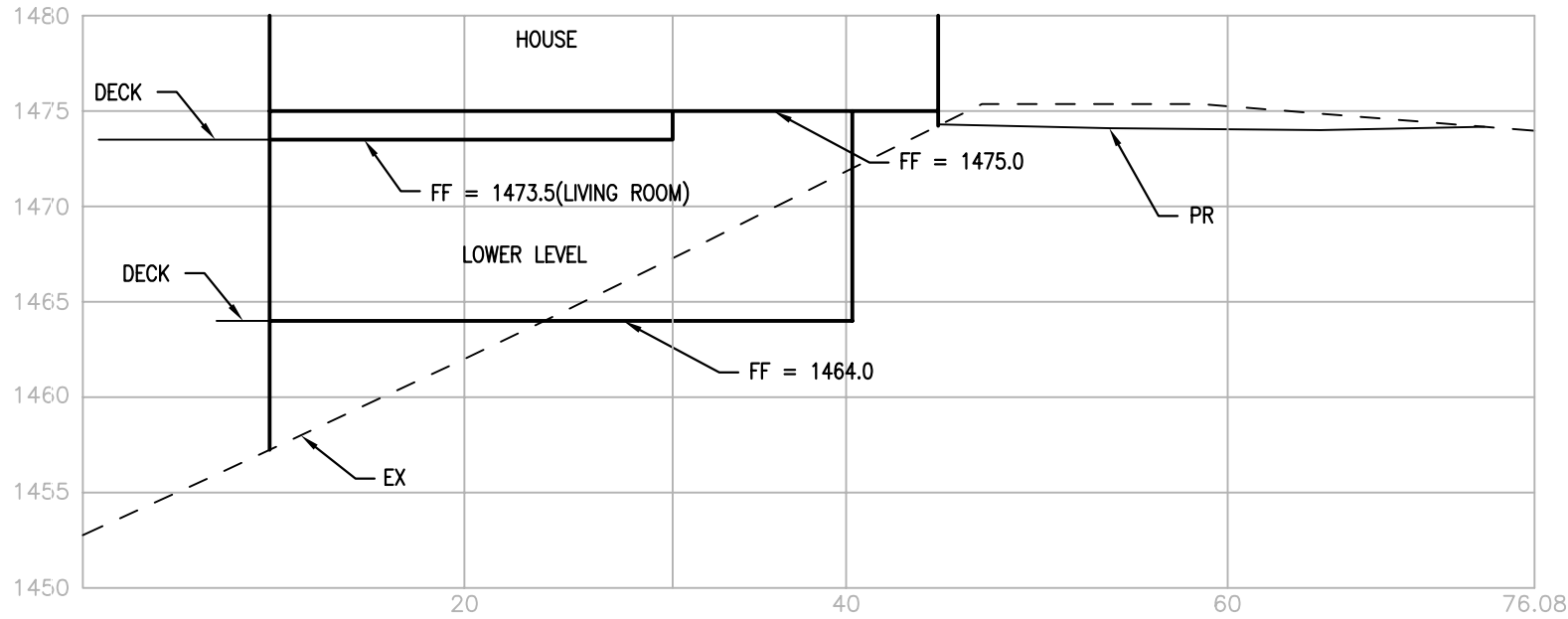
EXISTING WATERLINES SHOWN ON THIS DRAWING ARE BASED ON MAPPING RECEIVED FROM THE NEWHALL COUNTY WATER DISTRICT.

SLOPE MAINTENANCE NOTE

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SLOPE MAINTENANCE INCLUDING DRAINAGE DEVICES.

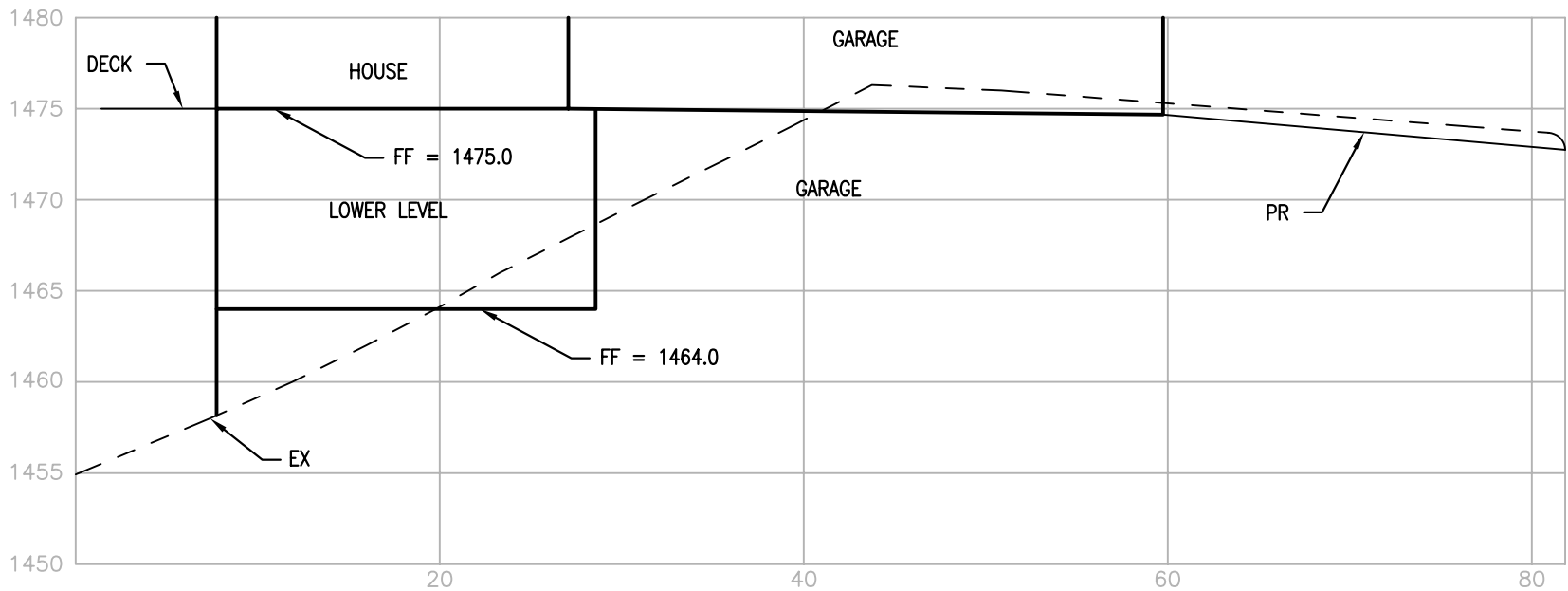
FLOOD HAZARD NOTE

THE PROPERTY IS LOCATED IN FLOOD ZONE D.



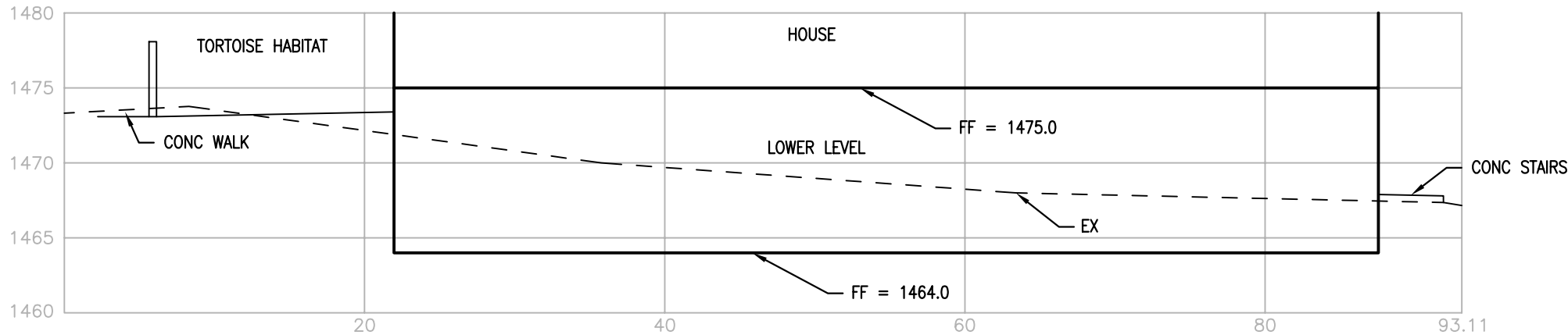
SECTION A-A'

SCALE: 1" = 10' H&V



SECTION B-B'

SCALE: 1" = 10' H&V



SECTION C-C'

SCALE: 1" = 10' H&V

LEGEND	
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
PR	PROPOSED SURFACE
---	BOUNDARY LINE
---	FLOW LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	LIMITS OF GRADING
---	EXISTING SEWER LINE
---	PROPOSED SEWER LATERAL (4")
---	EXISTING WATER LINE
---	PROPOSED WATER LINE (1.5")
C/F	CUT OR FILL

SINGLE FAMILY RESIDENCE
APN: 2829-030-098

CITY OF SANTA CLARITA
PRELIMINARY GRADING PLAN
TERRACE VIEW PLACE

DRAWN BY / DATE
JLB 11.2.13

CHECKED BY / DATE
SLP 11.2.13

SHEET 1 OF 1

ATTENTION: If this map is provided in an electronic format (on computer disk) as a courtesy to client, the delivery of the electronic file does not constitute the delivery of our professional work product. The signed paper print delivered with this electronic file constitutes our professional work product, and in the event the electronic file is altered, the print must be referred to, for the original and correct survey or engineering information. We shall not be responsible for any modifications made to the electronic file, or for any products derived from the electronic file which are not reviewed, signed, and sealed by us.

This drawing or set of drawings does not constitute a boundary survey and no property corners have been set as part of this work. Survey monuments, if any, shown on this drawing were set by others, and have been used only as a reference for the purpose of topographical mapping without our verification of their agreement with applicable legal descriptions and seniority of deeds. Any relationship of topographic features (fences, walls, trees, power poles, etc.) to the property lines as shown on this drawing is subject to the adjustments that a boundary survey may require.

PREPARED FOR:
JASON AND LISA STODDARD
511 SOUTHWIND COURT
STEVENSON RANCH, CA 91381

LEGAL DESCRIPTION:
LOT 738 OF THE RESURVEY OF A
PORTION OF THE ATWOOD ADDITION OF
WEST NEWHALL, MAP BOOK 124, PAGES
94-97.

BENCH MARK:
THE ELEVATION OF 1475.00 WAS
ASSUMED ON THE FOUND SPIKE AND
WASHER AS SHOWN HEREON.

#	REVISIONS	DATE

CIVIL ENGINEERING LAND SURVEYING PLANNING GIS
Pickserv, Inc.
14903 NARCISSUS CREST AVENUE
SANTA CLARITA, CALIFORNIA 91387
PH: 661-252-1500 FAX: 661-252-1515
WEBSITE: WWW.PICKSERV.COM
SHANNON L. PICKETT RCE 63927, PLS 7956 DATE

FOR
CLIENT
REVIEW
ONLY

CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 13-187
CONDITIONAL USE PERMIT 13-014

DATE: April 1, 2014

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff Hogan, AICP, Planning Manager

CASE PLANNER: David Peterson, Assistant Planner II

APPLICANT: AT&T Mobility Services

LOCATION: 19315 Soledad Canyon Road
(APN's 2803-037-006 & 020)

REQUEST: The applicant is proposing to install a wireless communications facility on a roof of an existing commercial building within the Canyon Center shopping center. The subject property is located in the Community Commercial (CC) zone.

BACKGROUND AND PROJECT DESCRIPTION

On November 22, 2013, AT&T Mobility Services (applicant) submitted an application for a Conditional Use Permit (CUP) for an unmanned wireless facility to be located on the roof of an existing commercial building located at 19315 Soledad Canyon Road, within the community of Canyon Country. The project application was deemed complete on January 31, 2014.

The project proposal includes the installation of a total of 12 antennas to be located on two wireless arrays. The first array includes four antennas which are proposed to be mounted behind an existing façade on the east elevation of the building. There are no changes proposed to the existing building façade where the first antenna array is mounted.

The second array consists of eight antennas which are proposed to be installed within a reconfigured cupola on the northwest corner of the building. The proposed changes include increasing the height of the cupola by four feet with increased overall cupola base dimensions from 12'x12' to 16'x16'. The overall height of the building, with the proposed changes to the cupola, is proposed to increase from 40' to 44'.

All accessory equipment for the operation of the wireless facility, including four Argus cabinets, is proposed to be housed within the attic of the existing commercial building. The accessory

equipment leasing area measures 20'x15'. The proposed project is consistent with the City's preference for colocation of wireless facilities.

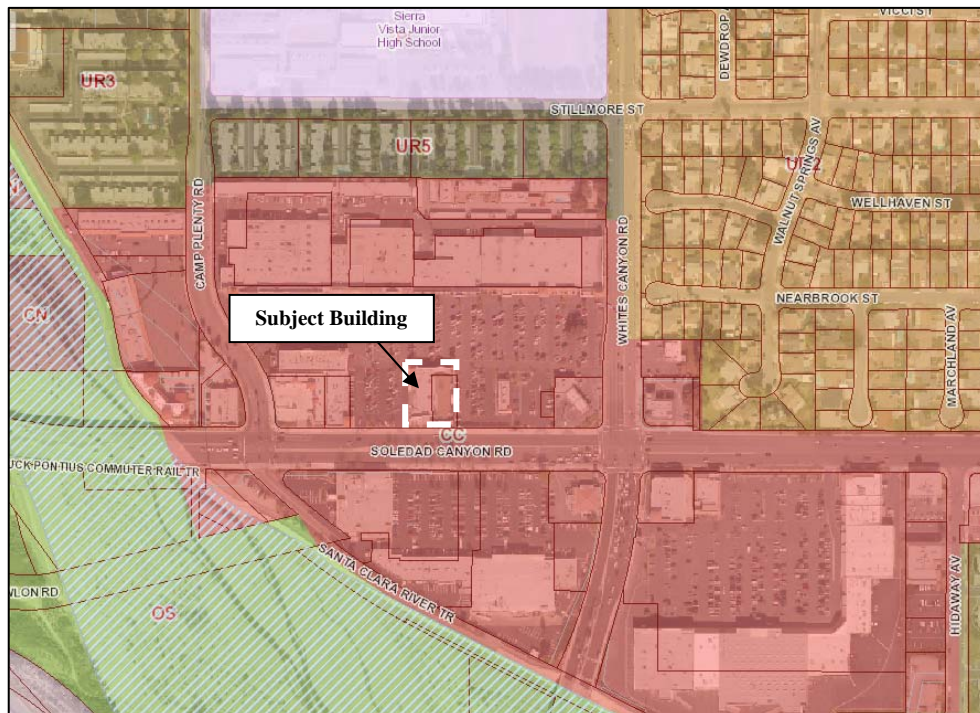
GENERAL PLAN DESIGNATION AND ZONING

The UDC requires approval of a Conditional Use Permit (CUP) for wireless communications facilities proposed to be erected or installed above 35 feet in height in a CC zone. The maximum height of the modified cupola housing the second antenna array is 44 feet.

The subject property is located within the Canyon Center, a commercial property located north of Soledad Canyon Road between Camp Plenty Road and Whites Canyon Road. The property is bounded to the north by multi-family housing, to the west and south by commercial uses and to the east by single-family residential. A summary of surrounding uses is as follows:

	General Plan	Zoning	Land Use
Project	CC	CC	Commercial Center
North	UR5	UR5	Multi-Family Residential
South	CC	CC	Commercial Center
West	CC	CC	Commercial Center
East	UR2	UR2	Single-Family Residential

The proposed wireless facility is approximately 545 feet from the nearest residential zone to the east and approximately 545 feet from the nearest residential zone to the north. Residential units to the north are separated from the proposed antenna by the majority of the commercial structures located within the Canyon Center.



ANALYSIS

Aesthetics and Development Guidelines

The Wireless Communications Facilities Ordinance recommends that new wireless facilities be placed on existing structures such as the proposed commercial building and that a stealth or concealed design should be used whenever possible. The proposed project calls for two arrays of antenna to be located on an existing commercial building with all accessory equipment to be located outside of public view within an attic leasing area located inside the commercial building.

The first array is proposed to be mounted behind an existing façade feature on the same commercial structure. This array will not be visible from public view with the existing architectural treatments in place on the building. As such, this array will have no change to the existing aesthetics of the building or surrounding community.

The second array is proposed to be located within an existing cupola that would be enlarged in dimension an additional four feet in depth, width and height. The proposed cupola enlargement would allow for the second array to be completely housed within the cupola, out of public view. The proposed cupola alterations are size proportionate to the existing architectural treatments of the building and would match the colors, material and design of the existing cupola.

Photo Simulations

Before



After



Noise

All equipment is proposed to be enclosed completely within the attic of the existing commercial building. The applicant conducted a noise study at two points on the subject property and determined that the proposed project would result in no increase to the ambient noise level. The diagram below reflects the location of the sound readings taken:



The table below reflects noise results taken at both locations. Sound readings were taken during the day as well as at night.

	Existing Condition (dBA)		Post Proposed Construction (dBA)	
	Daytime	Nighttime	Daytime	Nighttime
Location 1	70.6	59.9	70.6	59.9 (+0)
Location 2	60.9	55.1	60.9	55.1 (+0)

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 Federal Communications Commission under the Federal Telecommunications Act of 1996 from making decisions based on environmental and health effects related to radio frequency emissions from wireless telecommunications facilities. The proposed project would operate in compliance with these regulations. Therefore, no potential hazard to the public's health or safety would result from radio frequency emissions relative to the proposed wireless telecommunication facility.

