

**CITY OF SANTA CLARITA
PLANNING COMMISSION MEETING**

**Tuesday, July 21, 2015
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 JUNE 2, 2015, REGULAR MEETING

COMMISSION SECRETARY ANNOUNCEMENT

A. PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 14-132, CONDITIONAL USE PERMIT 14-011,
DEVELOPMENT REVIEW 15-005**

Case Planner: Mike Ascione, Assistant Planner II

Applicant: Verizon Wireless

Location: 23780 Newhall Avenue, Assessor Parcel Number (APN): 2833-032-055

Request: The applicant is requesting a Conditional Use Permit and Development Review to allow for the installation and operation of a wireless telecommunications facility to be located at Stagecoach Plaza commercial shopping center, within the Community Commercial (CC) zone.

Recommendation: Staff recommends that the Planning Commission adopt Resolution P15-10, adopting the Negative Declaration and approving Master Case No. 14-132, Conditional Use Permit 14-011, and Development Review 15-005, to allow for the construction and operation of a wireless telecommunications facility located at 23780 Newhall Avenue, (APN 2833-032-055) in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A).

ITEM 2 MASTER CASE NO. 15-077, MODIFICATION TO DEVELOPMENT AGREEMENT 06-001 AND MASTER PLAN 04-022

Case Planner: Fred Follstad, AICP, Associate Planner

Applicant: Henry Mayo Newhall Memorial Hospital

Location: The project site is located along the west side of McBean Parkway between Orchard Village Road and Avenida Navarre.

Request: The applicant is requesting a modification to the approved Henry Mayo Newhall Memorial Hospital (HMNMH) Master Plan and Development Agreement to allow for an increase in the allowable building square footage of the inpatient building by 34,637 square feet and a reduction of the central plant building by 6,400 square feet. The overall net increase would be 28,237 square feet. There is no increase in the overall height or number of hospital beds of the inpatient building over that approved in the Master Plan. The majority of the increase in square footage would occur on the basement, first, and second levels and is partially required to address state building code updates. The project site is located in the City of Santa Clarita in a P/I (Public/Institutional) zone in the community of Valencia.

Recommendation: Staff recommends that the Planning Commission accept the applicant's letter withdrawing Master Case 15-077 to allow for a modification to the Henry Mayo Newhall Memorial Hospital Master Plan and Development Agreement.


- 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 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 July 17, 2015, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Valencia Library, and the Santa Clarita Sheriff's Station.



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
June 2, 2015
6:00 p.m.**

CALL TO ORDER

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Trautman at 6:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Eichman led the flag salute.

ROLL CALL

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

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES OF THE APRIL 7, 2015, REGULAR MEETING

A motion was made by Commissioner Heffernan and seconded by Vice Chair Ostrom to approve the minutes of the April 7, 2015, regular meeting. Said motion was approved by a vote of 5-0.

MINUTE ACTION

**ITEM 1 DRAFT FISCAL YEAR 2015-2016 CAPITAL IMPROVEMENT
 PROGRAM**

Planning Manager, Jeff Hogan, informed the Commissioners that City staff from CIP and Finance were present if there were any questions.

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to approve, by minute action, Draft Fiscal Year 2015-2016 Capital Improvement Program. A roll call vote was taken and was carried by a vote of 5-0.

PUBLIC HEARING

ITEM 2 MASTER CASE NO. 15-049, TENTATIVE PARCEL MAP 69116

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

The public hearing was opened at 6:09 p.m.

No one spoke in support or opposition of the project.

No comment cards were received.

The public hearing was closed at 6:09 p.m.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Eichman to adopt Resolution P15-06, approving Master Case 15-049, Tentative Parcel Map 69116, to allow for the subdivision of one lot into eight lots, located at 26501 Carl Boyer Drive (APN 2836-016-044) subject to the attached conditions of approval (Exhibit "A"). A roll call vote was taken. Said motion was carried by a vote of 5-0.

ITEM 3 MASTER CASE NO. 15-070, TEMPORARY USE PERMIT 15-018

Patrick Leclair, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 6:14 p.m.

Hunt Braly spoke on behalf of the applicant. Lynn LaRocque submitted a speaker card in support but did not speak on the item.

Vanessa Foreman spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 6:18 p.m.

A motion was made by Commissioner Heffernan and seconded by Commissioner Burkhart to adopt Resolution P15-05, approving Master Case 15-070 consisting of Temporary Use Permit 15-018 to allow for temporary vehicle and RV storage, along with two temporary contractor yards, at 25466 Springbrook Avenue (APN: 2836-006-053 and 2836-006-054), in the City of Santa Clarita, subject to the attached conditions of approval. A roll call vote was taken. Said motion was carried by a vote of 5-0.

ITEM 4 MASTER CASE NO. 15-035, CONDITIONAL USE PERMIT 15-002

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

The public hearing was opened at 6:25 p.m.

Wil Nieves spoke on behalf of the applicant.

George Wright Gipson and Anna Kuras spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 6:41 p.m.

Issues raised by the public were proximity of the convenience store to a high school, bus stop, and the neighboring homes. The applicant ensured that there will be ID scanners to prevent sales of alcohol to minors. The Commission asked how loitering would be enforced and Case planner, Mike Ascione, responded that it would be the Sherriff or the City's Community Preservation division. If there were major issues relating to alcohol sales the ABC could revoke the liquor license.

Mr. Ascione also informed the Commission that a Conditional Use Permit is needed because the applicant intends to sell hard alcohol. If the convenience store was only selling beer and wine, no public hearing would be held.

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to adopt Resolution P15-07, approving Master Case 15-035, Conditional Use Permit 15-002, to allow for the sales of liquor/spirits of up to 10% within a 2,304 square-foot convenience store at 25810 Sierra Highway in the Community Commercial zone, subject to the attached conditions of approval (Exhibit "A"). A roll call vote was taken. Said motion was carried by a vote of 5-0.

**ITEM 5 MASTER CASE NO. 15-034, REVISION TO VESTING TENTATIVE
TRACT MAP 060258, CONDITIONAL USE PERMIT 15-001, AND
DEVELOPMENT REVIEW 15-004**

Patrick Leclair, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:04 p.m.

Rick Doremus, the applicant, spoke on the project. Randy Johnson with Brookfield Homes (Five Knolls master developer) also spoke on the project in support.

Elizabeth Hop, Dr. Alienore Conrad, Randy Wrage, Rachelle Dardeau, Kathy Perez, Mark Subbotin, Ernie Sacco, and Mary Jane Hartman, spoke in support of the project.

Cam Noltemeyer spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 7:34 p.m.

Discussion on the item included water demand, traffic, community benefit, architecture, parking for the YMCA and senior center, and location of the transmission lines.

Chair Trautman asked that condition EN8 be revised to ensure that all state water requirements are being met. The revised condition now reads, "Prior to Parcel Map approval, the applicant shall provide a Will Serve Letter from all necessary utilities, including water, stating that service will be provided to this property in accordance with California State law."