ENVIRONMENTAL STATUS

The proposed wireless facility is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption, consisting of operation, leasing, or minor alterations of existing public or private structures of facilities.

PUBLIC NOTICE AND COMMENTS

On March 11, 2014, a Notice of Public Hearing was sent to all property owners within a 1,000-foot radius of the project site in accordance with Section 17.06.110(B) of the UDC. A legal notice advertising the public hearing was placed in The Signal, and a sign was posted on the project site. To date, the Community Development Department has not received any comments related to the proposed project.

CONCLUSION

The proposed unmanned wireless facility is compatible with the kinds of uses envisioned in the CC land use designations and zone as outlined in the General Plan and the UDC. In addition the aesthetics, noise impacts and proposed location of the facility are consistent with the requirements of the Wireless Communication Facility Ordinance. Therefore, staff has drafted the necessary findings for approval of a Conditional Use Permit as found in Sections 17.25.100 of the UDC.

RECOMMENDATION

Staff recommends that the Planning Commission receive the information and materials that constitute Master Case 13-187 (CUP 13-014) and adopt Resolution P14-08 approving the proposed wireless facility located at 19315 Soledad Canyon Road (APN's 2803-037-006 & 020) subject to the attached Conditions of Approval (Exhibit A).

ATTACHMENTS

Resolution
Conditions of Approval (Exhibit A)
Site Plan
Visual Simulations
Noise Analysis
Coverage Maps
Existing AT&T Cell Site Map
Public Notice

RESOLUTION NO P14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA APPROVING MASTER CASE 13-187, CONSISTING OF CONDITIONAL USE PERMIT 13-014, TO ALLOW FOR THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 19315 SOLEDAD CANYON ROAD, 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. An application for Master Case 13-187 (Conditional Use Permit 13-014) was filed by AT&T Mobility (the “applicant”) with the City of Santa Clarita on November 22, 2013. The property for which this application was filed is located at 19315 Soledad Canyon Road (APN’s 2803-037-006 & 020);
- b. The application was deemed complete on January 31, 2014;
- c. The General Plan designation of the project site is CC (Community Commercial);
- d. The zoning designation of the project site is CC (Community Commercial);
- e. The subject property is located within the Canyon Center, a commercial property located to the north of Soledad Canyon Road between Camp Plenty Road and Whites Canyon Road. The property is bounded to the north by multi-family housing, to the west and south by commercial uses and to the east by single-family residential;
- f. On March 11, 2014, a public hearing was duly noticed for the Planning Commission meeting for April 1, 2014, at 6:00 P.M. at City Hall Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and
- g. On April 1, 2014, the Planning Commission considered the staff report, staff presentation, applicant presentation and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the Planning Commission hereby finds as follows:

- a. A Notice of Exemption for this project was prepared in compliance with the California Environmental Quality Act (CEQA);
- b. The proposed wireless facility is exempt per Article 19: Categorical Exemptions, Section 15301 of the California Environmental Quality Act (CEQA). Class 1 exemptions consist of the minor alteration of existing public or private structures.

- c. The project consists of construction and the location of two antenna arrays and associated on and within an existing commercial structure;
- d. The documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based is the Master Case 13-187 project file and that project file is located within the Community Development Department and is in the custody of the Director of Community Development; and
- e. Based upon the findings set forth above, the Planning Commission hereby finds the Notice of Exemption for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 13-187. Based on the foregoing facts and findings for Master Case 13-187, the Planning Commission hereby determines as follows:

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

The proposed location, size, design and operating characteristics of the proposed use are in accordance with the purpose of the City's General Plan and the development policies and standards of the City. 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 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 ambient noise levels.

- b. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;

The proposed project complies with the City's Wireless Communication Ordinance, Section 17.69 of the Unified Development Code. All associated equipment will be out of public view, housed completely within an existing commercial structure. All arrays will be mounted within or behind architectural features and be obscured from public view. 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 project is approximately 545 feet from the nearest single family residence.

The project would be in keeping with the types of uses and services that are conditionally permitted within the Community Commercial (CC) zone. The proposed project would not have a negative impact on the physical character of the surrounding neighborhood and would not have any other adverse impacts to the project site or adjacent properties. As a public amenity, the facility would increase wireless telecommunication coverage in the Canyon Country area leading to improved wireless reception. Therefore, with the approval of a Conditional Use Permit (CUP) together with the Conditions of Approval,

the proposed wireless communications facility is consistent with the City's Unified Development Code and would be allowed in the underlying CC zone.

- 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.

All associated equipment will be out of public view, housed completely on top of and within an existing commercial structure. All arrays will be mounted within or behind architectural features and be obscured from public view. 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;

Eight antennas are proposed to be installed in a reconfigured cupola on the northwestern corner of an existing commercial building. The cupola would increase in width, depth, and height by 4 feet. The overall building height would increase from 40' to 44'. The remaining antennas would be mounted behind an existing façade on the eastern elevation of the same commercial building. The façade would not be modified. Equipment will be housed within an attic of the existing commercial building. The increase in height and massing of the cupola remain consistent with the height and massing of other commercial structures within the commercial center. In addition, the colors, materials and design of the reconstructed cupola would match that of the existing.

- (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 utility corridor, nor would it affect any of the current or future uses of the subject property. Occasional maintenance would occur on-site, but would not generate significant, measurable trips.

- (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 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 proposed wireless telecommunications facility would be located in an existing commercial center and more than 750 feet from an existing school and park within a developed section of the City and would have no significant effect upon the environment or natural resources. The proposed unmanned facility would not alter site drainage, does not require connection to potable water and will not produce any additional solid waste onsite.

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

The Planning Commission hereby approves Master Case No. 13-187, Conditional Use Permit No. 13-014, to allow for the construction and operation of a wireless telecommunications facility located at 19315 Soledad Canyon Road (APN's 2803-037-006 & 020) subject to the attached Conditions of Approval (Exhibit A).

PASSED, APPROVED, AND ADOPTED this 1st day of April, 2014.

CHARLES HEFFERNAN, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

JEFF HOGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF SANTA CLARITA

I, Jeff 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 1st day of April, 2014, by the following vote of the Planning Commission:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

PLANNING COMMISSION SECRETARY

EXHIBIT A
MASTER CASE 13-187
CONDITIONAL USE PERMIT 13-014

DRAFT 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 has received approval to install an unmanned wireless telecommunications facility on an existing building located at 19315 Soledad Canyon Road (APNs: 2803-037-020 & 006) in the City of Santa Clarita, including twelve panel antennas into an expanded cupola and behind an existing façade. The proposed cupola changes would increase the building height from forty (40) feet to forty-four (44) feet and the width and depth of the cupola would increase by 4 feet on each side to an overall dimension of 16'x16'. The associated equipment is approved to be located in the attic of the building.
- PL2. The facility shall be constructed and installed in accordance with the approved site plan, elevations, drawings, colors and specifications 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 approval of the Planning Commission.
- PL3. 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.
- PL4. All requirements of the Unified Development Code (UDC) including sub-section 17.69 (Wireless Communication Facilities) and specific zoning for the subject property shall be complied with unless set forth in this permit and shown on the approved site plan.
- PL5. 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 building and screening design when, and as much as, possible.
- PL6. All wire or cable necessary for operation of the facility including reception shall be adequately screened from public view as part of construction.
- PL7. 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.

- PL8. 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.
- PL9. If the antenna and equipment becomes inoperative or are abandoned for six months, the applicant shall dismantle and remove the facility no later than ninety (90) days after that six-month period.
- PL10. 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.
- PL11. 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. The proposed project shall result in no net increase to the existing ambient noise levels on the subject property and comply with the City of Santa Clarita's Noise Ordinance.

BUILDING AND SAFETY DIVISION

- BS1. The applicant shall be aware that 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 calculations, energy calculations and soil/geology reports shall be included in the plan submittal package.
- BS2. The applicant shall be aware that 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 2010 California Energy Code.
- BS3. The applicant shall be aware that 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. The applicant shall be aware that for building-mounted equipment, cupolas and screen walls the applicant shall provide a complete vertical and lateral analysis and submit structural calculations and details for attachment of all new equipment and/or structures to the roof and/or walls of existing buildings. Plans shall include full structural details imposed by the new roof mounted cupolas down to the foundation of the existing building.

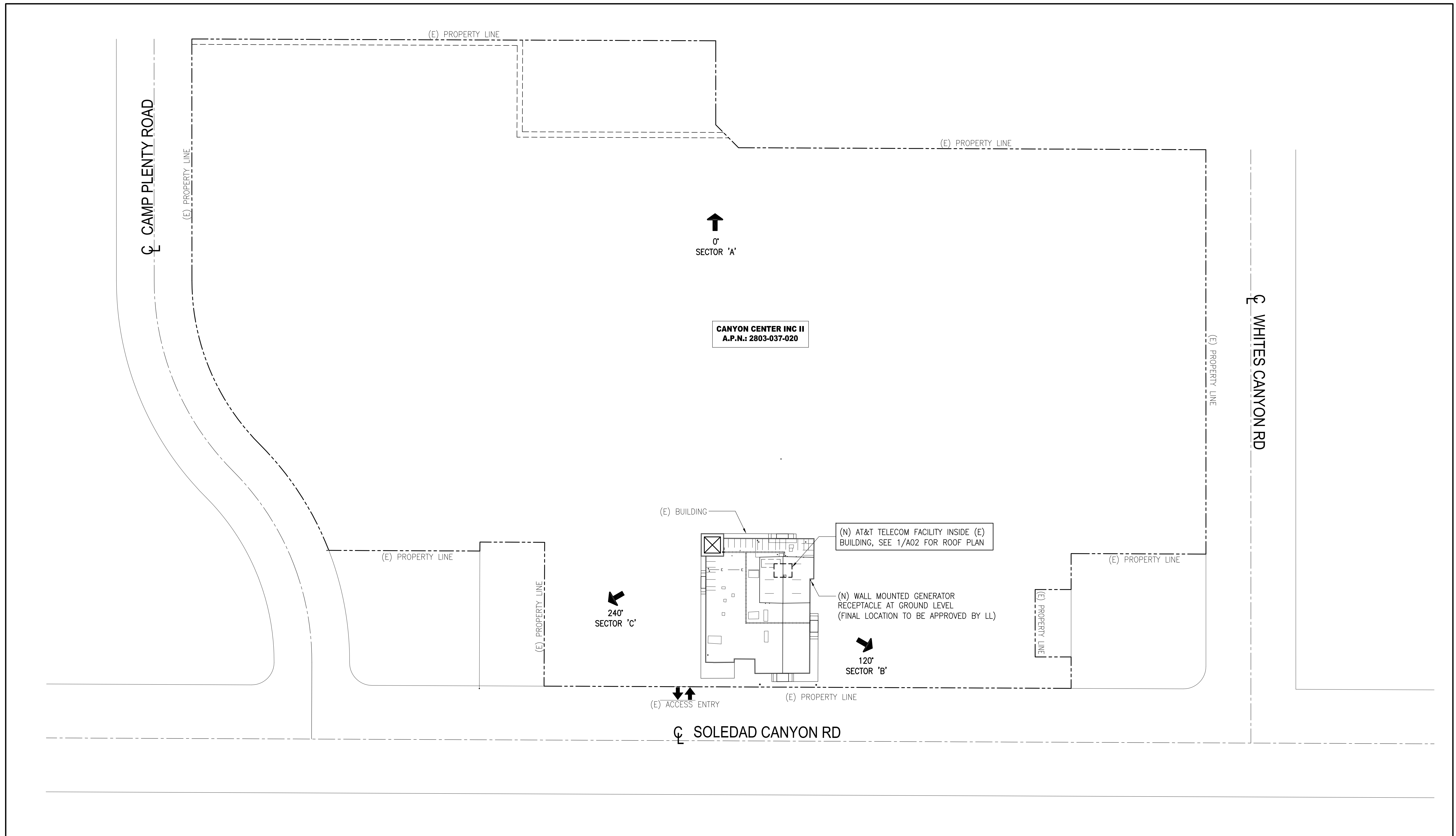
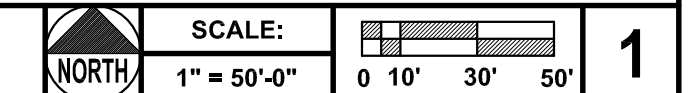
- BS5. The applicant shall be aware that submitted plans shall be stamped and signed by a California Licensed Architect or Engineer qualified to design the type of work proposed.
- BS6. The applicant is encouraged to submit all plans for commercial projects electronically using our new ePLANS system. For more information about ePLANS, please visit our website at: www.santa-clarita.com/index.aspx?page=698.
- BS7. The applicant shall be aware that prior to submitting plans to Building and Safety for plan review, please contact Deanna Hamrick or Racheal Allen, at (661) 255-4935, for project addressing or address verification.
- BS8. The applicant shall be aware that 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. The applicant shall be aware that 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. The applicant shall be aware that 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 applicant shall verify with the City's Development Services Division whether this project is in the City's Flood Hazard Zone. If in the Flood Zone, all new construction shall comply with the City's Flood-Plain ordinance, FEMA Regulations, the California Building Code and Development Services requirements. The submitted plans to Building & Safety shall show all Flood Zone requirements when the project is determined to be in the Flood Zone.
- BS12. The applicant shall be aware that 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 submitted to Building and Safety.