A motion was made by Commissioner Heffernan and seconded by Commissioner Burkhart to recommend the City Council adopt an addendum to the certified Keystone Final Environmental Impact Report, adopt a new Statement of Overriding Considerations in accordance with the addendum prepared for the revised Five Knolls project, and approve Master Case 15-034 to revise Vesting Tentative Tract Map (VTTM) 060258, including directing staff to execute and record all necessary documents to release the "public benefit" covenant from lot 129, and further approve a Conditional Use Permit (CUP) and Development Review (DR) for the construction of 154 age-restricted, single-family detached condominiums, a senior center, and an expansion to the previously approved YMCA on the project site known as the Five Knolls Development, in the City of Santa Clarita, subject to the attached conditions of approval, which includes the revision to condition EN8 (Exhibit "A"), the attached VTTM 060258 (Exhibit "B"), and the attached addendum to the Certified Final Environmental Impact Report prepared for the revised Five Knolls project. Said motion was carried by a vote of 5-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, informed the Commissioners that their next regular meeting before the summer break will be on July 21, 2015. He also informed the Commission that a scoping meeting was held regarding the proposed Sand Canyon Plaza project.

PLANNING COMMISSIONERS' REPORTS

Chair Trautman spoke on issues with finding past minutes, agendas, and videos for City Council and Planning Commission meetings.

PUBLIC BUSINESS FROM THE FLOOR

Cam Noltemeyer made general comments.

ADJOURNMENT

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adjourn the meeting. Said motion was approved by a vote of 5-0, and the meeting was adjourned at 8:07 p.m.



Jeff W. Hogan AICP, Planning Manager
Community Development




Diane Trautman, Chair
Planning Commission

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CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 14-132
CONDITIONAL USE PERMIT NO. 14-011
DEVELOPMENT REVIEW NO. 15-005

DATE: July 21, 2015

TO: Chairperson Trautman and Members of the Planning Commission

FROM: Jeff W. Hogan, AICP, Planning Manager 

CASE PLANNER: Mike Ascione, Assistant Planner II

APPLICANT: Verizon Wireless

LOCATION: 23780 Newhall Avenue, Assessor Parcel Number (APN) 2833-032-055

REQUEST: The applicant, Verizon Wireless, is requesting a Conditional Use Permit (CUP) and Development Review (DR), to allow for the installation and operation of a wireless telecommunications facility to be located at Stagecoach Plaza commercial shopping center, within the Community Commercial (CC) zone.

BACKGROUND

On August 29, 2014, Verizon Wireless, the applicant, submitted an application for a CUP and DR to install a wireless telecommunications facility at 23780 Newhall Avenue (APN 2833-032-055), in the community of Newhall in order to provide improved coverage in this area of the valley. Upon staff review, it was determined that the project did not comply with the architectural standards of the existing shopping center. The applicant requested that the project be placed on hold in October of 2014 to allow time to revise the project. The revised submittal was received by staff in April of 2015. The resubmitted application was deemed complete on May 18, 2015.

PROJECT DESCRIPTION AND SETTING

The applicant is requesting a CUP and DR to allow for the installation of an unmanned wireless telecommunications facility, within a new clock tower at Stagecoach Plaza shopping center, in the community of Newhall, within the City of Santa Clarita. The tower would be constructed directly adjacent to a 28,911 square-foot building that was constructed in 2006. Surrounding land uses

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include a self-storage facility directly behind the building and a nursing home across Newhall Avenue. McGrath Elementary School is located approximately 1,000 feet to the north of the subject site.

The City of Santa Clarita's Unified Development Code (UDC) requires the approval of a CUP for a wireless telecommunications facility above 35 feet in height and located in the Community Commercial zone.

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

- 1) A 53' high, 17' by 17' clock tower, concealing 12 eight-foot tall antennas. The antennas will be located inside of the clock tower in a three-sided triangular formation. The tower will contain a working clock face on the front side measuring 6' tall. The tower will mimic the architectural style, colors, and materials of the existing commercial center on site.
- 2) All associated equipment would be housed inside the tower with a back-up generator located directly adjacent to the clock tower.

GENERAL PLAN DESIGNATION AND ZONING

The General Plan and zoning designation for the subject property is Community Commercial (CC). The CC zone, as provided in Section 17.34.010 of the UDC, is intended for "business providing retail and service uses that primarily serve the local market." Wireless telecommunications facilities are anticipated within the CC zone as they are compatible with the existing and anticipated future commercial uses, provide service to residents, and serve as resources to emergency officials.

The UDC requires approval of a CUP and DR for wireless communications facilities proposed in a CC zone that exceeds 35 feet in height. The City's Wireless Communications Ordinance requires "stealth facilities, flush-mounted and concealed antennas to be utilized whenever possible." The proposed project complies with the ordinance because the facility utilizes a clock tower to achieve a stealth antenna installation. With approval of the CUP and the associated conditions of approval, the wireless telecommunications facility will comply with the UDC, General Plan, and the City's Wireless Communications Ordinance.

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

	<u>General Plan</u>	<u>Zoning</u>	<u>Land Use</u>
Project	CC	CC	Commercial Center
North	CC	CC	Commercial Storage
South	MXC	MXC	Vehicle Sales
East	CC	CC	Commercial Center
West	CC	CC	Commercial Storage

ANALYSIS

Aesthetics/Height

The project consists of the installation of an unmanned wireless telecommunications facility including 12 panel antennas and equipment that will be concealed within a 53' high clock tower. The proposed clock tower is 18 feet taller than the existing 35 foot tall shopping center on the project site. However, because the structure mimics a functioning clock tower, it provides an architectural focal point for the center that will enhance the overall appearance. A ground-mounted backup generator will be located directly adjacent to the clock tower on a 3' by 5' pad. In terms of colors and materials, the project would introduce a new architectural feature to the commercial shopping center that is in keeping with the architectural character of the existing development. The colors and materials used for the proposed clock tower will match the colors and materials used at the existing buildings on site. The proposed project complies with the standards set forth within the City's UDC related to wireless facilities.

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 telecommunications facilities. Local jurisdictions are preempted by the FCC under the act from making decisions based on environmental and health effects related to radio frequency emissions from wireless telecommunications facilities. The proposal would operate in compliance with these regulations, therefore, no potential hazard to the public's health or safety would result from the proposed wireless telecommunication facility.

Noise

The City's adopted Noise Ordinance stipulates that noise levels shall not exceed 65 dBA during daytime hours or 55 dBA during nighttime hours in residentially zoned areas. The closest residential lot is over 700 feet east of the proposed wireless telecommunications facility. Site noise measurements were taken and a noise assessment was completed. The results illustrated that the project would not increase ambient noise levels when completed. This is in conformance with the City's adopted Noise Ordinance as well as the noise standards contained in the City's Wireless Ordinance.

ENVIRONMENTAL STATUS

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

PUBLIC COMMENT

As required by the UDC, 47 property owners within a 1,000-foot radius of the subject property were notified of the public hearing by mail. A public notice was placed in The Signal on June 30, 2015,

and a sign was posted at the site on June 30, 2015, for this public hearing. To date, the Community Development Department has received no other correspondence in response to the public notice.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution P15-10, adopting the Negative Declaration and approving Master Case No. 14-132, Conditional Use Permit 14-011, and Development Review 15-005, to allow for the construction and operation of a wireless telecommunications facility located at 23780 Newhall Avenue, (APN 2833-032-055) in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A).

ATTACHMENTS

Resolution P15-10
Conditions of Approval (Exhibit A)
Aerial/Zoning Map
Site Plan and Elevations
Visual Simulations
Initial Study/Negative Declaration
Public Notice
Noise Study
Coverage Map

RESOLUTION NO. P15-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA ADOPTING A NEGATIVE DECLARATION AND APPROVING MASTER CASE NO. 14-132, CONDITIONAL USE PERMIT NO. 14-011, AND DEVELOPMENT REVIEW NO. 15-005, TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 23780 NEWHALL AVENUE (APN: 2833-032-055), 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. 14-132, Conditional Use Permit (CUP) 14-011 and Development Review (DR) 15-005 was filed by Verizon Wireless (hereinafter "Applicant") with the City of Santa Clarita on August 29, 2014. The property for which this application was filed is located at 23780 Newhall Avenue (APN: 2833-032-055) (hereinafter "Subject Site");
- B. The project was placed on hold by the applicant on October 28, 2014;
- C. The application was deemed complete on May 18, 2015;
- D. The applicant proposes the installation and operation of an unmanned wireless telecommunications facility, within a new 53-foot tall working clock tower, concealing 12 antennas. The associated equipment will be concealed within the tower and a backup generator would be located directly adjacent to the tower on a three foot by five foot cement pad;
- E. The zoning and General Plan designation for the subject site is CC (Community Commercial);
- F. The surrounding land uses include commercial storage and commercial centers;
- G. On July 21, 2015, 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. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);
- B. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on June 30, 2015, in accordance with CEQA. The public review period was open from June 30, 2015 through July 21, 2015;
- C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;
- D. The location of the documents and other materials which constitutes the record of proceedings upon which the decision of the Planning Commission is based is the Master Case No. 14-132 project file, within the Community Development Department and is in the custody of the Director of Community Development; and
- E. The Planning Commission, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 14-132. Based on the foregoing facts and findings for Master Case No. 14-132, the Planning Commission hereby determines as follows:

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

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

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

With the approval of a CUP, the proposed project complies with the UDC, including the development standards outlined in the Wireless Communications Ordinance (Section 17.69.030). The antenna arrays would not be visually obtrusive because a stealth installation within a 53-foot tall clock tower is proposed, and the ground-mounted generator would be screened by existing vegetation. The facility would be unmanned and would not increase pedestrian or vehicular traffic and would have no effect on circulation

patterns in the area. The City's adopted noise ordinance allows for daytime and nighttime sound levels of 65 dBA and 55 dBA respectively in residential zones. The noise assessment performed for the project determined that the operation of the facility would result in no-net increase in ambient noise levels at the project boundary. Therefore, the project complies with the City's adopted Noise Ordinance and has no potential for noise impacts to residential uses or other sensitive receptors.

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

The wireless facility would not create harmful effects or change the character of the surrounding neighborhood. The facility has been appropriately located to minimize its visual impact by locating the antenna arrays within a clock tower. The proposed clock tower is 18 feet taller than the existing 35-foot tall shopping center on the project site. However, because the structure mimics a working clock tower, it provides an architectural focal point for the center that will enhance the overall appearance. The clock tower would match the same architectural style in terms of colors and materials to the existing commercial center on site. The existing commercial center on site is 35 feet tall. The proposed clock tower would extend the height to 53 feet. 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;

The project consists of the installation of an unmanned wireless telecommunications facility concealed within a 53' high, clock tower. A ground-mounted backup generator will be located directly adjacent to the clock tower on a 3' by 5' pad. In terms of colors and materials, the project would introduce a new architectural feature to the commercial shopping center that is in keeping with the architectural character of the existing development. The colors and materials used for the proposed clock tower will match the colors and materials used at the existing buildings on site.

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

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

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

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

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

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

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

SECTION 4. WIRELESS COMMUNICATIONS FACILITIES ORDINANCE FINDINGS FOR MASTER CASE NO. 14-132. Based on the foregoing facts and findings for Master Case No. 14-132, the Planning Commission hereby determines as follows:

- A. That the proposed wireless communications facility complies with aesthetic and screening standards set forth in the Wireless Communications Facilities Ordinance;

The City's Wireless Communications Facilities Ordinance recommends that new wireless communications facilities be designed to match existing structures whenever possible. The project would comply because the proposed wireless facility has been designed to look like a clock tower. In terms of colors and materials, the project would introduce a new architectural feature to the commercial shopping center that is in keeping with the architectural character of the existing development. The colors and materials used for the proposed clock tower will match the colors and materials used at the existing buildings on site. Because the proposed wireless communications facility conforms to these

aesthetic standards, the proposal fully complies with the Wireless Communications Facilities Ordinance's aesthetic and screening standards.

- B. That the proposed wireless communications facility complies with siting standards set forth in the Wireless Communications Facilities Ordinance;

Applicants for new wireless communications facilities are encouraged by the City's Wireless Communications Facilities Ordinance to screen wireless facilities from public view. The proposal includes a working clock tower that will fully screen all antennas and wiring. The proposed facility would also be required to adhere to all minimum siting distances to habitable structures required for compliance with Federal Communications Commission regulations and standards governing the environmental effects of radio frequency emissions. Therefore, the proposal complies with the City's siting standards for new wireless communications facilities.

- C. That the proposed wireless communications facility complies with noise standards set forth in the Wireless Communications Facilities Ordinance; and

A noise study was prepared for the proposed project with noise measurements taken during the nighttime hours at the nearest residential property to the proposed wireless communications facility. The study concludes that with the installation and operation of the proposed project, there would be no increase in ambient noise resulting from the project. The proposed project would comply with the noise standards of the Wireless Communications Facilities Ordinance.

- D. That the proposed wireless communications facility complies with development guidelines set forth in the Wireless Communications Facilities Ordinance;

The proposed wireless communications facility is in conformance with the development guidelines outlined in the Wireless Communications Facilities Ordinance because it mimics a clock tower which completely screens the wireless facility from public view. The clock tower could be modified in the future to allow for co-location of a second wireless provider and is architecturally compatible with the existing buildings and structures on site by using the same colors and materials.

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

Adopt Resolution P15-10, adopting the Negative Declaration and approving Master Case 14-132, Conditional Use Permit 14-011 and Development Review 15-005, to allow for the construction and operation of a wireless communications facility, located at 23780 Newhall Avenue (APN: 2833-032-055) in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A).

PASSED, APPROVED, AND ADOPTED this 21st day of July, 2015.

DIANE TRAUTMAN, 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 21st day of July, 2015 by the following vote of the Planning Commission:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

PLANNING COMMISSION SECRETARY

EXHIBIT A
RESOLUTION NO. P15-10
CONDITIONS OF APPROVAL
MASTER CASE 14-132
CONDITIONAL USE PERMIT 14-011
DEVELOPMENT REVIEW 15-005

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 this 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 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.
- GC3. 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 sixty (60) days prior to expiration.
- 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 thirty (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 attack, set aside, void, or annul the approval of this project by the City, 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. 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 inspections 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 including, but not limited to, the California Building Code (Building, Mechanical, Plumbing, Electrical, Green Building, and Energy Codes), Fire Code, Unified Development Code (Grading Code and Undergrounding of Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.
- GC9. This grant shall not be effective for any purpose until the applicant has 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.
- GC10. 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.
- GC11. 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 shall be permitted to install an unmanned wireless telecommunications facility on the subject property, located at 23780 Newhall Avenue (APN 2833-032-055). The wireless telecommunications facility includes 12 antennas and associated equipment concealed within a 53' tall clock tower and a 3' by 5' generator pad located directly adjacent to the clock tower, consistent with the approved site plan and elevation plan on file with the Planning Division. Any change in size, location or configuration shall be subject to the review of the Director of Community Development, and may require subsequent approval of the Planning Commission.