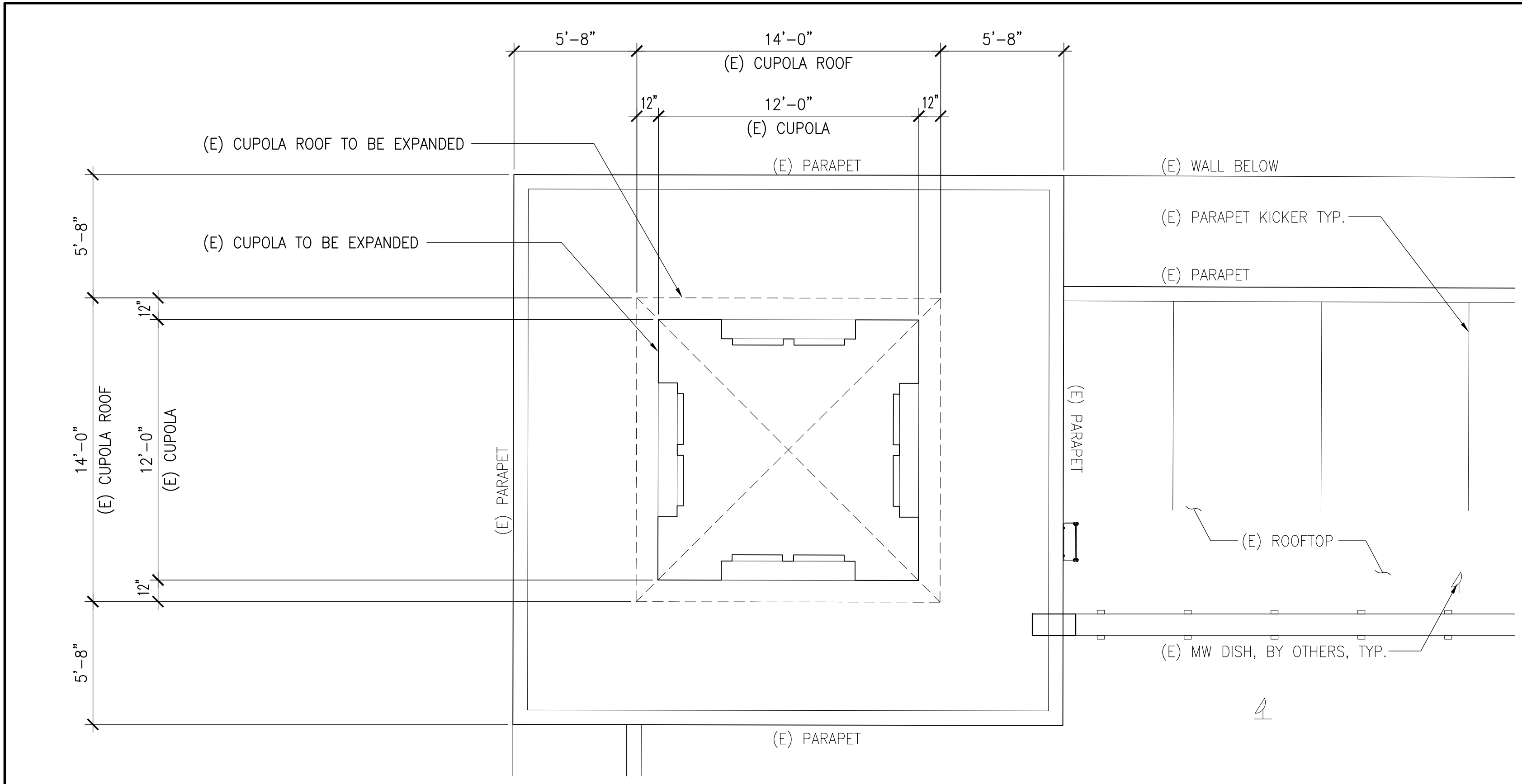
SITE NUMBER: NL0446

SITE NAME: CANYON CENTER

DRAWING INDEX (ZONING)		REV.	DIRECTIONS	PROJECT INFORMATION																																															
<div>T01TITLE SHEET</div> <div>A01SITE PLAN</div> <div>A02ROOF PLAN & EQUIPMENT LAYOUT PLAN</div> <div>A03PARTIAL EXISTING ROOF PLAN & ANTENNA LAYOUT PLANS</div> <div>A04ELEVATIONS</div> <div>A05ELEVATION</div> <div>A06ANTENNA & RRU EQUIPMENT TABLES</div> <div>B01TOPOGRAPHIC SURVEY</div> <div>B02TOPOGRAPHIC SURVEY</div>		1	<div>DRIVING DIRECTIONS FROM AT&T WIRELESS, CERRITOS</div> <div>FROM AT&T CERRIOTS OFFICE (12900 PARK PLAZA DRIVE, CERRITOS, CA 90703):</div> <div>1. START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE</div> <div>2. TURN LEFT ONTO SHOEMAKER AVE</div> <div>3. TURN LEFT ONTO ARTESIA BLVD</div> <div>4. MERGE ONTO CA-91 W</div> <div>5. MERGE ONTO I-605 N TOWARD ALONDRA BLVD</div> <div>6. MERGE ONTO I-5 N TOWARD LOS ANGELES</div> <div>7. KEEP RIGHT TO TAKE I-5 N TOWARD SACRAMENTO / SANTA MONICA</div> <div>8. KEEP RIGHT TO TAKE I-5-TRUCK N TOWARD CA-14 N</div> <div>9. MERGE ONTO CA-14 N TOWARD PALMDALE / LANCASTER</div> <div>10. TAKE THE VIA PRINCESSA EXIT, EXIT 6B</div> <div>11. TURN LEFT ONTO VIA PRINCESSA</div> <div>12. TURN RIGHT ONTO WHITES CANYON RD</div> <div>13. TURN LEFT ONTO SOLEDAD CANYON RD</div> <div>14. 19351 SOLEDAD CANYON RD IS ON THE RIGHT</div>	<div>SCOPE OF WORK:</div> <div>AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE FOLLOWING:</div> <div>1. EXPANSION OF EXISTING CUPOLA</div> <div>2. INSTALLATION OF (12) ANTENNAS WITHIN EXPANDED CUPOLA</div> <div>3. INSTALLATION OF (24) REMOTE RADIO UNITS AT ANTENNA AREA</div> <div>4. INSTALLATION OF (5) DC SURGE SUPPRESSORS AT ANTENNA AREA</div> <div>5. INSTALLATION OF OUTDOOR EQUIPMENT WITHIN EXISTING ATTIC SPACE</div> <div>6. INSTALLATION OF POWER AND TELCO PANELS WITHIN EXISTING ATTIC SPACE</div> <div>7. INSTALLATION OF (2) GPS ANTENNAS ON EXISTING PARAPET</div> <div>8. INSTALLATION OF POWER, TELCO AND FIBER RUNS</div>																																															
			VICINITY MAP	<div><div>SITE ADDRESS:</div><div>19315 SOLEDAD CANYON RD</div><div>SANTA CLARITA, CA 91351</div><div>APPLICANT:</div><div>AT&T MOBILITY SERVICES</div><div>12900 PARK PLACA DRIVE</div><div>CERRITOS, CA 90703</div><div>PROPERTY OWNER:</div><div>VENTURA COMMUNITY</div><div>COLLCANYON CENTER II INC.</div><div>CONTACT:</div><div>RENIA BOUDAGHIAN</div><div>(562) 207-8487</div><div>ADDRESS:</div><div>333 SKYWAY DR</div><div>ENCINO, CA 91316</div><div>SITE ACQUISITION:</div><div>ERIK HARGRAVE</div><div>(626) 695-7375</div><div>PROPERTY MGR.:</div><div>ALEX CRUZ</div><div>PHONE:</div><div>(818) 385-1777</div><div>ZONING:</div><div>VANCE POMEROY</div><div>PHONE:</div><div>(661) 361-5619</div><div>BUILDING SUMMARY:</div><div>OCCUPANCY:</div><div>S-2</div><div>TYPE OF CONSTRUCTION:</div><div>V-B (UNMANNED TELECOM)</div><div>LEASE AREA:</div><div>300 SQ. FT</div><div>ZONING:</div><div>CC</div><div>JURISDICTION:</div><div>CITY OF SANTA CLARITA</div><div>LATITUDE (NAD83):</div><div>34° 24' 58.70" N</div><div>LONGITUDE (NAD83):</div><div>118° 28' 26.88" W</div><div>ELEVATION (NAVD88):</div><div>1360 FT A.M.S.L.</div><div>APN:</div><div>2803-037-020 & 2803-037-006</div><div>ACCESSIBILITY REQ'D:</div><div>UNMANNED TELCELCOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.</div></div>																																															
CODE COMPLIANCE		<div>** 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.</div>																																																	
<div>1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)</div> <div>2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)</div> <div>3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</div> <div>4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</div>		<div>5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</div> <div>6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</div> <div>7. 2013 CALIFORNIA GREEN CODE</div> <div>8. 2013 CALIFORNIA REFERENCES STANDARDS CODE</div>																																																	
<div>DCI PACIFIC</div> <div>A E C WORKS</div> <div>ARCHITECTURE ENGINEERING CONSULTING</div> <div>32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</div> <div>T 949.475.1000 949.475.1001 F</div>		<div>VeloTera</div> <div>SERVICES, Inc.</div> <div>7431 LAMPSON AVENUE</div> <div>GARDEN GROVE, CA 92841</div>		<div>NL0446</div> <div>CANYON CENTER</div> <div>19315 SOLEDAD CANYON RD</div> <div>SANTA CLARITA, CA 91351</div>		<div></div> <div>12900 PARK PLAZA DRIVE</div> <div>CERRITOS, CA 90703</div>		<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>03/06/14</td><td>PLANNING COMMENT - ADDRESS CHANGE</td><td>FV</td><td>BOK</td><td>DKD</td></tr><tr><td>0</td><td>11/19/13</td><td>ISSUED FOR ZONING PERMIT (100% ZD)</td><td>FV</td><td>BOK</td><td>DKD</td></tr><tr><td>A</td><td>10/15/13</td><td>ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)</td><td>FV</td><td>BOK</td><td>DKD</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE</td><td>AS SHOWN</td><td>DESIGNED</td><td colspan="2">DRAWN</td></tr></table>										1	03/06/14	PLANNING COMMENT - ADDRESS CHANGE	FV	BOK	DKD	0	11/19/13	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD	A	10/15/13	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FV	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE		AS SHOWN	DESIGNED	DRAWN		<div>SHEET TITLE</div> <div>TITLE SHEET</div>		<div>SHEET NUMBER</div> <div>T01</div>	
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SCALE		AS SHOWN	DESIGNED	DRAWN																																															

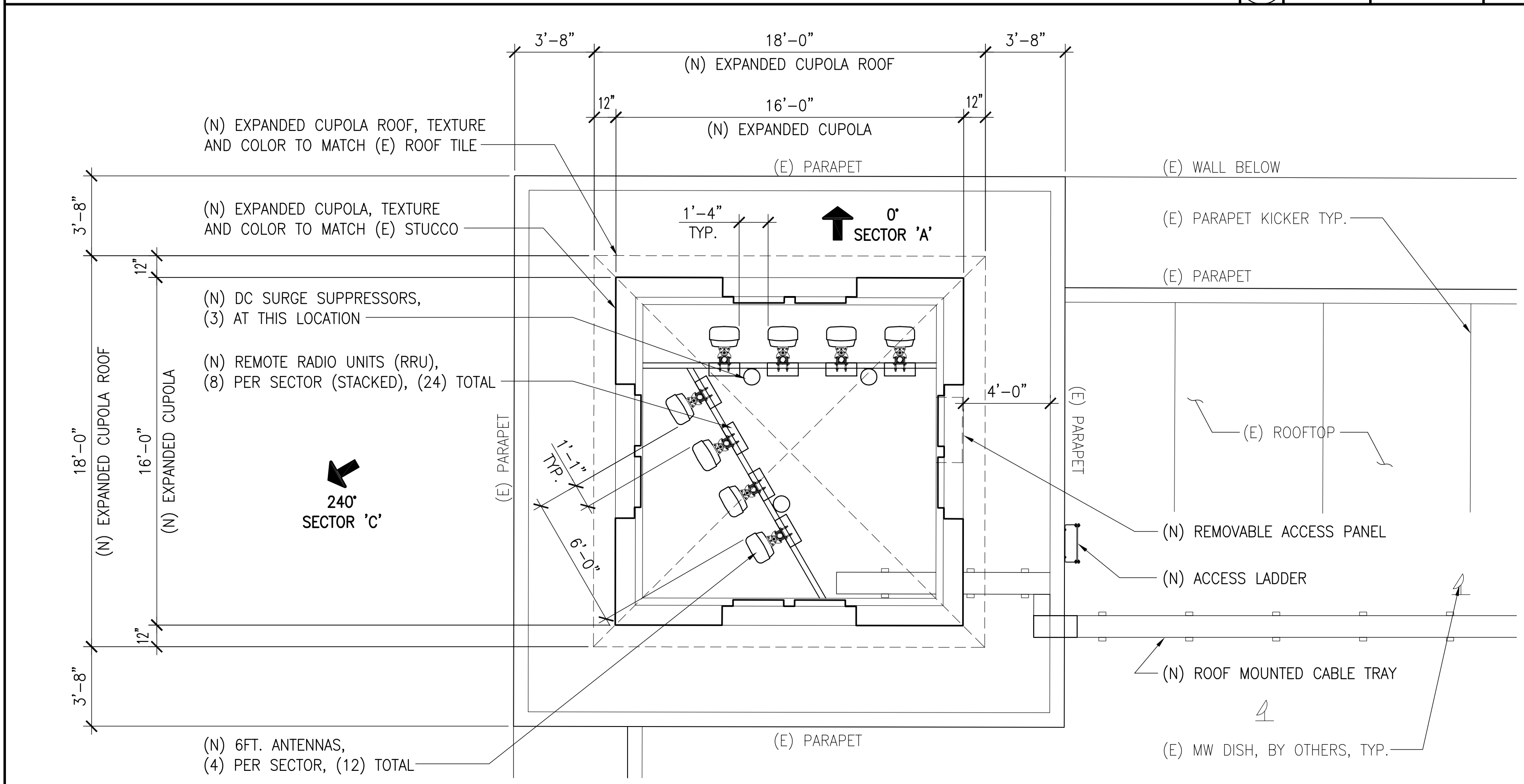
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 ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F	 7431 LAMPSON AVENUE GARDEN GROVE, CA 92841	NL0446 CANYON CENTER 19315 SOLEDAD CANYON RD SANTA CLARITA, CA 91351	 12900 PARK PLAZA DRIVE CERRITOS, CA 90703						
				1	03/06/14	PLANNING COMMENT – ADDRESS CHANGE	FV	BOK	DKD
				0	11/19/13	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD
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				NO.	DATE	REVISIONS		BY	CHK APP'D
				SCALE AS SHOWN		DESIGNED	DRAWN		
						SHEET TITLE	SHEET NUMBER		
						SITE PLAN	A01		



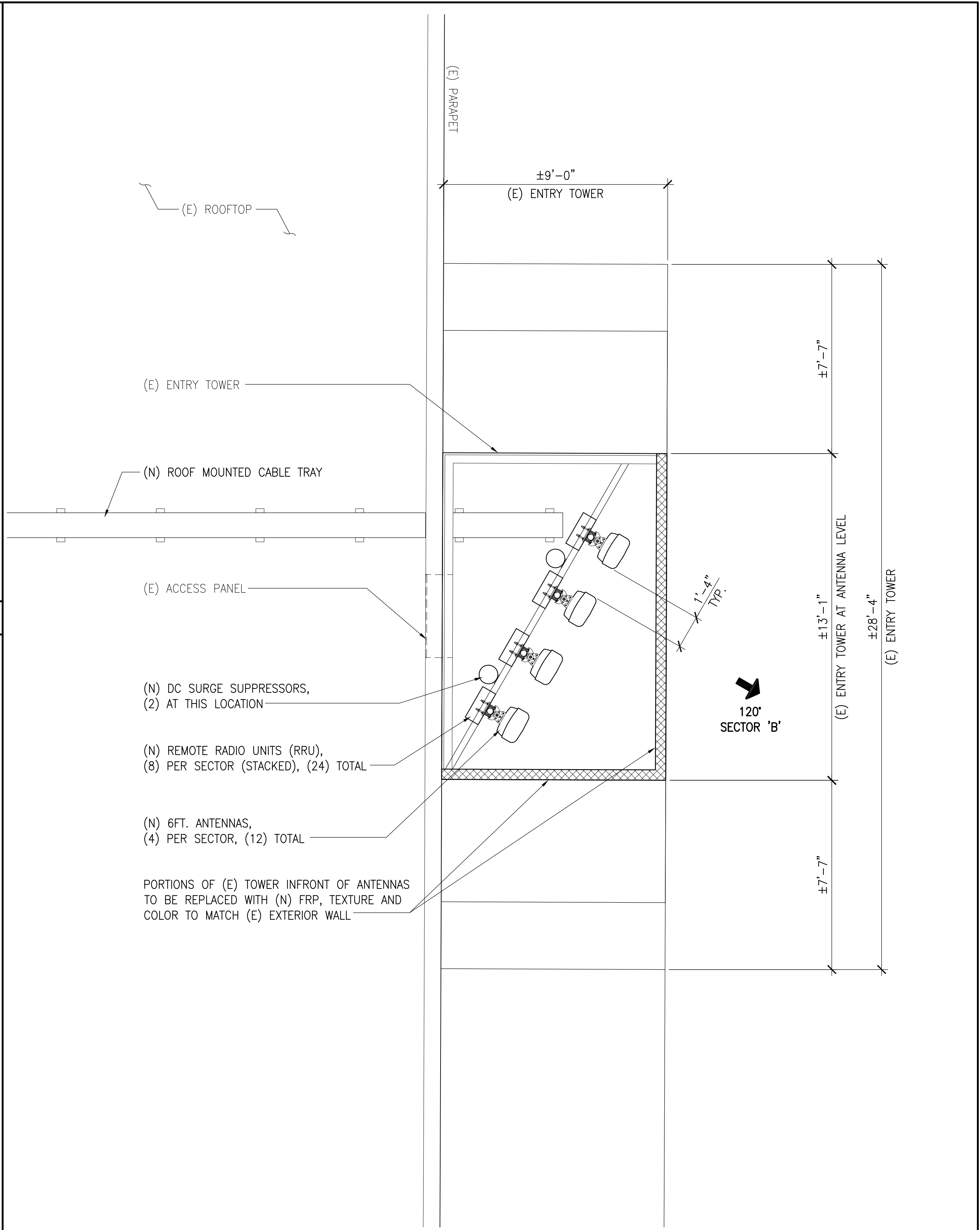
PARTIAL EXISTING ROOF PLAN

NORTH SCALE: 1/4" = 1'-0" 0 1' 2' 4' 2



ANTENNA LAYOUT PLAN (SECTOR 'A' & 'C')

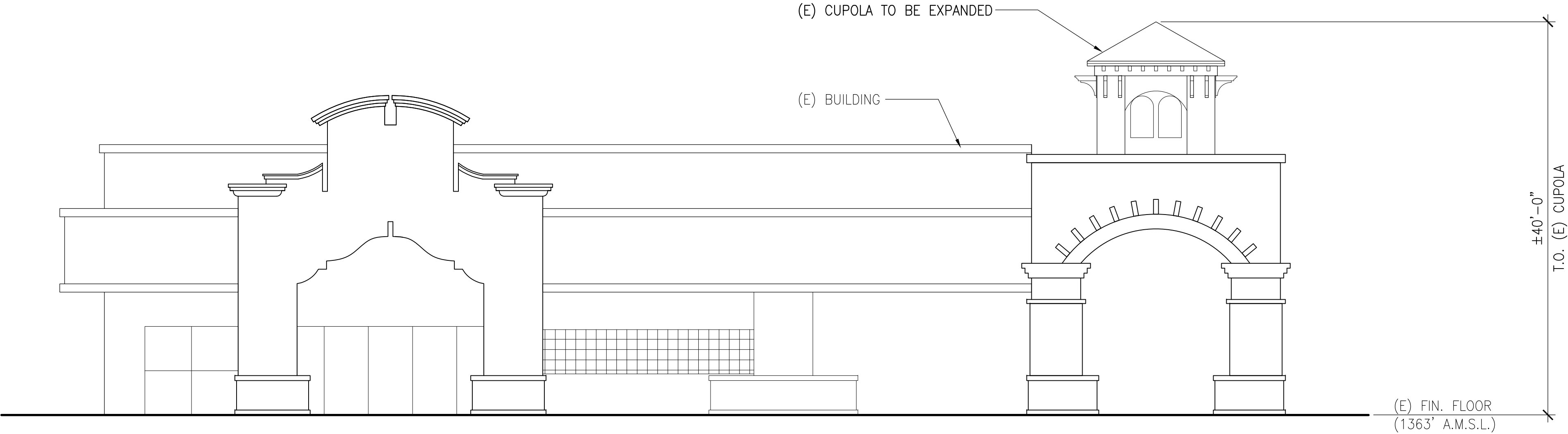
NORTH SCALE: 1/4" = 1'-0" 0 1' 2' 4' 3



ANTENNA LAYOUT PLAN (SECTOR 'B')