- PL2. Prior to issuance of building permits, the applicant shall comply with all applicable regulations and fees of affected agencies including the Los Angeles County Fire Department.
- PL3. All requirements of the UDC and specific zoning for the subject property shall be complied with unless set forth in this permit and shown on the approved site plan.
- PL4. The wireless telecommunications facility and antennas shall be designed and constructed in accordance with the approved clock tower design, with the approved site plan, visual simulations, and color and materials boards on file with the City of Santa Clarita's Planning Division. Prior to building permit final, the applicant shall meet on site with Community Development Department staff and demonstrate conformance with the colors, materials, and architectural design as approved by the Planning Commission.
- PL5. All antennas shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.
- PL6. The proposed wireless communication facility shall conform to all standards and guidelines of the City's UDC, including chapter 17.69 (Wireless Communication Facilities and Satellite Dish Antennas).
- PL7. All wire or cable necessary for operation of the facility including reception shall be adequately screened from public view as part of construction.
- PL8. 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.
- PL9. The applicant is required to obtain a building permit prior to the construction of the proposed facility and is required to meet all requirements set forth by the City of Santa Clarita Building and Safety Division.
- PL10. 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 telecommunications facilities shall be designed to prevent unauthorized climbing.
- PL11. 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.

PL12. 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.

BUILDING AND SAFETY DIVISION

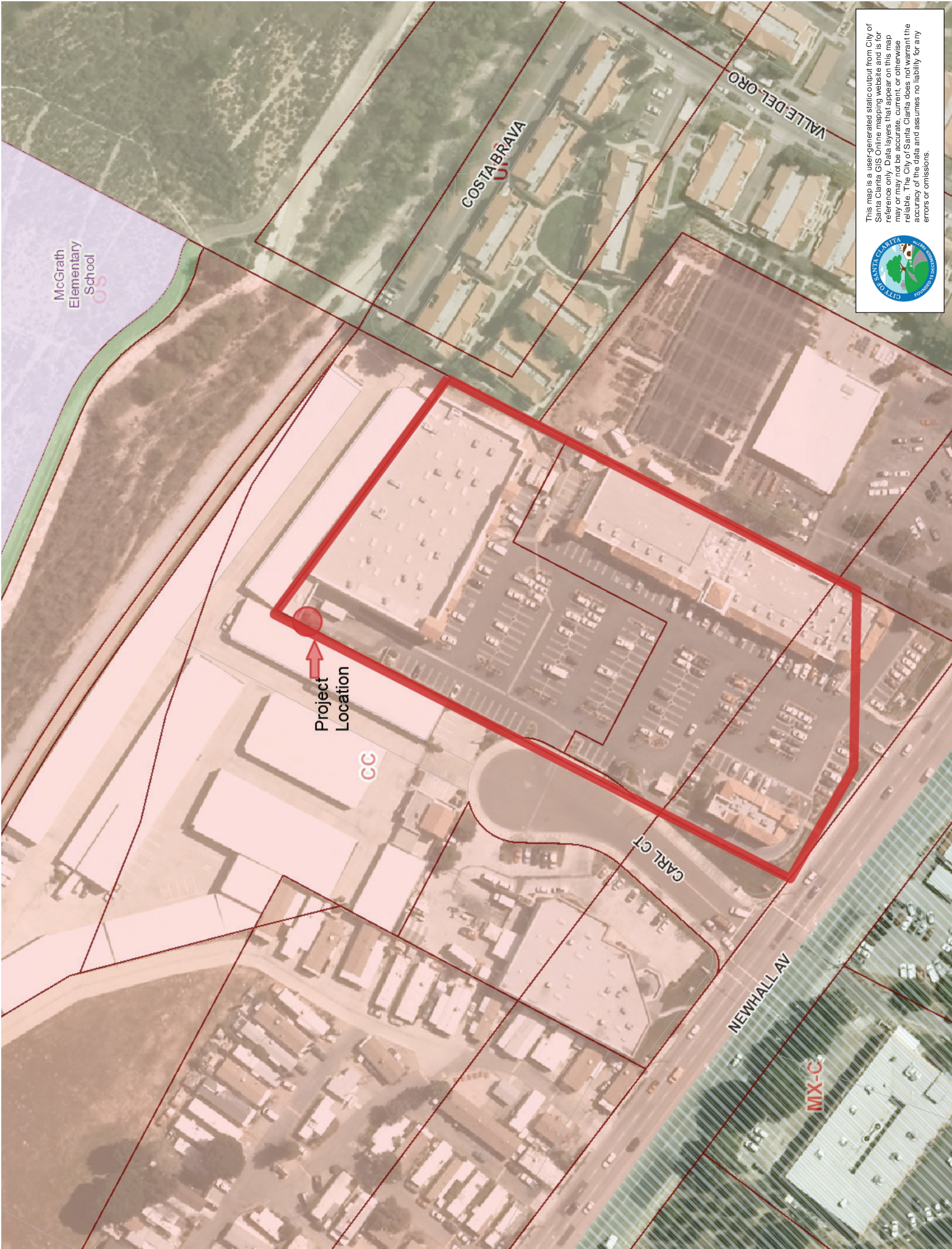
- BS1. Detailed construction plans for the wireless facility shall be submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documentation, such as structural calculations, energy calculations and soil/geology reports shall be included in the plan submittal package for each structure.
- BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the plans and building permit application are submitted. The current California codes are: 2013 California Building, Mechanical, Plumbing, and Electrical Codes, and the 2013 California Energy Code.
- BS3. Plans submitted to Building and Safety for plan review shall be 100% complete. Plans submitted shall show all work being performed for this project including architectural, structural, mechanical, electrical and plumbing. Plans shall be prepared by a licensed design professional (architect or engineer).
- BS4. For the building-mounted equipment, cupolas and screen walls, 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 buildings.
- BS5. Submitted plans shall be stamped and signed by a California licensed architect or engineer qualified to design the type of work proposed.
- BS6. Each separate detached structure, such as clock tower, equipment room, trash enclosures, fences, retaining walls and shade structures require separate applications and building permits. These other structures need not be on separate plans, but may be part of the same plans for the main project.
- BS7. 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. The recommendations of the report shall be followed and incorporated into the plans for the project.

- BS8. It is encouraged all plans for commercial projects be submitted electronically using the City's ePLANS system. For more information about ePLANS, please visit our website at: www.santa-clarita.com/index.aspx?page=698.
- BS9. Prior to submitting plans to Building and Safety for plan review, the applicant shall contact Deanna Hamrick or Racheal Allen, at (661) 255-4941, for project addressing or address verification.
- BS10. 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).
- BS11. All buildings, walls, fences, retaining walls and other structures shall be set back from the adjacent ascending or descending slopes per section 1805.3 CBC.
- BS12. 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.
- BS13. These conditions are based on a review of preliminary plans submitted by the applicant for this review. Additional comments and more detailed building code requirements will be listed during the plan review process when plans are submitted to Building and Safety.

ENVIRONMENTAL SERVICES

- ES1. All demolition projects regardless of valuation and new construction projects valued greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES2. C&D Materials Recycling Ordinance:
- a. 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.
- ES3. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

ES4. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. The applicant shall contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.