NORTH SCALE: 3/16" = 1'-0" 0 1' 2' 5' 1

DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F	VeloTera SERVICES, Inc. 7431 LAMPSON AVENUE GARDEN GROVE, CA 92841	NL0446 CANYON CENTER 19315 SOLEDAD CANYON RD SANTA CLARITA, CA 91351	 12900 PARK PLAZA DRIVE CERRITOS, CA 90703	NO.	DATE	REVISIONS	BY	CHK	APP'D	1	03/06/14	PLANNING COMMENT -- ADDRESS CHANGE	FV	BOK	DKD	0	11/19/13	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD	A	10/15/13	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FV	BOK	DKD	PARTIAL EXISTING ROOF PLAN & ANTENNA LAYOUT PLANS	A03
NO.	DATE	REVISIONS	BY	CHK	APP'D																								
1	03/06/14	PLANNING COMMENT -- ADDRESS CHANGE	FV	BOK	DKD																								
0	11/19/13	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD																								
A	10/15/13	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FV	BOK	DKD																								



EXISTING NORTH ELEVATION

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

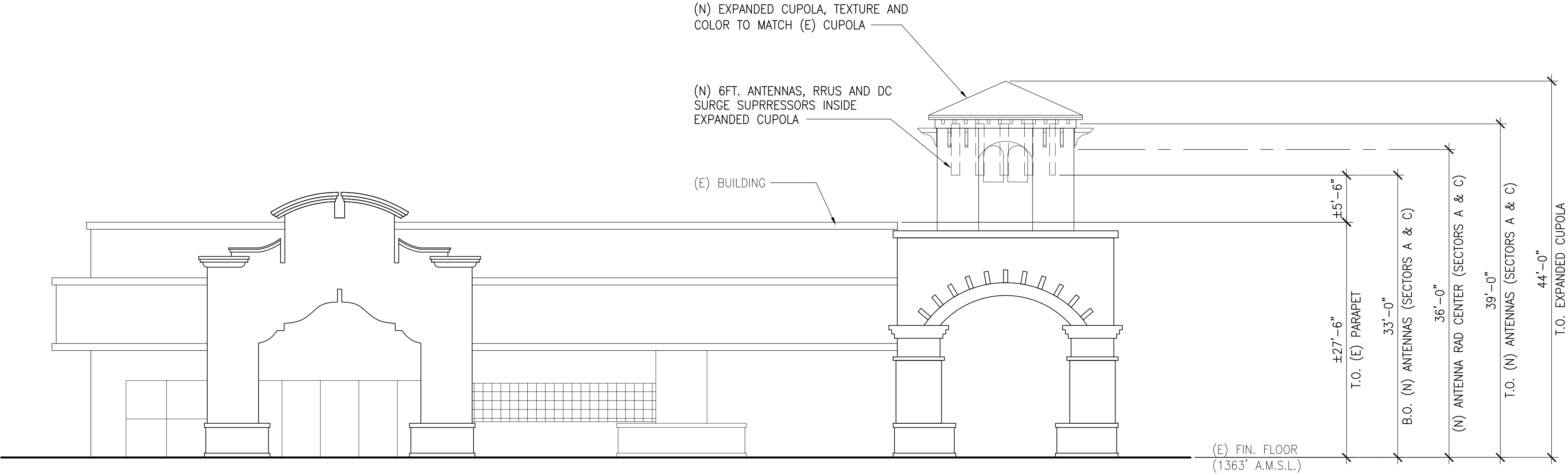
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2'

4'

8'

1



NEW NORTH ELEVATION

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

0

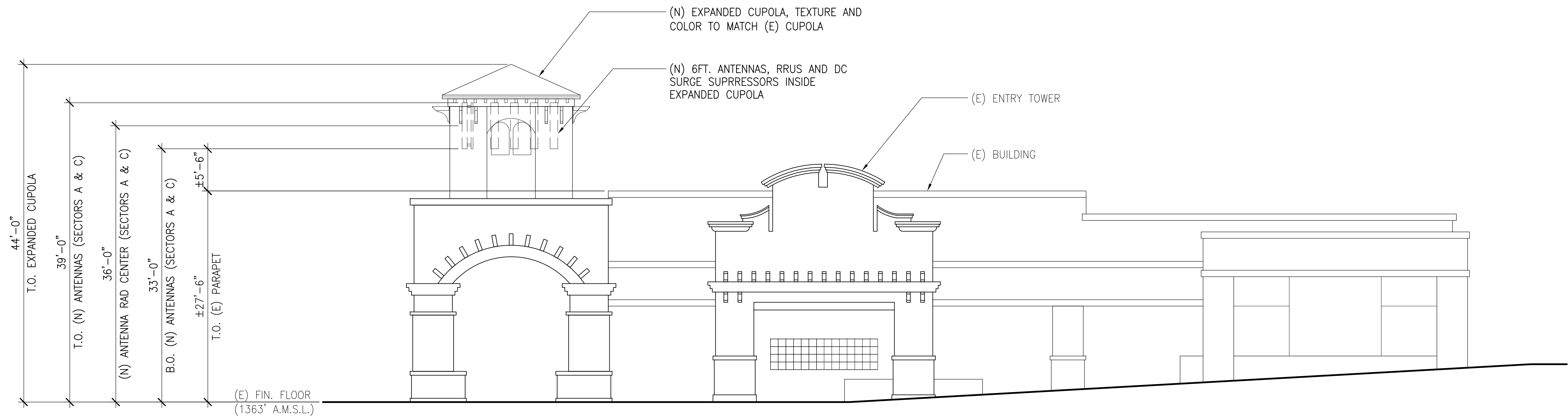
2'

4'

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<div>DCI PACIFIC</div> <div>A E C WORKS</div> <div>ARCHITECTURE ENGINEERING CONSULTING</div> <div>32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</div> <div>T 949 475.1000 949 475.1001 F</div>	<div>VeloTera</div> <div>SERVICES, Inc.</div> <div>7431 LAMPSON AVENUE</div> <div>GARDEN GROVE, CA 92841</div>	<div>NL0446</div> <div>CANYON CENTER</div> <div>19315 SOLEDAD CANYON RD</div> <div>SANTA CLARITA, CA 91351</div>	<div></div> <div>12900 PARK PLAZA DRIVE</div> <div>CERRITOS, CA 90703</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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WEST ELEVATION

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

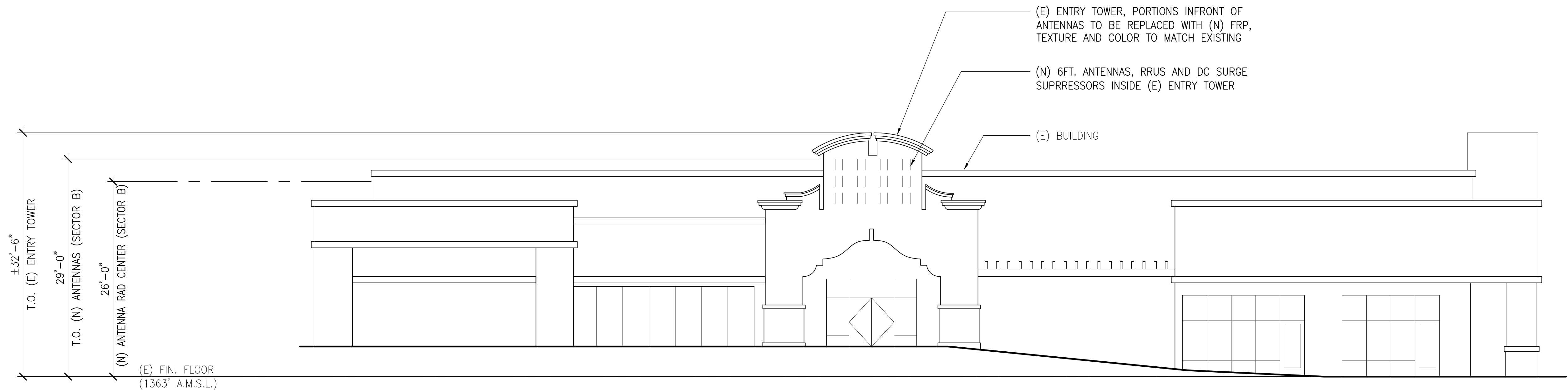
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EAST ELEVATION

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

0

2'

4'

8'

2

<div>DCI PACIFIC</div> <div>A E C WORKS</div> <div>ARCHITECTURE ENGINEERING CONSULTING</div> <div>32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</div> <div>T 949 475.1000 949 475.1001 F</div>	<div>VeloTera</div> <div>SERVICES, Inc.</div> <div>7431 LAMPSON AVENUE</div> <div>GARDEN GROVE, CA 92841</div>	<div>NL0446</div> <div>CANYON CENTER</div> <div>19315 SOLEDAD CANYON RD</div> <div>SANTA CLARITA, CA 91351</div>	<div></div> <div>12900 PARK PLAZA DRIVE</div> <div>CERRITOS, CA 90703</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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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"

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)			
		AIR or NON-AIR	SIZE			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE	
SECTOR "A"	A1	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A2	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A3	UMTS	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A4	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
SECTOR "B"	B1	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B2	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B3	UMTS	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B4	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
SECTOR "C"	C1	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C2	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C3	UMTS	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C4	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)

NOT USED

SCALE:
N.T.S

7

NOT USED

SCALE:
N.T.S

5

ANTENNA & RRU EQUIPMENT TABLES

SCALE:
N.T.S

1

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)			
		AIR or NON-AIR	SIZE			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE	
SECTOR "A"	A1	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A2	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A3	UMTS	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	A4	LTE	HEX	6'	0	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
SECTOR "B"	B1	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B2	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B3	UMTS	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
	B4	LTE	HEX	6'	120	26'-0"	<12'	LDF4 (1/2")	+/- 235' (AWG #8)
SECTOR "C"	C1	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C2	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C3	UMTS	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)
	C4	LTE	HEX	6'	240	36'-0"	<12'	LDF4 (1/2")	+/- 130' (AWG #8)

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
T 949 475.1000 | 949 475.1001 F

VeloTera

SERVICES, Inc.

7431 LAMPSON AVENUE
GARDEN GROVE, CA 92841

NL0446
CANYON CENTER

19315 SOLEDAD CANYON RD
SANTA CLARITA, CA 91351

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

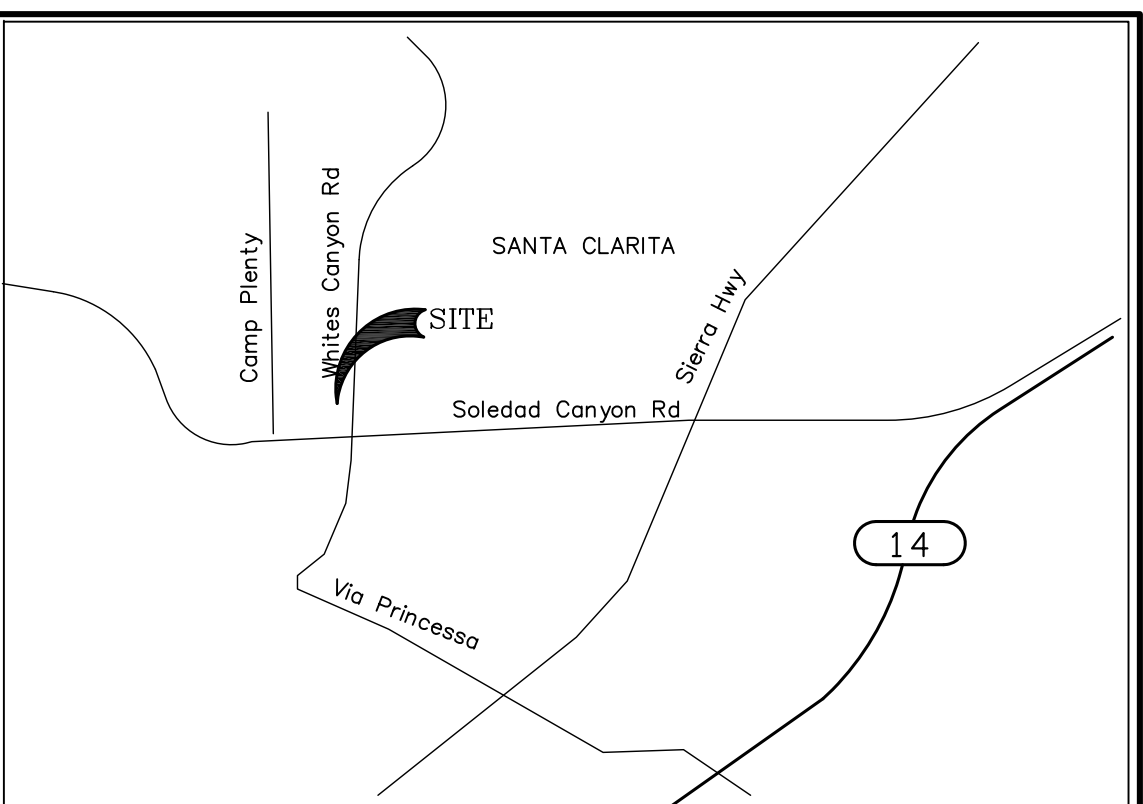
1	03/06/14	PLANNING COMMENT -- ADDRESS CHANGE	FV	BOK	DKD				
0	11/19/13	ISSUED FOR ZONING PERMIT (100% ZD)	FV	BOK	DKD				
A	10/15/13	ISSUED FOR ZD REVIEW AND COMMENT (90% ZD)	FV	BOK	DKD				
NO.	DATE	REVISIONS	BY	CHK	APP'D				
SCALE		AS SHOWN	DESIGNED		DRAWN				

SHEET TITLE

ANTENNA & RRU EQUIPMENT TABLES

SHEET NUMBER

A06

**SCALE:**

1"=10'

ASSESSOR'S PARCEL NUMBER(S) 2803-037-020 & 006

BASIS OF BEARINGS: (NAD 83; Epoch 2010)

THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA STATE
PLANE COORDINATE SYSTEM - ZONE 6. 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 GEOID 2012 CORRECTIONS APPLIED.

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: Los Angeles Effective Date: 9/26/2008
Map/Panel: 06037C0840F
The Flood Zone Designation for this site is: ZONE: X

3. 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.

4. Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

5. 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.

6. Field survey completed on OCTOBER 8, 2013.

VICINITY MAP

TITLE REPORT NOTES CONTINUED:

ITEM #11 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Edison Company, a Corporation
 Purpose: Public utility
 Recording Date: June 4, 1969
 Recording No: as Instrument No. 2919, in Book D4391, Page 375, Official Records
 (DOES NOT AFFECT PROJECT ON ROOF)

ITEM #12 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Gas Company, a Corporation
 Purpose: Pipe lines
 Recording Date: August 22, 1969
 Recording No: as Instrument No. 3539, in Book D4475, Page 756, Official Records
 (DOES NOT AFFECT PROJECT ON ROOF)

ITEM #13 – The effect of the filing of Parcel Map No. 1410, in Book 21, Page 98, of Parcel Maps, which recites in part as follows: "Division of Land for Purposes of Lease Only".
(AS SHOWN HEREON-BOUNDARY)

ITEM #14 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Edison Company, a Corporation
 Purpose: Underground electrical supply systems and communication systems
 Recording Date: March 12, 1970
 Recording No: as Instrument No. 2082, Official Records
 (DOES NOT AFFECT PROJECT ON ROOF)

ITEM #16 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company
Purpose: Public utilities
Recording Date: June 28, 1985
Recording No.: as Instrument No. 85-754495, Official Records
(EXACT LOCATION IS NOT DISCLOSED FROM RECORD)

ITEM #17 - Easement(s) for the purpose(s) shown below and rights
 incidental thereto, as granted in a document:
 Granted to: The City of Santa Clarita
 Purpose: road and incidental purposes
 Recording Date: October 23, 1992
 Recording No: as Instrument No. 92-1961086, Official Records
 (DOES NOT AFFECT PROJECT ON ROOF)

ITEM #19 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Santa Clarita Water Company, a Corporation, its successors and assigns
 Purpose: Water line and incidental purposes
 Recording Date: September 15, 2000
 Recording No: as Instrument No. 00-1448500, Official Records
 (DOES NOT AFFECT PROJECT ON ROOF)

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 IS NOT SITUATED ON ANY PLOTTABLE EASEMENT SHOWN ON SAID TITLE REPORT."

ITEM #14 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company, a Corporation
Purpose: Underground electrical supply systems and communication systems
Recording Date: March 12, 1970
Recording No: as Instrument No. 2082, Official Records
(DOES NOT AFFECT PROJECT ON ROOF)

ITEM #16 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company
Purpose: Public utilities
Recording Date: June 28, 1985
Recording No: as Instrument No. 85-754495, Official Records
(EXACT LOCATION IS NOT DISCLOSED FROM RECORD)

ITEM #17 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Santa Clarita
Purpose: road and incidental purposes
Recording Date: October 23, 1992
Recording No: as Instrument No. 92-1961086, Official Records
(DOES NOT AFFECT PROJECT ON ROOF)

ITEM #19 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Santa Clarita Water Company, a Corporation, its successors and assigns
Purpose: Water line and incidental purposes
Recording Date: September 15, 2000
Recording No: as Instrument No. 00-1448500, Official Records
(DOES NOT AFFECT PROJECT ON ROOF)

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 IS NOT SITUATED ON ANY PLOTTABLE EASEMENT SHOWN ON SAID TITLE REPORT."

TITLE REPORT NOTES

GENERAL NOTES



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

NL0446
CANYON CENTER

19351 SOLEDAD CANYON ROAD
SANTA CLARITA, CA 91351



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

B	3/01/14	TITLE REVIEW		DAF	DAF	DAF
A	10/10/13	80% ZONING DRAWINGS		DAF	DAF	DAF
NO.	DATE	REVISIONS		BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN			

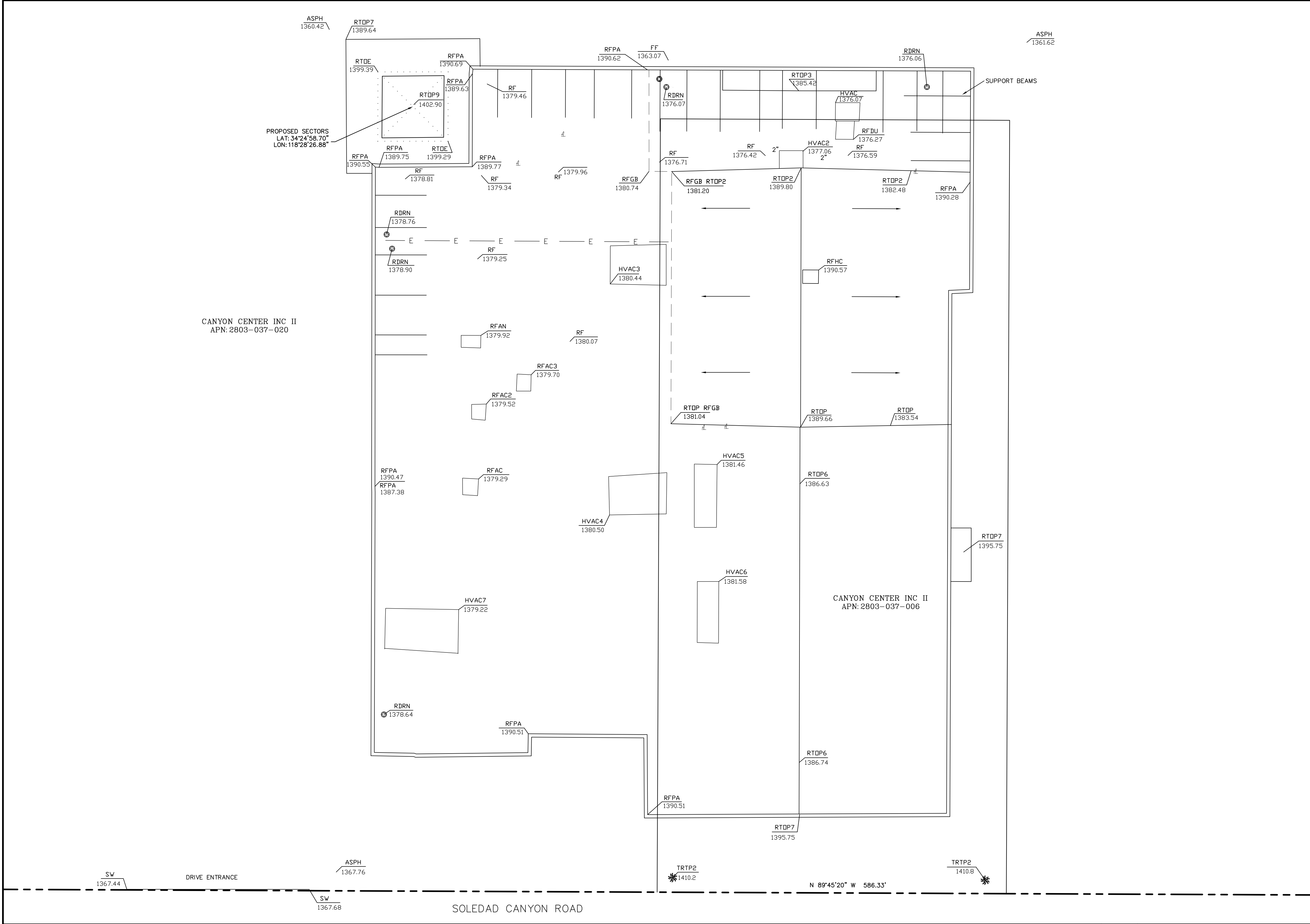


SHEET TITLE

SHEET NUMBER

TOPOGRAPHIC SURVEY

B01



LEGEND

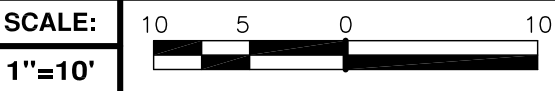
These standard symbols will be found in the drawing.

- MONUMENT FOUND
- ROOF STORM DRAIN
- ROOF VENT
- SATALITE DISH
- TREE PALM
- ELECTRICAL COAX
- ASPHALT SURFACE
- FINISH FLOOR
- FLOWLINE CURB & GUTTER
- HEATER/AIR CONDITIONER
- ROOF STORM DRAIN
- ROOF FLOOR
- ROOF AIR CONDITIONER
- ROOF FAN
- ROOF DUCTS
- ROOF GRADE BREAK
- ROOF HATCH
- ROOF PARAPET
- ROOF TOE
- ROOF TOP
- SIDEWALK
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- 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.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 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.
- Field survey completed on OCTOBER 8, 2013.

DETAIL SITE PLAN



GENERAL NOTES

<p>FLOYD SURVEYING 2621 GREEN RIVER RD. STE 105—202 CORONA, CA 92882 CELL: (949) 200-0626 EMAIL: fsi@floydsurveying.com</p>	<p>DCI PACIFIC A E C WORKS</p> <p>ARCHITECTURE • ENGINEERING • CONSULTING 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614 PHONE: (949) 475-1000 FAX: (949) 475-1001</p>	<p>NL0446 CANYON CENTER</p> <p>19351 SOLEDAD CANYON ROAD SANTA CLARITA, CA 91351</p>	<p>12900 PARK PLAZA DRIVE CERRITOS, CA 90703</p>	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td>3/01/14</td><td>TITLE REVIEW</td><td></td><td>DAF</td><td>DAF</td></tr><tr><td>A</td><td>10/10/13</td><td>80% ZONING DRAWINGS</td><td></td><td>DAF</td><td>DAF</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td>SCALE</td><td>AS SHOWN</td><td>DESIGNED</td><td></td><td></td><td>DRAWN</td></tr></table>													B	3/01/14	TITLE REVIEW		DAF	DAF	A	10/10/13	80% ZONING DRAWINGS		DAF	DAF	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE	AS SHOWN	DESIGNED			DRAWN		<p>SHEET TITLE</p> <p>TOPOGRAPHIC SURVEY</p>	<p>SHEET NUMBER</p> <p>B02</p>
B	3/01/14	TITLE REVIEW		DAF	DAF																																						
A	10/10/13	80% ZONING DRAWINGS		DAF	DAF																																						
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SCALE	AS SHOWN	DESIGNED			DRAWN																																						



NL0446 CANYON CENTER

19351 SOLEDAD CANYON ROAD SANTA CLARITA CA 91351







NL0446 CANYON CENTER

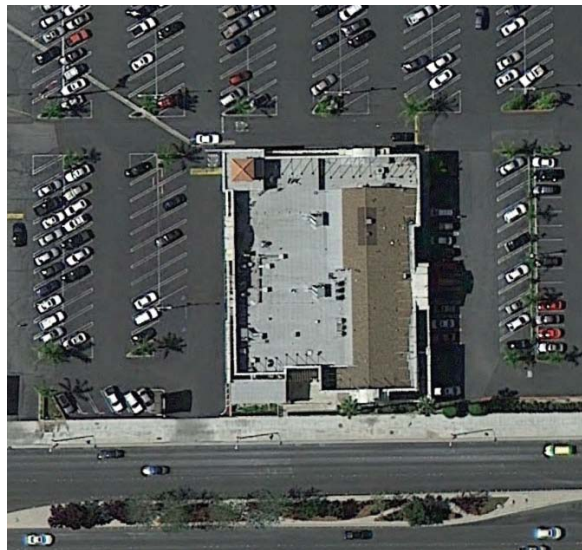
19351 SOLEDAD CANYON ROAD SANTA CLARITA CA 91351



Environmental Noise Assessment Report

Site No. NL0446
Canyon Center
19351 Soledad Canyon Road
Santa Clarita, CA

EBI Project No. 21140015
January 31, 2014



Prepared for:



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

Prepared by:



TABLE OF CONTENTS

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APPENDICES

- Appendix A Sound Monitoring Data & Notes**
- Appendix B EBI – Environmental Noise Model Results**
- Appendix C Equipment Specifications**

1.0 EXECUTIVE SUMMARY

AT&T, proposes to locate an unstaffed wireless telecommunications facility at the site NL0446. This site is located in a commercial building in a strip mall area at 19351 Soledad Canyon Road, Santa Clarita, CA, and is herein referred to as 19351 Soledad Canyon Road.

A study of the noise effects from the proposed climate controlled equipment enclosure on nearby areas was performed by EBI Consulting. Existing sound levels on the site property lines were measured on January 27, 2014. Acoustic modeling was done to predict both daytime and nighttime future sound levels and assess the potential change in existing sound levels. This report evaluates the compliance for the 19351 Soledad Canyon Road site in relation to relevant local noise guidelines.

Based on the results of this study, EBI concludes that the Canyon Center project will be in compliance with the City of Santa Clarita and most recent noise ordinance 11.44.040 noise limits concerning the sound level limits at all project property lines.

2.0 BACKGROUND

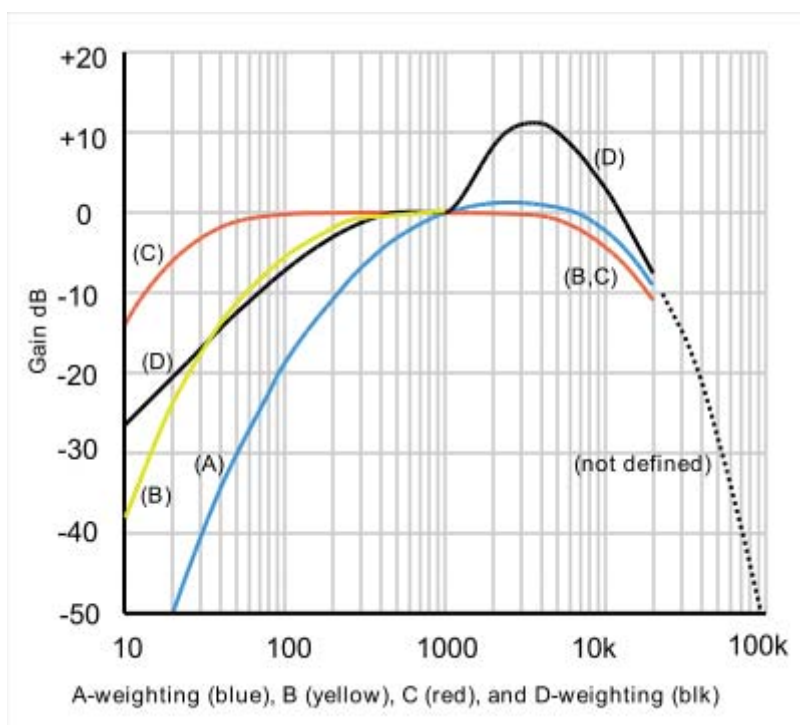
All sounds originate from a source. The sound energy, produced by a source, creates variations in air pressure which travel in all directions much like a wave ripples across the water. The “loudness” or intensity of a sound depends on the sound pressure level, defined as the ratio of two pressures: the measured sound pressure from the source divided by a reference pressure (i.e. threshold of human hearing). The most common approach to sound level measurement is to use 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 1 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 from moment to moment. Some sounds are sharp impulses lasting a very short time, while others rise and fall over much 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 actually occurred during that same time. 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 S1.4-1983¹.

¹ 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 NOISE COMMUNITY NOISE
TABLE OF APPLICABLE EXTERNAL NOISE LIMITS**

Land Use	Time of Day	One-Hour Average Sound Level (decibels)
Residential Zone	7 a.m. to 10 p.m.	65
	10 p.m. to 7 a.m.	55
Commercial and Manufacturing	7 a.m. to 10 p.m.	80
	10 p.m. to 7 a.m.	70

Correction to Noise Limits:

Noise Condition	Correction (in dB)
Repetative 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 NL0446 is located near the southern boarder of the strip mall located at 19351 Soledad Canyon Road, Santa Clarita, CA. The residential area surrounding the site is zoned commercial by the City of Santa Clarita zoning map², and therefore noise generated by the installed equipment is subject to the limitations in the Commercial and Manufacturing category of Table 2. The equipment cabinet(s) are to be located inside the rooftop attic of the existing building. Figure 1 presents the proposed equipment cabinet location, monitoring locations, and property line(s).

²City of Santa Clarita "Official Zoning Map," July 2013. Online: <http://www.santa-clarita.com/modules/showdocument.aspx?documentid=7873>

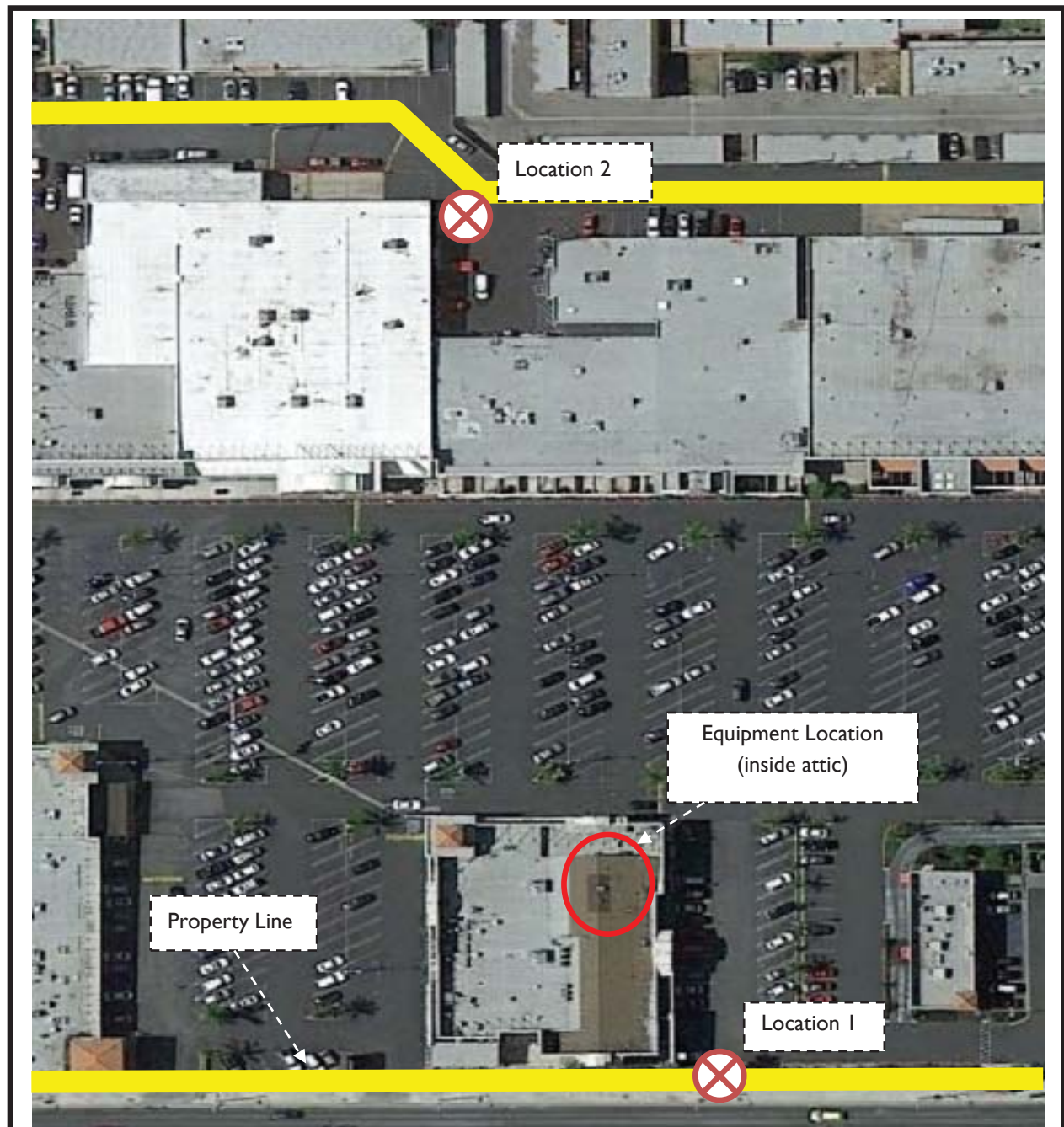


FIGURE I – AERIAL SITE AND MONITORING LOCATIONS

Noise Compliance Survey

Canyon Center
NL0446
19351 Soledad Canyon Road, Santa Clarita, CA
Site Visit Date: January 27, 2014

5.0 AMBIENT SOUND LEVEL MEASUREMENTS

Short-term (20 minute) sound monitoring, day and night, was performed in the area surrounding the proposed location on January 27, 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 S12.9³. All data were downloaded to a computer following the measurement session. The sound data are shown in Appendix A and are summarized in Table 3.