McGrath
Elementary
School

Project
Location

CC

COSTA BRAVA

VALLE DEL ORO

CARL CT

NEWHALL AV

MIX-C



This map is a user-generated static output from City of Santa Clara 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 Clara does not warrant the accuracy of the data and assumes no liability for any errors or omissions.



SITE NAME
VALLE DE ORO
 (MACRO CELL EVOLUTION DESIGN)
 23780 NEWHALL AVENUE
 SANTA CLARITA, CA 91321

verizonwireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2362 MCGAW AVE.
 IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-417-2663

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

**23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321**

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/26/14	90% ZD
2	08/14/14	100% ZD
3	12/04/14	100% ZD
4	12/17/14	100% ZD
5	04/20/15	100% ZD

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DRAWN BY: ---
 CHECKED BY: ---

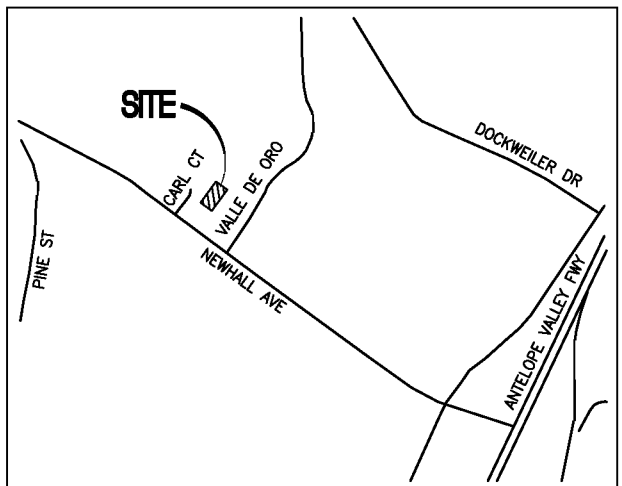
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VICINITY MAP NOT TO SCALE

FROM VERIZON WIRELESS IN IRVINE, CALIFORNIA:
 HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY;
 MAKE A U-TURN AT WATERWORKS WAY;
 TURN LEFT ONTO THE I-5N RAMP; TURN RIGHT ONTO I-5N;
 KEEP RIGHT TO STAY ON I-5N; FOLLOW SIGNS FOR I-10W/SANTA
 MONICA/INTERSTATE 5N/SACRAMENTO; MERGE ONTO I-10E/I-5N;
 CONTINUE ONTO I-5N; TAKE THE STATE ROUTE 14N/ANTELOPE VALLEY
 FREEWAY EXIT TOWARD PALMDALE/LANCASTER; MERGE ONTO CA-14N;
 TAKE THE NEWHALL AVE EXIT; KEEP LEFT AT THE FORK AND MERGE
 ONTO NEWHALL AVE; TURN RIGHT; TURN LEFT;
 DESTINATION WILL BE ON THE LEFT

DRIVING DIRECTIONS

DO NOT SCALE DRAWINGS

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

NOTES: (P) = PROPOSED (E) = EXISTING

GENERAL CONTRACTOR NOTES

THIS IS AN UNMANNED TELECOMMUNICATION FACILITY FOR THE VERIZON WIRELESS COMMUNICATIONS NETWORK.
 THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT.
 A TOTAL OF (12) PANEL ANTENNAS, (12) RRU's WITH A2 AND (2) RAYCAPS ON (3) ARRAYS CONCEALED INSIDE A (N) CLOCK TOWER, PLUS EQUIPMENT CABINETS, STANDBY GENERATOR ARE PROPOSED AT THIS SITE.

PROJECT DESCRIPTION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 IRVINE, CA 92618
 PHONE: (949) 286-7000

PROPERTY INFORMATION

PROPERTY OWNER: TELFAIR CORPORATION
 ADDRESS: 13161 TELFAIR AVE. SYLMAR, CA 91342
 CONTACT: TIM CRISSMAN
 PHONE: (661)295-9300
 A.P.N.: 2833-032-051 & 055 & 056
 JURISDICTION: CITY OF SANTA CLARITA
 ZONE: CC (COMMUNITY COMMERCIAL)

TYPE OF CONST.: V-B
 OCCUPANCY: B
 CURRENT USE: SHOPPING CENTER - DOLLAR TREE STORE

PROPOSED USE: TELECOMMUNICATIONS FACILITY
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

- | | |
|--|--|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25) 2013 | 8. CALIFORNIA FIRE CODE 2013 |
| 2. CALIFORNIA BUILDING CODE 2013 | 9. LOCAL BUILDING CODE |
| 3. ANSI/TIA/EIA-222-G 2014 | 10. CITY/COUNTY ORDINANCES |
| 4. CALIFORNIA MECHANICAL CODE 2013 | 11. CALIFORNIA ENERGY CODE 2013 |
| 5. CALIFORNIA PLUMBING CODE 2013 | 12. CALIFORNIA GREEN BUILDING STANDARD CODE 2013 |
| 6. CALIFORNIA RESIDENTIAL CODE 2013 | 13. NFPA-101-2015 |
| 7. CALIFORNIA ELECTRIC CODE 2013 | 14. NFPA-110-2013 |

CODE COMPLIANCE

ARCHITECTURAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: WILLIAM DESMOND PHONE: (949) 622-0333 FAX: (949) 622-0331
SURVEYOR: AMBIT CONSULTING P.O. BOX 9182 CHANDLER HEIGHTS, AZ 85127 PHONE: (602) 463-0472

STRUCTURAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: ALBERT TENG PHONE: (949) 622-0333 FAX: (949) 622-0331
ELECTRICAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: WILLIAM DESMOND PHONE: (949) 622-0333 FAX: (949) 622-0331

SITE ACQUISITION: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: VINCE AMAYA PHONE: (949) 622-0333 FAX: (949) 622-0331

ZONING: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: VINCE AMAYA PHONE: (949) 622-0333 FAX: (949) 622-0331

PROJECT TEAM

#	SHEET	DESCRIPTION	REV.
	T-1	TITLE SHEET	4
	LS-1	SITE SURVEY	4
	LS-2	SITE SURVEY	4
	A-1	OVERALL SITE PLAN	4
	A-1.1	ENLARGED ROOF PLAN	4
	A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT	4
	A-3	ENLARGED NORTH AND EAST ELEVATIONS	4
	A-4	ENLARGED SOUTH AND WEST ELEVATIONS	4
	A-4.1	SOUTH AND WEST ELEVATIONS	4

SHEET INDEX

ISSUED FOR: **PERMIT**

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #08023595, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED AUGUST 12, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE "B" EXCEPTIONS 7, 10, 11, 13-17 AND 21 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED.