**TABLE 3 – AMBIENT SOUND LEVEL MONITORING RESULTS
JANUARY 27, 2014**

Location	Description	Time	L _{eq} (dBA)
Loc-1	South Property Line	12:18 pm – 12:39 pm	70.6
		11:18 pm – 11:39 pm	59.9
Loc-2	North Property Line	1:00 pm – 1:21 pm	60.9
		11:46 pm – 12:07 am	55.1

³ 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

Post construction sound level effects from the proposed equipment at the site property lines were calculated with the EBI Consulting – Environmental Noise Model (EBI-ENM). EBI-ENM is a sophisticated spreadsheet model for sound propagation and attenuation based on International Standard ISO 9613⁴ and other industry accepted calculation standards. Atmospheric absorption, the process by which sound energy is absorbed by the air, is calculated using the Volpe Method⁵ which is consistent with ANSI S1.26-1995⁶. The absorption of sound assumes standard dry conditions and is significant at great distances. The EBI-ENM model uses the Modified Kurze-Anderson Formula⁷ to predict the insertion loss of any barriers intersecting the line-of-sight between the receiver and the sound source. Complete modeling output sheets from the EBI-ENM are contained in Appendix B. Table 4 and Table 5 summarize the results of the acoustic modeling.

Predictive post-construction noise levels were calculated for site NL0446 using measured existing noise levels and acoustical specifications for four (4) Argus Cabinets. In addition barrier calculations were performed in the modeling analysis to reflect acoustical attenuation provided by the exterior walls of the equipment storage unit.

⁴ International Standard, ISO 9613-2, Acoustics – Attenuation of Sound During Propagation Outdoors, -- Part 2 General Calculation Method.

⁵ Rickley, E., Fleming, G., & Roof, C. *Simplified Procedure for Computing Absorption of Sound by the Atmosphere*, Noise Control Engineering, US, 2007

⁶ American National Standards Institute, ANSI S1-26-1995, American National Standard Method for the Calculation of the Absorption of Sound by the Atmosphere, 1995

⁷ Menounou, P. *A Correction to Maekawa's Curve for the Insertion Loss Behind Barriers*. Journal of Acoustical Society of America, Vol. 101, Issue 4, 2001

TABLE 4 – ACOUSTIC MODELING RESULTS

Source Name	Description	Equipment Noise Impact (dBA)		
Argus Cabinet	Equipment Cabinet Climate Control Unit	Source	Loc-1	Loc-2
		65.0	21.5	11.2
Argus Cabinet	Equipment Cabinet Climate Control Unit	65.0	21.7	11.2
Argus Cabinet	Equipment Cabinet Climate Control Unit	65.0	21.7	11.2
Argus Cabinet	Equipment Cabinet Climate Control Unit	65.0	21.8	11.2

TABLE 5 – POST CONSTRUCTION SOUND LEVEL RESULTS

Location	Existing Condition (dBA)		Future Condition (dBA) and Increase (±dB) w/ Proposed Equipment	
	Daytime	Nighttime	Daytime	Nighttime
Loc-1 South Property Line	70.6	59.9	70.6 (+0)	59.9 (+0)
Loc-2 North Property Line	60.9	55.1	60.9 (+0)	55.1 (+0)

7.0 RESULTS AND CONCLUSIONS

The City of Santa Clarita Municipal Code stipulates for an area zoned residential the noise limit shall not exceed 80 dBA between the daytime hours of 7:00 a.m. to 10:00 p.m., and the nighttime hours of 10:00 p.m. to 7:00 a.m. the noise level shall not exceed a level of 70 dBA. For site NL0446, worst case predictive modeling for the post construction noise contribution of the proposed AT&T equipment showed no net increased above ambient measurements.

8.0 LIMITATIONS

This report was prepared for the use of AT&T. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date and time of the investigation. Reported noise levels contained herein are a factor of meteorological and environmental conditions present at the time of the site survey, and represent “typical” site noise levels. Measurement and calculations contained in this report should be considered accurate to within one decibel. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report and has been designed to address the City of Santa Clarita and most recent noise ordinance 11.44.040 noise limits

9.0 REVIEWER CERTIFICATION

I, Cynara Cannatella, state that:

- I am an employee of Envirobusiness Inc. (d/b/a EBI Consulting), which provides acoustic survey and compliance services to the wireless communications industry. I have reviewed the data collected during the site survey which is incorporated into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Sincerely,
By EBI Consulting



Cynara Cannatella
Senior Engineer

APPENDIX A

SOUND MONITORING DATA & NOTES

Day Reading 1

	FREQ32HZ	FREQ63HZ	FREQ125H	FREQ250H	FREQ500H	FREQ1KHZ	FREQ2KHZ	FREQ4KHZ	FREQ8KHZ	FREQ16KH
	67.8	72.4	69.8	67.9	67.1	69.3	63	50.3	39.6	28.8
	68.1	71.4	70	66.7	65.9	67.8	61.7	49.6	39.6	30
	66.9	70.8	68.5	66.9	64.8	66.7	60.6	49.1	38	27.1
	69.4	73.9	70.7	68.5	66.6	67.9	61.8	50.5	45	41.5
	68.6	77.2	74.7	69.1	67.4	68.2	62	51.3	41.7	33.3
	68.16	73.14	70.74	67.82	66.36	67.98	61.82	50.16	40.78	32.14
	68.16	73.14	70.74	67.82	66.36	67.98	61.82	50.16	40.78	32.14
Average	68.16	73.14	70.74	67.82	66.36	67.98	61.82	50.16	40.78	32.14

Day Reading 2

	FREQ32HZ	FREQ63HZ	FREQ125H	FREQ250H	FREQ500H	FREQ1KHZ	FREQ2KHZ	FREQ4KHZ	FREQ8KHZ	FREQ16KH
	64.1	68.9	66.2	56.8	55.3	54.9	48.1	35.5	28.2	19.7
	62.3	66.1	66.2	61	58.9	56.4	47.8	36.7	27.4	19.7
	63.4	63.3	61.1	57.6	56.2	56.3	47.8	37.4	28.5	18.6
	79.3	72.6	70.7	69.7	66.9	64.5	62.1	57.7	48.4	39.9
	64.6	63.5	62.2	56	53.8	54.1	45.9	35.8	27.7	19.1
	66.74	66.88	65.28	60.22	58.22	57.24	50.34	40.62	32.04	23.4
Average	66.74	66.88	65.28	60.22	58.22	57.24	50.34	40.62	32.04	23.4

Night Reading 1

	FREQ32HZ	FREQ63HZ	FREQ125H	FREQ250H	FREQ500H	FREQ1KHZ	FREQ2KHZ	FREQ4KHZ	FREQ8KHZ	FREQ16KH
	58.7	58	57.5	54.5	53.3	56.7	50.1	37.5	30.3	17.3
	63.3	66.3	66.1	60.3	57.2	57.1	50.9	39.7	31.4	18.6
	60.6	65.6	62.9	55.3	53.2	54.3	49.7	39.8	33.4	22.1
	60.9	60	59.9	55.4	54	55.2	49.6	37.5	29.9	18.7
	63.3	60.2	61.9	56.8	53.5	56.2	51.5	38.4	29.7	16
	61.36	62.02	61.66	56.46	54.24	55.9	50.36	38.58	30.94	18.54
Average	61.36	62.02	61.66	56.46	54.24	55.9	50.36	38.58	30.94	18.54

Night Reading 2

	FREQ32HZ	FREQ63HZ	FREQ125H	FREQ250H	FREQ500H	FREQ1KHZ	FREQ2KHZ	FREQ4KHZ	FREQ8KHZ	FREQ16KH
	51.1	55.2	54.4	51	48.3	50.2	42	29.5	18.6	15
	57.8	55	55.9	53.4	52.8	53.9	46	32.7	20.8	15.2
	52.3	53	53.6	51	51.4	53.6	45.5	32	22	15.3
	52.3	55.5	55.9	55	53.4	53.3	45.7	32.8	21.4	14.2
	55.4	58.2	54.9	50.9	50.7	53	45.5	35.3	26.8	17.6
	53.78	55.38	54.94	52.26	51.32	52.8	44.94	32.46	21.92	15.46
Average	53.78	55.38	54.94	52.26	51.32	52.8	44.94	32.46	21.92	15.46

EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: 21140015 Client Site #: NL0446
 Performed By: Aaron Donnelly

[illegible]


EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: 21140015 Client Site #: NLO
 Performed By: Aaron Donnelly

[illegible]


EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: 21140015 Client Site #: NL0446
 Performed By: Aaron Donnelly

MEASUREMENT			MEASUREMENT LOCATION (SKETCH)	
Location #:	1			
Location:	South property line			
Date:	Monday, January 27, 2014			
Start Time / End Time:	23:18/23:39			
Run #:	#005			
WEATHER CONDITIONS: (per http://www.erh.noaa.gov/)				
	Start	End		
Temperature:	63	63		
Wind Speed:	0	2		
Wind Direction:	N/A	N		
Humidity:	74	74		
Sky:	Clear	Clear		
SOUND SOURCES (order by most prominent)				
1)	Vehicle traffic on Soladad Canyon Road. (15 - 30 vehicles per minute)	5)		
2)		6)		
3)		7)		
4)		8)		
MONITORING NOTES (describe & note time of intrusions, changes in condition, etc.)				
1st 5 minutes;				
2nd 5 minutes;				
3rd 5 minutes;				
4th 5 minutes;				
5th 1 minute;				

EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: 21140015 Client Site #: NLO
 Performed By: Aaron Donnelly

MEASUREMENT		MEASUREMENT LOCATION	
Location #:	2		
Location:	North property line in alley behind stripmall		
Date:	Tuesday, January 28, 2014		
Start Time / End Time:	23:46/00:07		
Run #:	#006		
WEATHER CONDITIONS: (per http://www.erh.noaa.gov/)			
	Start	End	
Temperature:	63	62	
Wind Speed:	0	0	
Wind Direction:	N/A	N/A	
Humidity:	74	74	
Sky:	Clear	Clear	
SOUND SOURCES (order by most prominent)			
1)	Vehicle traffic on Whites Canyon Road (5 - 10 vehicles per minute)	5)	
2)		6)	
3)		7)	
4)		8)	
MONITORING NOTES (describe & note time of intrusions, changes in condition, etc.)			
1st 5 minutes;			
2nd 5 minutes;			
3rd 5 minutes; 2.47 - 3.43 Train Horn			
4th 5 minutes; 0.38 - 1.19 Train Horn, 2.00 - 2.14 Train			
5th 1 minute;			

APPENDIX B

EBI - ENVIRONMENTAL NOISE MODEL RESULTS

Canyon Center / NL0446

[illegible]

Receiver Data

Canyon Center / NL0446

Barrier Attenuation Calculation - Modified Kurze-Anderson Expression of Maekawa Curve*

Canyon Center / NL0446

[illegible]

Atmospheric Absorption Calculation - Volpe Method*

Canyon Center / NL0446

[illegible]

Daytime Sound Level Calculation

Receiver Name	Source Name	ID	Dist. (m)	Lp/Lw	Lp Ref. Dist. (m)	Barrier	Octave Band Sound Pressure Level (SPL) at Receiver (dB)								Broadband SPL (dB)	Broadband SPL (dBA)	
							32	63	125	250	500	1k	2k	4k	8k	16k	
Location 1 Day	-	L1D	-	-	-	-	68.2	73.1	70.7	67.8	66.4	68.0	61.8	50.2	40.8	32.1	70.6
-	Purcell LTE Cabinet (1)	C1	47.0	Lp	1.5	B1	33.7	31.2	27.5	24.2	19.3	14.9	11.0	5.0	-1.2	-9.6	21.5
-	Purcell LTE Cabinet (2)	C2	46.4	Lp	1.5	B5	33.8	31.3	27.6	24.3	19.4	15.0	11.1	5.1	-1.1	-9.5	21.7
-	Purcell LTE Cabinet (3)	C3	46.0	Lp	1.5	B9	33.9	31.4	27.6	24.4	19.5	15.0	11.2	5.2	-1.1	-9.4	21.7
-	Purcell LTE Cabinet (4)	C4	45.5	Lp	1.5	B13	34.0	31.5	27.7	24.5	19.6	15.1	11.3	5.3	-1.0	-9.2	21.8
-	PREDICTED FUTURE LEVEL						68.2	73.1	70.7	67.8	66.4	68.0	61.8	50.2	40.8	32.1	70.6
Location 2 Day	-	L2D	-	-	-	-	66.7	66.9	65.3	60.2	58.2	57.2	50.3	40.6	32.0	23.4	60.9
-	Purcell LTE Cabinet (1)	C1	136.2	Lp	1.5	B3	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.0	11.2
-	Purcell LTE Cabinet (2)	C2	136.1	Lp	1.5	B7	26.1	22.7	17.8	13.2	7.3	2.4	-1.7	-7.8	-15.3	-34.2	10.0
-	Purcell LTE Cabinet (3)	C3	136.3	Lp	1.5	B11	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.0	11.2
-	Purcell LTE Cabinet (4)	C4	136.5	Lp	1.5	B15	27.3	23.9	18.9	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.1	11.2
-	PREDICTED FUTURE LEVEL						66.7	66.9	65.3	60.2	58.2	57.2	50.3	40.6	32.0	23.4	60.9

Nighttime Sound Level Calculation

Receiver Name	Source Name	ID	Dist. (m)	Lp/Lw	Lp Ref. Dist. (m)	Barrier ID	Octave Band Sound Pressure Level (SPL) at Receiver (dB)								Broadband SPL (dB)	Broadband SPL (dBA)	
Location 1 Night	-	L1N	-	-	-	-	32	61.4	62.0	61.7	56.5	54.2	55.9	50.4	38.6	30.9	18.5
	-	Purcell LTE Cabinet (1)	C1	47.0	Lp	B2	33.7	31.2	27.5	24.2	19.3	14.9	11.0	5.0	-1.2	-9.6	21.5
	-	Purcell LTE Cabinet (2)	C2	46.4	Lp	B7	33.8	31.3	27.6	24.3	19.4	15.0	11.1	5.1	-1.1	-9.5	21.7
	-	Purcell LTE Cabinet (3)	C3	46.0	Lp	B10	33.9	31.4	27.6	24.4	19.5	15.0	11.2	5.2	-1.1	-9.4	21.7
	-	Purcell LTE Cabinet (4)	C4	45.5	Lp	B14	34.0	31.5	27.7	24.5	19.6	15.1	11.3	5.3	-1.0	-9.2	21.8
	-	PREDICTED FUTURE LEVEL					61.4	62.0	61.7	56.5	54.2	55.9	50.4	38.6	31.0	18.6	58.8
Location 2 Night	-	L2N	-	-	-	-	53.8	55.4	54.9	52.3	51.3	52.8	44.9	32.5	21.9	15.5	55.1
	-	Purcell LTE Cabinet (1)	C1	136.2	Lp	B4	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.0	11.2
	-	Purcell LTE Cabinet (2)	C2	136.1	Lp	B8	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.0	11.2
	-	Purcell LTE Cabinet (3)	C3	136.3	Lp	B12	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.0	11.2
	-	Purcell LTE Cabinet (4)	C4	136.5	Lp	B16	27.3	23.9	19.0	14.4	8.5	3.5	-0.5	-6.7	-14.1	-33.1	11.2
	-	PREDICTED FUTURE LEVEL					53.8	55.4	54.9	52.3	51.3	52.8	44.9	32.5	21.9	15.5	55.1

EBI Consulting - Environmental Noise Model

Daytime Noise Analysis Summary

Canyon Center / NL0446

Receiver Summary	Broadband Sound Level (dBA)	Combined Source Sound Level (dBA)
Location 1 Day		
Existing Noise Level	70.6	
Predicted Future Sound Level	70.6	27.7
Projected Sound Level Increase	+ 0	
Location 2 Day		
Existing Noise Level	60.9	
Predicted Future Sound Level	60.9	17.0
Projected Sound Level Increase	+ 0	

EBI Consulting - Environmental Noise Model

Daytime Noise Analysis Summary

Canyon Center / NL0446

Receiver Summary	Broadband Sound Level (dBA)	Combined Source Sound Level (dBA)
Location 1 Night		
Existing Noise Level	58.8	
Predicted Future Sound Level	58.8	27.7
Projected Sound Level Increase	+ 0	
Location 2 Night		
Existing Noise Level	55.1	
Predicted Future Sound Level	55.1	17.2
Projected Sound Level Increase	+ 0	

APPENDIX C
EQUIPMENT SPECIFICATIONS

FlexSure®

FLX12WS

GR-487 Certified for Wireless Data Broadband Backhaul Applications

Highly-Configurable and Modular

- FlexSure architecture uses interchangeable components to support virtually any configuration
- Expandable architecture allows you to modify the cabinet as application requirements grow
- Optional components may be added to the equipment bay including thermal management, battery base, AC power termination and splice end chamber, and DC power management

Advanced Thermal Management Capabilities

- Direct Air Cooling (DAC) options
- Thermoelectric Cooling (TEC) options
- Air Conditioning options
- Adjust thermal management as requirements change—replace the cabinet door in the field with no service interruption

Unique Cabinet Mounting and Demarcation Options

- Cabinet-on cabinet vertical stacking maximizes available space
- Pad, pole, wall, and H-frame mounting available
- Plinth options allow for simple cable egress
- Sliding demarcation access door



FLX12WS

GR-487 Certified for Wireless Data Broadband Backhaul Applications

Equipment Mounting

- 12RU, 19" or 23" rails, front to back adjustable

Construction Materials

- Material: Aluminum (lightweight, corrosion-resistant)
- Paint: GR-487 tested & certified power coat

Door/Side Panel Construction

- Doors: Front door with door alarm and optional air conditioner, heat exchanger, or fan system
- Latches: Two-point latched, pad lockable