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING NO: IN BOOK 3644, PAGE 41, OF DEEDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
2. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
 LESSOR: BRAILLE INSTITUTE OF AMERICA, INC.
 LESSEE: MACOIL CORPORATION
 RECORDING DATE: MARCH 12, 1951
 RECORDING NO: AS INSTRUMENT NO. 1708, IN BOOK 35770, PAGE 348, OFFICIAL RECORDS
 NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
 AFFECTS: **NO AFFECT-BLANKET LEASE**
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: INGRESS, EGRESS
 RECORDING DATE: SEPTEMBER 5, 1961
 RECORDING NO: AS INSTRUMENT NO. 4125, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: SANITARY SEWER
 RECORDING DATE: NOVEMBER 24, 1972
 RECORDING NO: AS INSTRUMENT NO. 3994, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: SANITARY SEWER
 RECORDING DATE: JULY 9, 1974
 RECORDING NO: AS INSTRUMENT NO. 2646, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: AUGUST 29, 1974
 RECORDING NO: AS INSTRUMENT NO. 2978, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: FEBRUARY 29, 1988
 RECORDING NO: AS INSTRUMENT NO. 88-271027, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: SEPTEMBER 7, 1994
 RECORDING NO: AS INSTRUMENT NO. 94-1642770, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: ROAD
 RECORDING DATE: MARCH 20, 2003
 RECORDING NO: AS INSTRUMENT NO. 03-792965, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MARCH 24, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-681926, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: TELEPHONE LINES
 RECORDING DATE: AUGUST 3, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-1851364, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: WATER TRANSPORTATION AND FIRE LINE
 RECORDING DATE: DECEMBER 8, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-3011854, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: JUNE 1, 2006
 RECORDING NO: AS INSTRUMENT NO. 06-1204482, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
 PURPOSE: PUBLIC USE AND ROAD PURPOSES
 RECORDING DATE: AUGUST 12, 2013
 RECORDING NO: AS INSTRUMENT NO. 2013181460, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AFFECTS: **NO AFFECT-PLOTTED**

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

06/13/2014

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

UTILITY NOTES

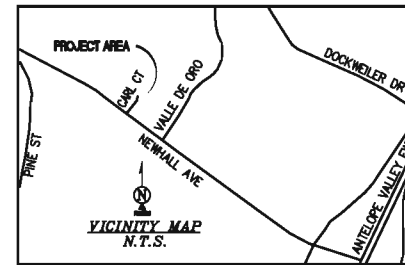
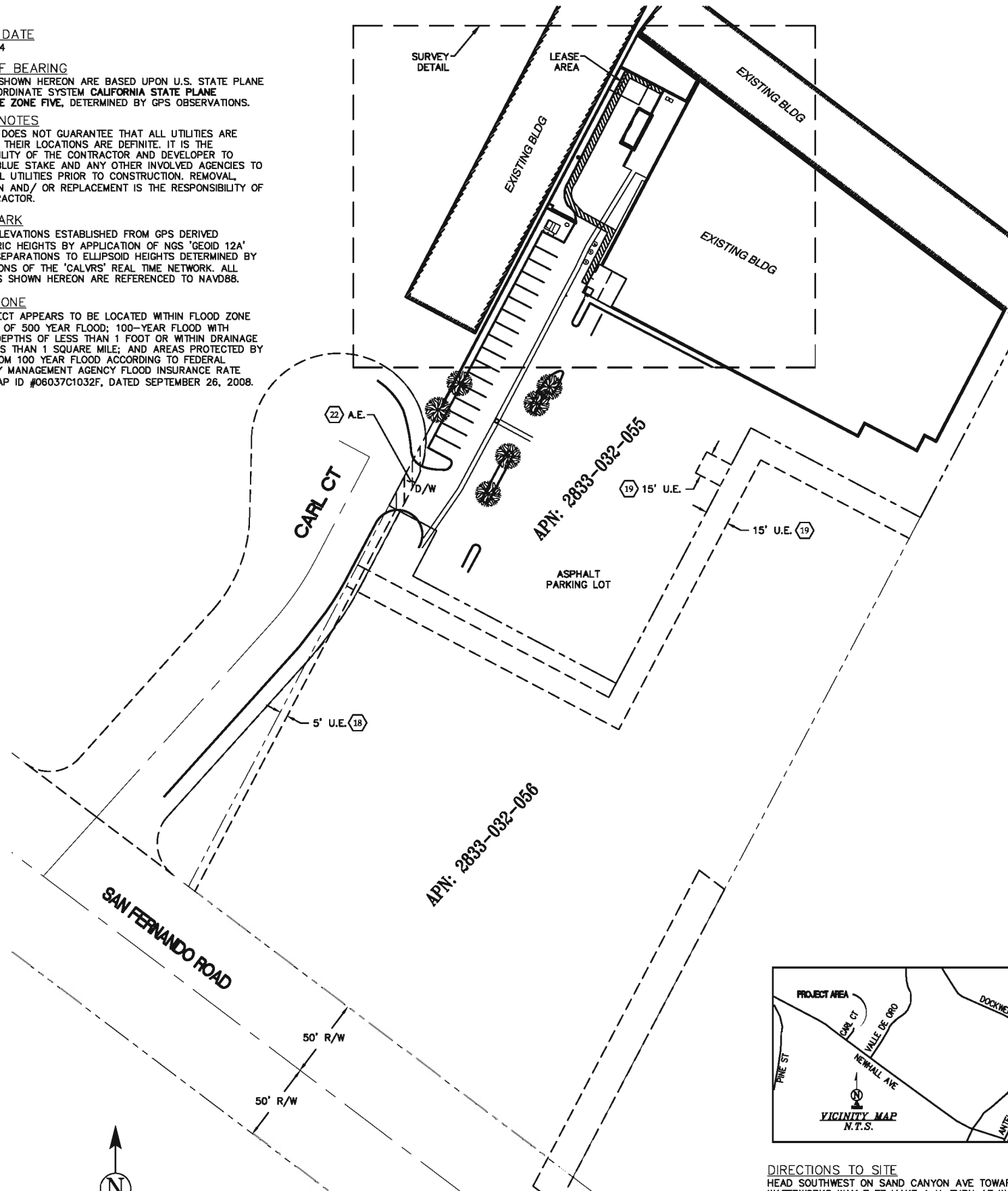
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'CALVRS' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS OF 500 YEAR FLOOD; 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1032F, DATED SEPTEMBER 26, 2008.



DIRECTIONS TO SITE

HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY 7 FT MAKE A U-TURN AT WATERWORKS WAY 1.0 MI. TURN LEFT ONTO THE I-5 N RAMP 0.3 MI TURN RIGHT ONTO I-5 N 36.0 MI. KEEP RIGHT TO STAY ON I-5 N, FOLLOW SIGNS FOR I-10 W/SANTA MONICA/INTERSTATE 5 N/SACRAMENTO 1.3 MI. MERGE ONTO I-10 E/I-5 N 1.0 MI CONTINUE ONTO I-5 N 27.0 MI. TAKE THE STATE ROUTE 14 N/ANTELOPE VALLEY FREEWAY EXIT TOWARD PALMDALE/LANCASTER 0.6 MI. MERGE ONTO CA-14 N 1.6 MI TAKE THE NEWHALL AVE EXIT 0.1 MI. KEEP LEFT AT THE FORK AND MERGE ONTO NEWHALL AVE 1.3 MI. TURN RIGHT 105 FT TURN LEFT DESTINATION WILL BE ON THE LEFT 131 FT

15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.288.7000

PROJECT INFORMATION:

VALLE DE ORO

23780 NEWHALL AVENUE
SANTA CLARITA, CALIFORNIA 91321

ORIGINAL ISSUE DATE:

06/20/2014

REV.:-DATE:-DESCRIPTION:-BY:-

REV.	DATE	DESCRIPTION	BY
1	09/08/14	FINAL SUBMITTAL	DRH

PLANS PREPARED BY:

delta groups
engineering, inc.
consulting engineers

2382 McGAW AVE
IRVINE, CA 92614
TEL. (949) 822-0333 FAX (949) 822-0331

CONSULTANT:

Ambit
CONSULTING

428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CA 92648 (802)463-0472

DRAWN BY: CHK.: APV.:

CK MF JG

LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

LESSOR'S LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

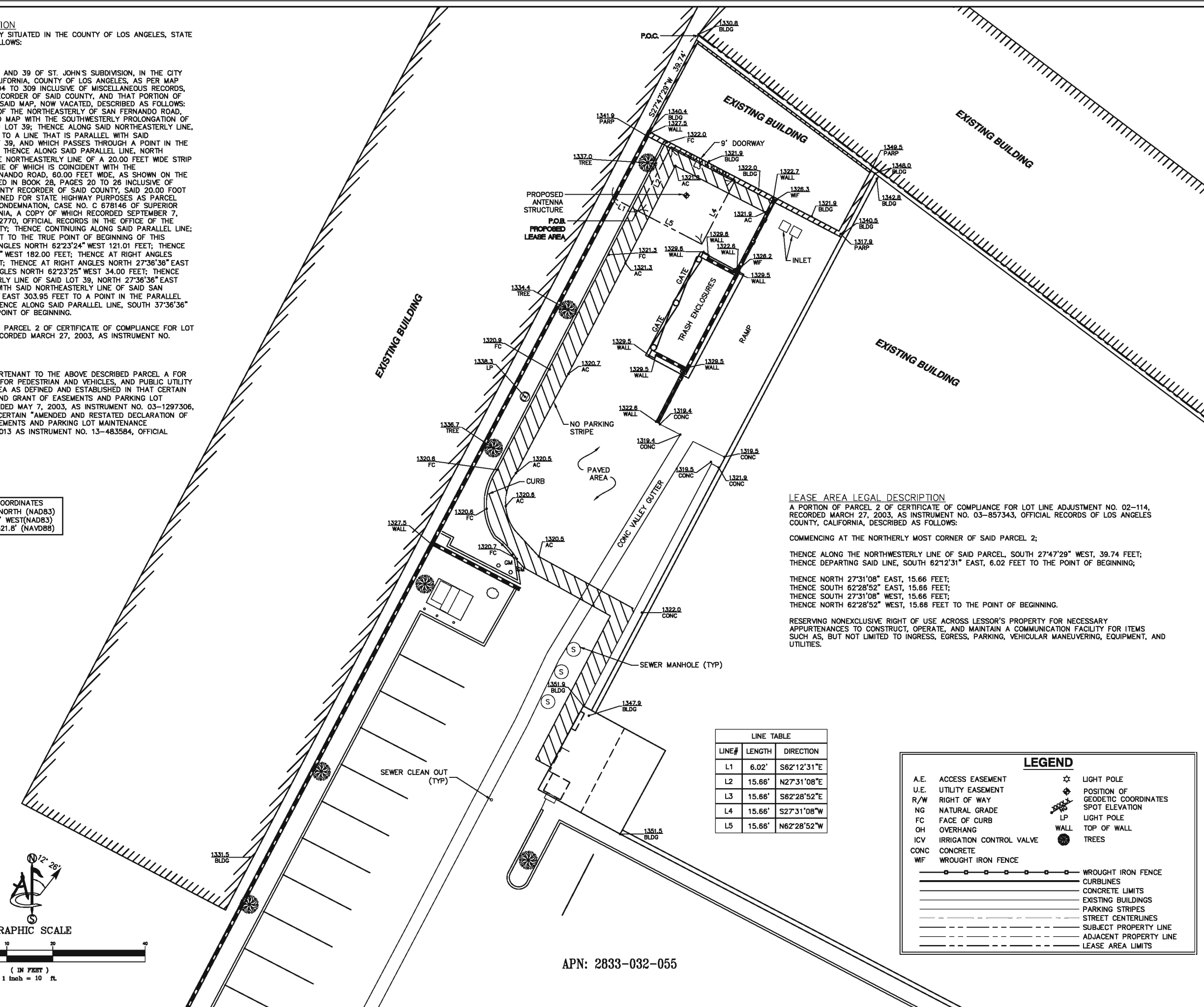
THOSE PORTIONS OF LOTS 34, 36, AND 39 OF ST. JOHN'S SUBDIVISION, IN THE CITY OF SANTA CLARITA, STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 196 PAGES 304 TO 309 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF NEWHALL AVENUE, AS SHOWN ON SAID MAP, NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY OF SAN FERNANDO ROAD, 60 FEET WIDE, AS SHOWN ON SAID MAP WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 39; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 53°09'1" WEST 130.39 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID LOT 39, AND WHICH PASSES THROUGH A POINT IN THE NORTHERLY LINE OF SAID LOT 39; THENCE ALONG SAID PARALLEL LINE, NORTH 27°36'36" EAST 20.26 FEET TO THE NORTHEASTERLY LINE OF A 20.00 FEET WIDE STRIP OF LAND, THE SOUTHWESTERLY LINE OF WHICH IS COINCIDENT WITH THE NORTHEASTERLY LINE OF SAN FERNANDO ROAD, 60.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 2703 RECORDED IN BOOK 28, PAGES 20 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID 20.00 FOOT WIDE STRIP OF LAND WAS CONDEMNED FOR STATE HIGHWAY PURPOSES AS PARCEL 72760, IN THE FINAL ORDER OF CONDEMNATION, CASE NO. C 678146 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, A COPY OF WHICH RECORDED SEPTEMBER 7, 1994 AS INSTRUMENT NO. 94-1842770, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 27°36'36" EAST 469.86 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE AT RIGHT ANGLES NORTH 62°23'24" WEST 121.01 FEET; THENCE AT RIGHT ANGLES SOUTH 27°36'36" WEST 182.00 FEET; THENCE AT RIGHT ANGLES NORTH 62°23'24" WEST 145.00 FEET; THENCE AT RIGHT ANGLES NORTH 27°36'36" EAST 32.27 FEET; THENCE AT RIGHT ANGLES NORTH 62°23'25" WEST 34.00 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID LOT 39, NORTH 27°36'36" EAST 336.55 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID SAN FERNANDO ROAD, SOUTH 53°09'15" EAST 303.95 FEET TO A POINT IN THE PARALLEL LINE FIRST MENTIONED HEREIN; THENCE ALONG SAID PARALLEL LINE, SOUTH 37°36'36" WEST 138.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 02-114, RECORDED MARCH 27, 2003, AS INSTRUMENT NO. 03-857343, OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PARCEL A FOR PARKING, ACCESS, RIGHT OF WAY FOR PEDESTRIAN AND VEHICLES, AND PUBLIC UTILITY PURPOSES OVER THE COMMON AREA AS DEFINED AND ESTABLISHED IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND PARKING LOT MAINTENANCE AGREEMENT", RECORDED MAY 7, 2003, AS INSTRUMENT NO. 03-1297306, OFFICIAL RECORDS, AND IN THAT CERTAIN "AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND PARKING LOT MAINTENANCE AGREEMENT" RECORDED APRIL 1, 2013 AS INSTRUMENT NO. 13-483584, OFFICIAL RECORDS.