Cable Entry

- (5) 1 3/8", (1) 7/8", (3) 2 1/2", (2) 4 1/8" knockouts

Battery Pedestal

- Accommodates up to 60Ahr batteries

Warranty

- 5 years enclosure/1 year thermal system

Environmental Options

- Thermoelectric Cooler: 400W @ 0°dT, +24VDC, -48VDC, or 120VAC
- Air Conditioner: Up to 2,000 BTU/hr air conditioner with heater
- Heat Exchanger: Up to 39W/ °C heat exchanger, +24VDC or -48VDC
- Fan System: DC powered fan system for equipment cooling

AC Power Options

- 30A-main power with optional transient voltage surge protection, 15A generator connection cable, and 6-position DIN-mounted AC breaker panel (120V or 240V configurations). Optional DIN-mounted TVSS
- 15A GFCI dual outlet receptacle convenience outlet

Mounting Options

- 4" plinth
- 14" plinth
- Pole mount kit
- Wall mount kit
- Vertical cabinet-on-cabinet stacking

Configuration	Variable	Height	Width	Depth
Battery Pedestal	Basic	35.00		
	Demarc Box	41.09		
	Demarc Box, Eye Bolt	43.40		
Plinth	Basic	27.02		
	Demarc Box	33.11		
	Demarc Box, Eye Bolt	35.42		
Side Chamber			33.86	
No Side Chamber			24.00	
ECU	None			20.00
	Heat Exchanger			23.25
	Thermoelectric Cooler			26.50
	Air Conditioner			30.22

Assembly	Weight (Lbs)
Equipment Bay	53
HEX Door	22
TEC Door	59
A/C Door	71
Plinth	8
Battery Pedestal	34
Demarc Box	20
Side Chamber	45

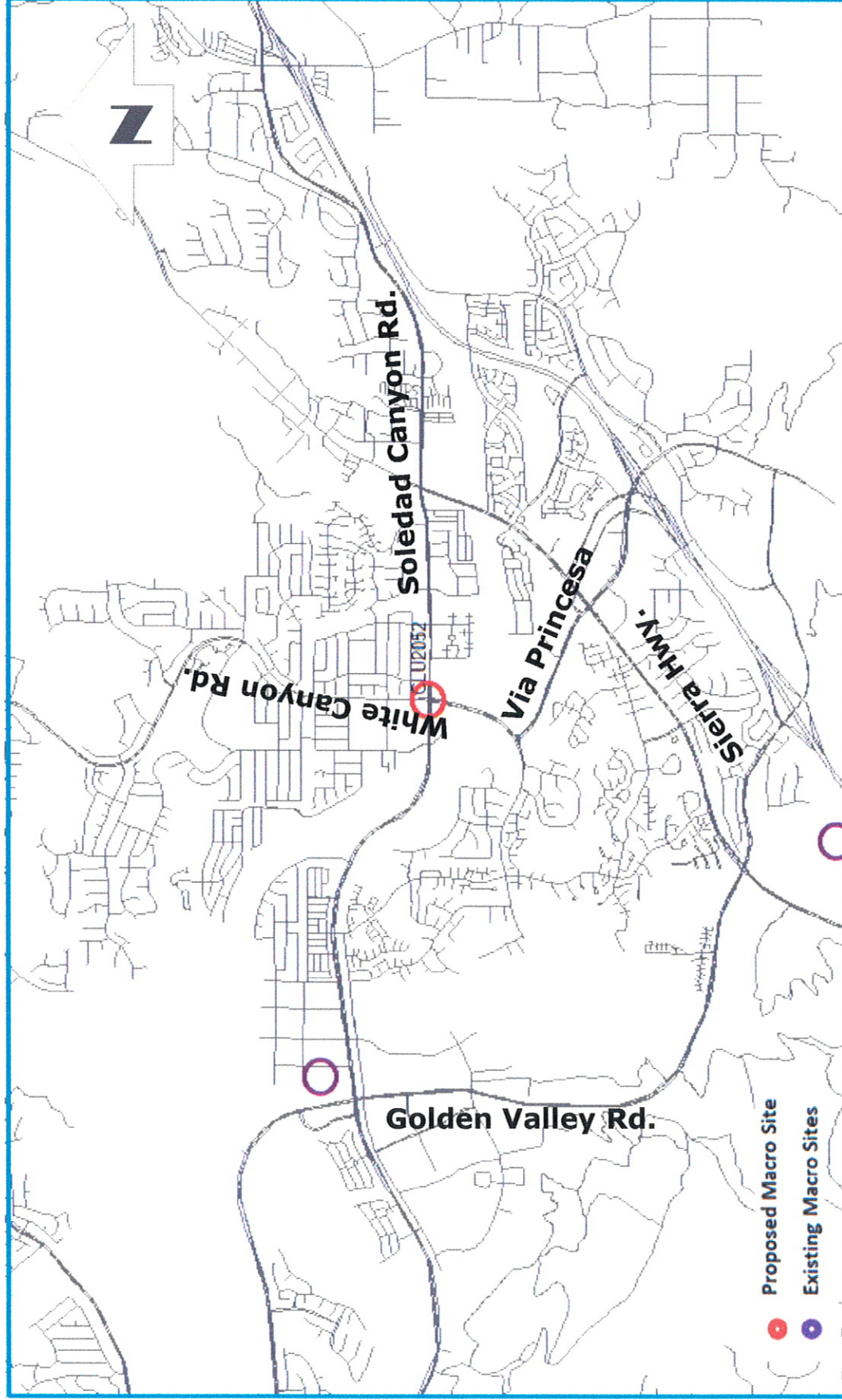
Purcell Systems, Inc.

16125 East Euclid Avenue Spokane Washington 99216

Phone: 509.755.0341 www.purcellsystems.com

Coverage Site: NL0446

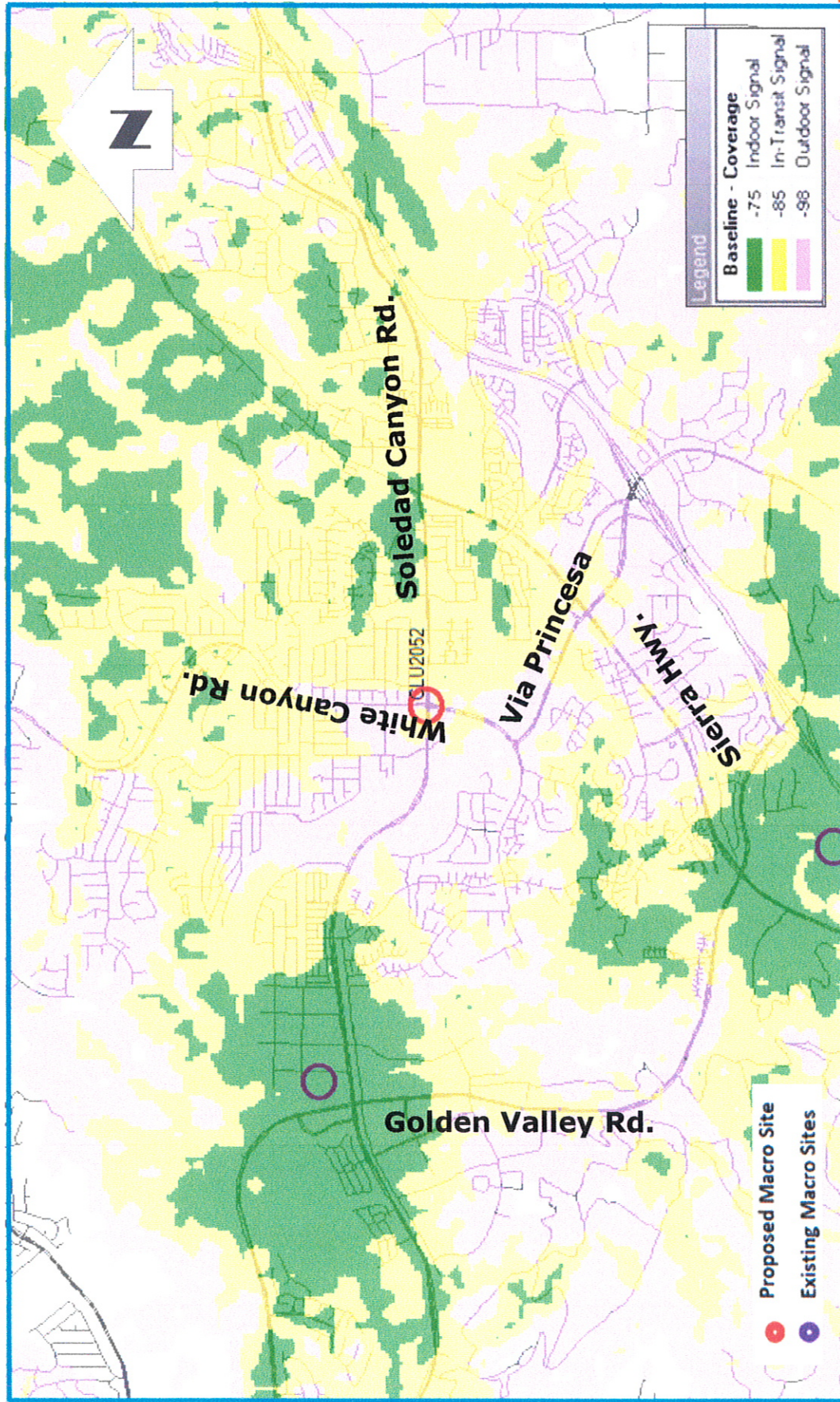
19351 Soledad Canyon Rd, Santa Clarita, CA 91351



November 21, 2013

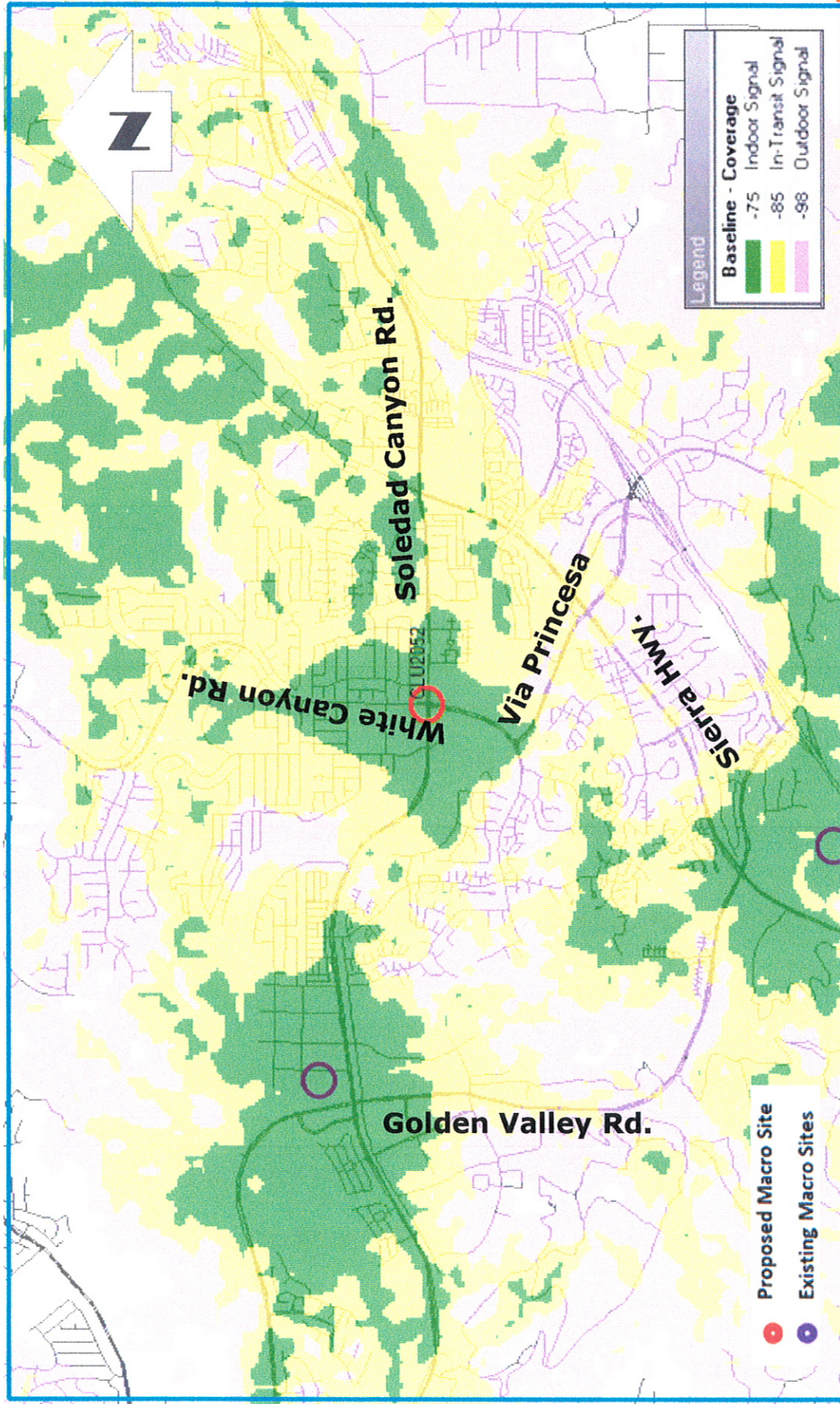


UMTS Coverage – Prior to NSB Site NL0446
Pilot Coverage – RSCP (dBm)



UMTS Coverage – with NL0446 and Neighboring Sites

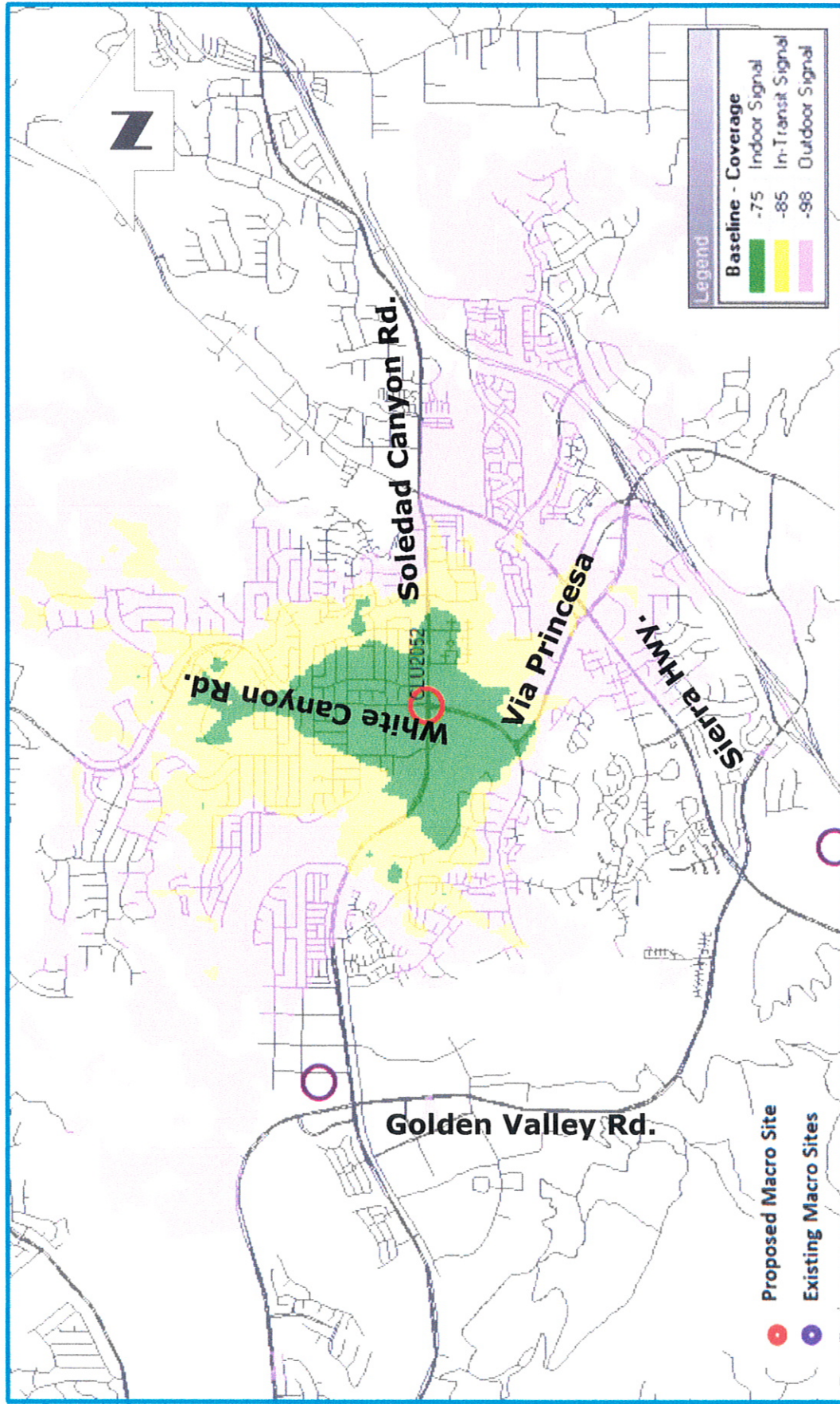
Pilot Coverage – RSCP (dBm)



November 21, 2013

UMTS Coverage – with Site NL0446 STANDALONE

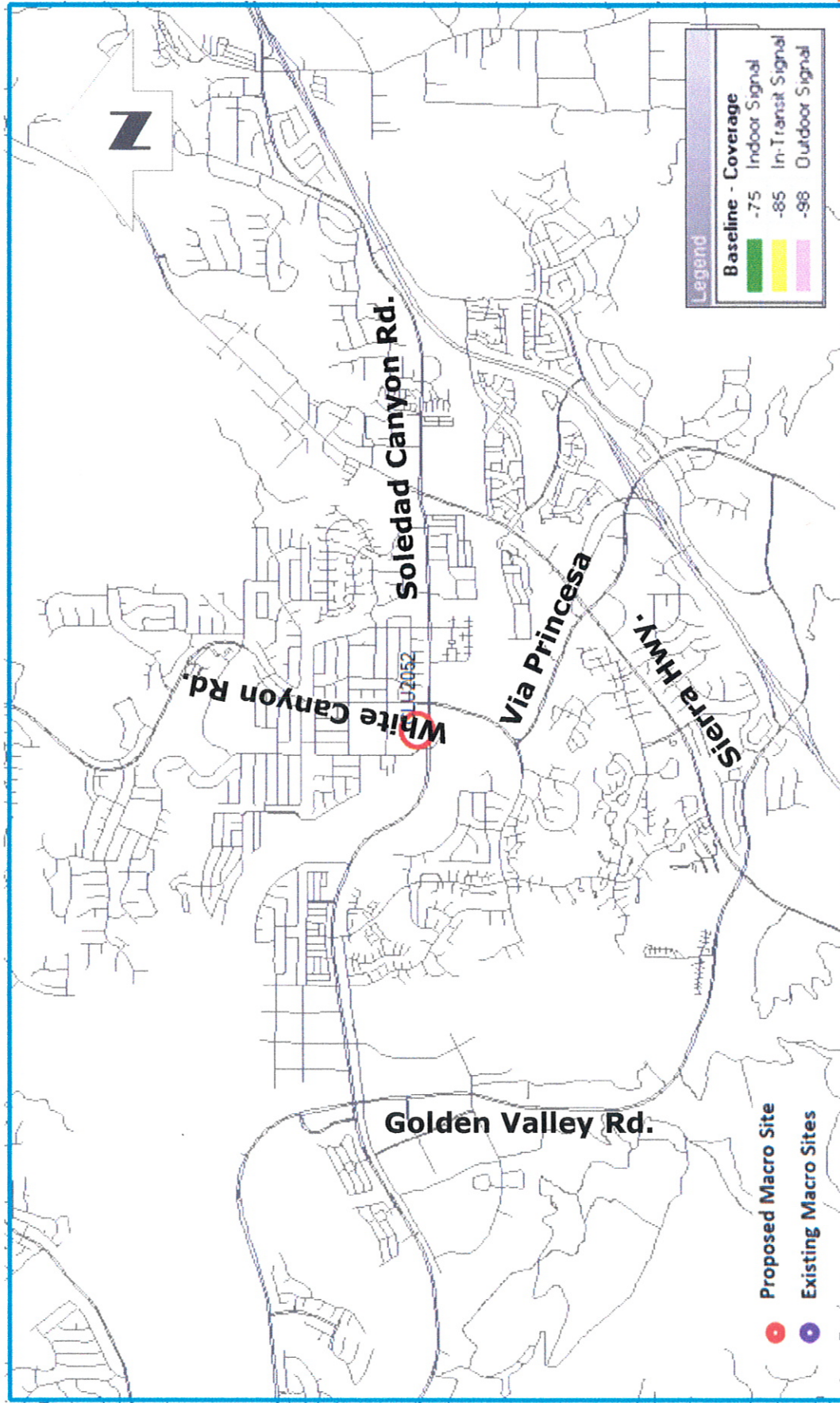
Pilot Coverage – RSCP (dBm)



November 21, 2013



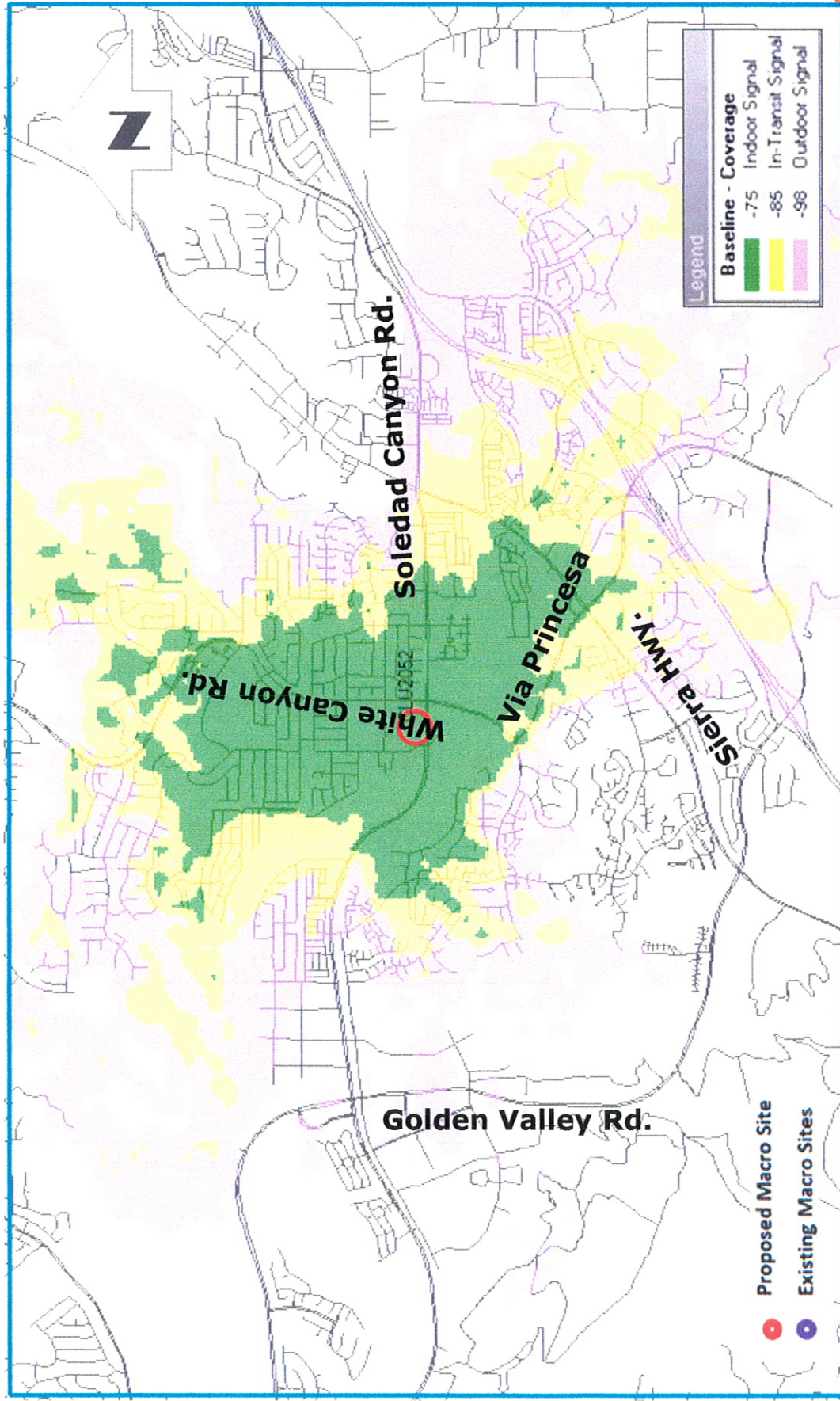
LTE Coverage – Prior to NSB Site NL0446 **Pilot Coverage – RSRP (dBm)**



November 21, 2013

LTE Coverage – with Site NL0446 STANDALONE

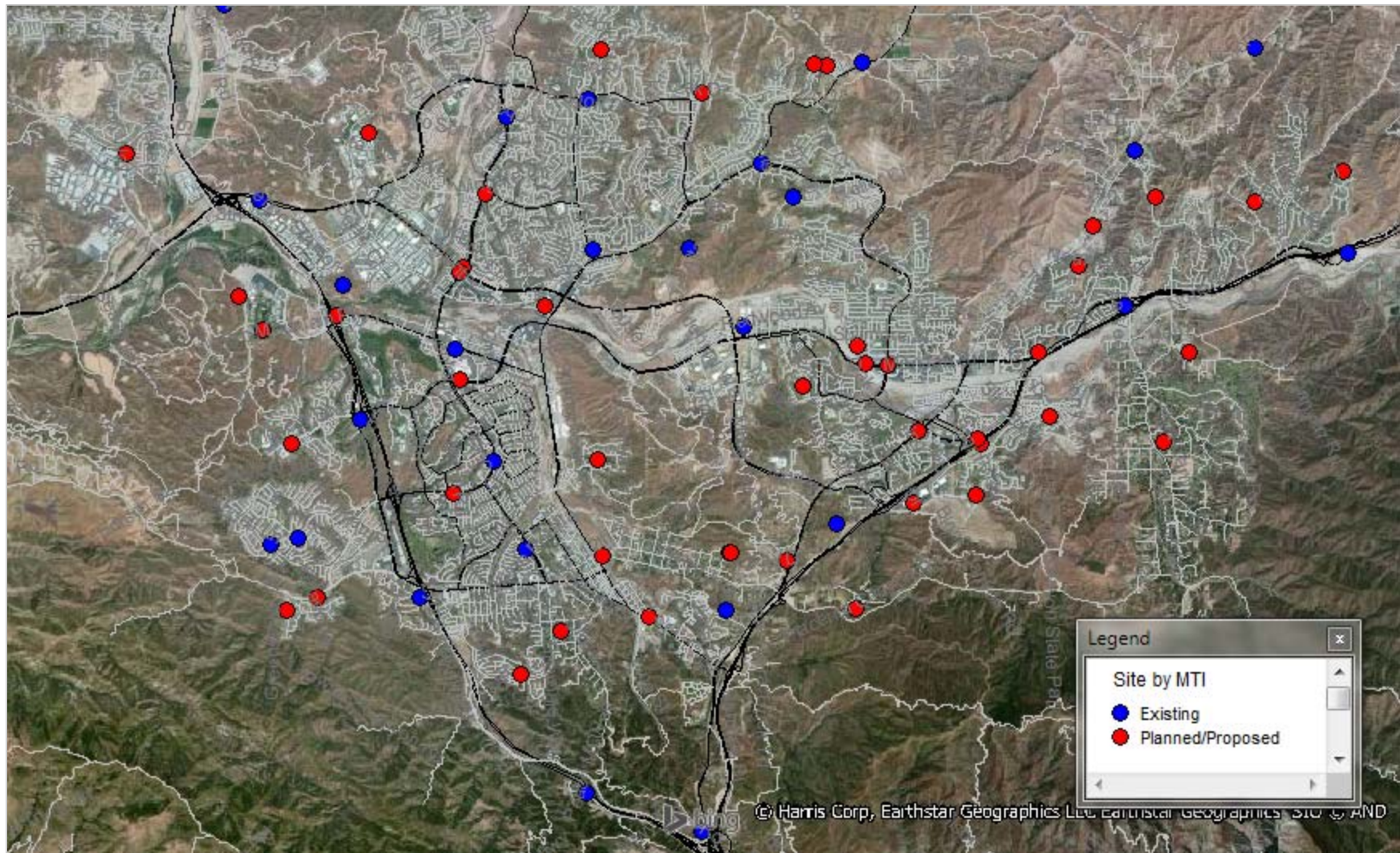
Pilot Coverage – RSRP (dBm)



November 21, 2013



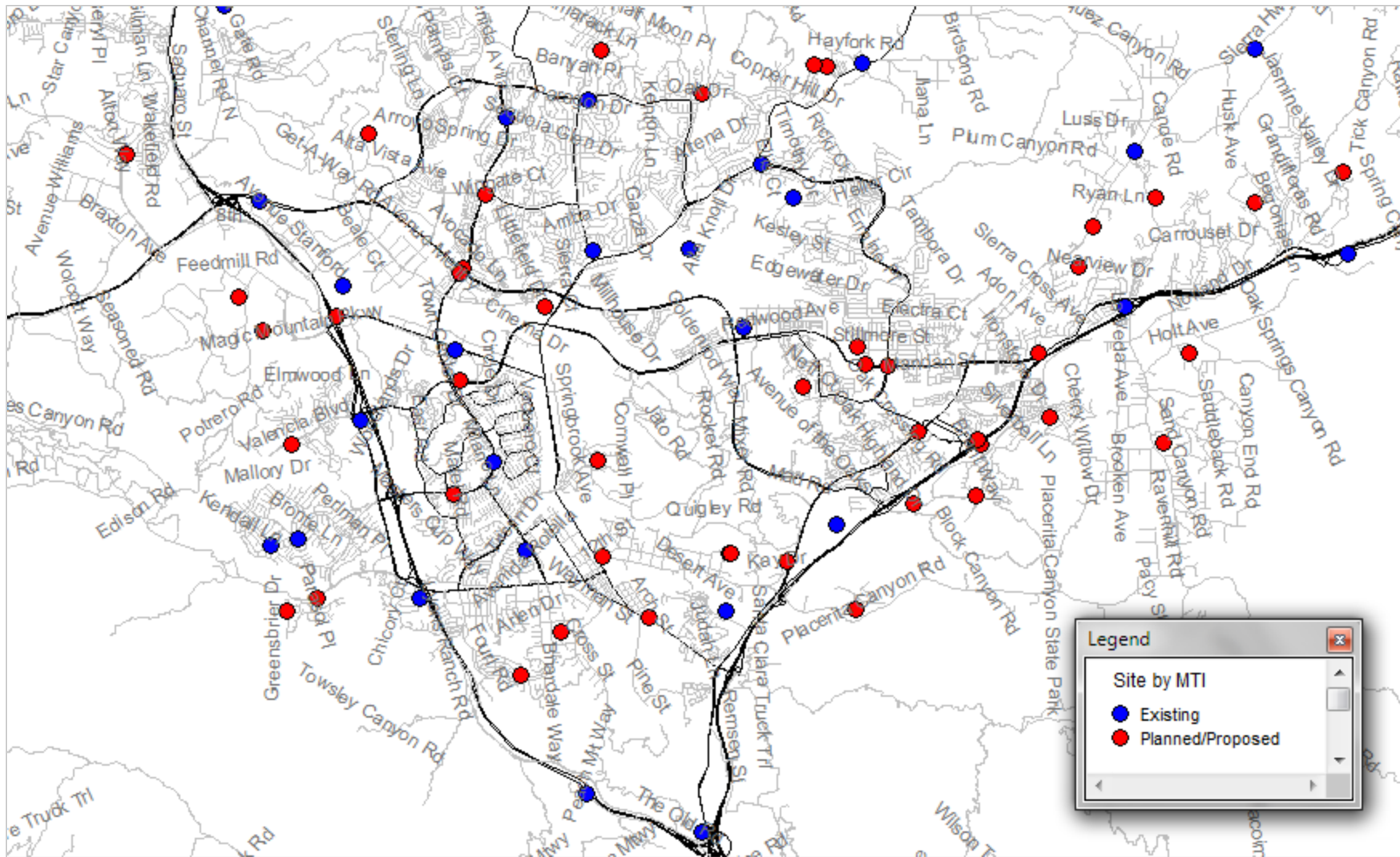
Santa Clarita Site Layout



January 28, 2014



Santa Clarita Site Layout



January 28, 2014





CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

APPLICATION: Master Case 13-187, Conditional Use Permit 13-014

PROJECT LOCATION: 19315 Soledad Canyon Road
(APNs 2803-037-006 & 020)

PROJECT APPLICANT: AT&T

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to allow for the installation of two separate arrays of antenna: the first array of eight antennas being housed in an existing cupola (an architectural feature) located on a commercial building. The height of the cupola would be increased from 40 feet to 44 feet. The entirety of the proposed array would be within the revised cupola. The second array of four antennas would be flush mounted behind an existing façade feature. The façade feature is not proposed to be altered. All antennas would be out of the public view.

The subject property is located with the Community Commercial (CC) zone in the existing Canyon Center commercial complex.

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: April 1, 2014
TIME: 6:00 p.m.
LOCATION: City of Santa Clarita, Council Chambers
23920 Valencia Boulevard, First Floor
Santa Clarita, CA 91355

A NOTICE OF EXEMPTION was prepared for the proposed project. The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15301.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita, at or prior to, the public hearing. Written correspondence received by March 26, 2014 will be included in the written materials received by the Planning Commission prior to the public hearing.

For further information regarding this proposal, please contact the project planner at the City of Santa Clarita Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santa-clarita.com/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: David Peterson, Assistant Planner II, dpeterson@santa-clarita.com.

Jeff W. Hogan, AICP
Planning Manager

Published: The Signal on March 11, 2014

MC 13-187; CUP 13-014
APNs 2803-037-006 & 020



CITY OF SANTA CLARITA
INTEROFFICE MEMORANDUM

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff W. Hogan AICP, Planning Manager

DATE: April 1, 2014

SUBJECT: CONTINUANCE OF MASTER CASE NO. 13-129

As part of its April 1, 2014 regular meeting, the Planning Commission was scheduled to hear Master Case 13-129, a request for a wireless telecommunication facility on an existing residential property located at 18623 Cedar Valley Way. On March 25, 2014, after public notice was given and the site was posted, the City received a request from the applicant asking to continue the public hearing to a date uncertain. The applicant intends to address issues that were identified by staff regarding the proposal.

Please contact me if you have any questions.

JWH:FLF:

S:\CD\CURRENT\!2013\13-129 (CUP for Cedar Valley Cell Site)\Planning Commission\Cont. Staff Report 4-1-14.doc