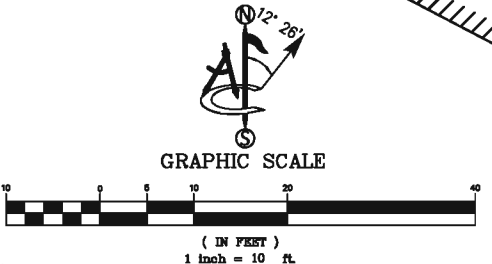
POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 22' 24.2" NORTH (NAD83)
 LONGITUDE 118° 30' 56.1" WEST (NAD83)
 GROUND ELEVATION @ 1321.8' (NAVD88)



LEASE AREA LEGAL DESCRIPTION
 A PORTION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 02-114, RECORDED MARCH 27, 2003, AS INSTRUMENT NO. 03-857343, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2;
 THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, SOUTH 27°47'29" WEST, 39.74 FEET;
 THENCE DEPARTING SAID LINE, SOUTH 62°12'31" EAST, 6.02 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 27°31'08" EAST, 15.66 FEET;
 THENCE SOUTH 62°28'52" EAST, 15.66 FEET;
 THENCE SOUTH 27°31'08" WEST, 15.66 FEET;
 THENCE NORTH 62°28'52" WEST, 15.66 FEET TO THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.



APN: 2833-032-055



PROJECT INFORMATION:
VALLE DE ORO
 23780 NEWHALL AVENUE
 SANTA CLARITA, CALIFORNIA 91321

ORIGINAL ISSUE DATE:
06/20/2014

REV.:	DATE:	DESCRIPTION:	BY:
1	09/08/14	FINAL SUBMITTAL	DRH

PLANS PREPARED BY:
delta groups engineering, inc.
 consulting engineers
 2362 McGAW AVE
 IRVINE, CA 92614
 TEL (949) 822-0333 FAX (949) 822-0331

CONSULTANT:
Ambit
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648 (802)463-0472

DRAWN BY: CK CHK.: MF APV.: JG

LICENSER:
 SHEET TITLE:

SITE SURVEY

SHEET NUMBER:
LS-2

PROPOSED SCREEN WALL @ SOUTH & WEST SIDES, STUCCO FINISHED, PAINTED & TEXTURED TO MATCH (E) BUILDING

PROPOSED VERIZON WIRELESS STANDBY GENERATOR MOUNTED ON (N) CONCRETE PAD AT GRADE

PROPOSED VERIZON WIRELESS 53'-0" HIGH CLOCK TOWER WITH ANTENNAS AND EQUIPMENT CABINETS CONCEALED INSIDE TOWER

2
A2

3
A2

4
A2

(E) PLANTER, TYP.

(E) HANDICAPPED PATH OF TRAVEL

PROPOSED VERIZON WIRELESS 9'X18' NON-EXCLUSIVE PARKING SPACE


(E) CMU WALL, TYP.

PROPOSED VERIZON WIRELESS 12'-0" WIDE ACCESS EASEMENT FROM PUBLIC R-0-W AT CARL CT.

NOTE:
- PROPOSED VERIZON WIRELESS METER, POWER P.O.C. & TELCO P.O.C. AT (E) UTILITY ROOM



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000



2362 MCGAW AVE.
IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-417-2663

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

23780 NEWHALL AVE.
SANTA CLARITA, CA 91321

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/26/14	90% ZD
2	08/14/14	100% ZD
3	12/04/14	100% ZD
4	12/17/14	100% ZD
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DRAWN BY: --
CHECKED BY: --

SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

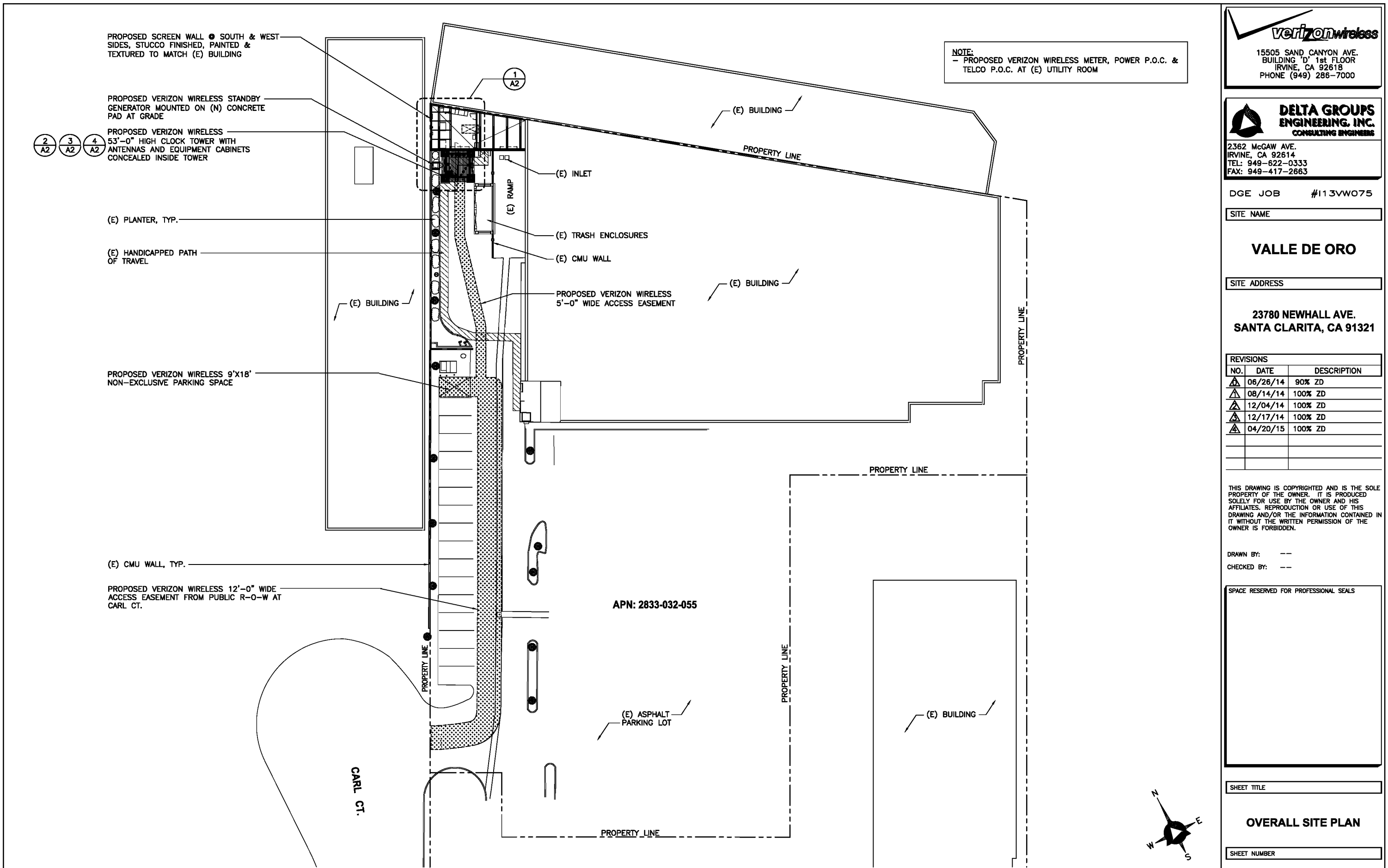
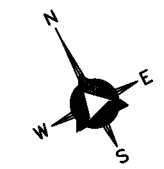
A-1

OVERALL SITE PLAN

SCALE: 1 in = 20 ft



1



verizon wireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

**DELTA GROUPS
 ENGINEERING, INC.**
 CONSULTING ENGINEERS
 2362 MCGAW AVE.
 IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-417-2663

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

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 SANTA CLARITA, CA 91321**

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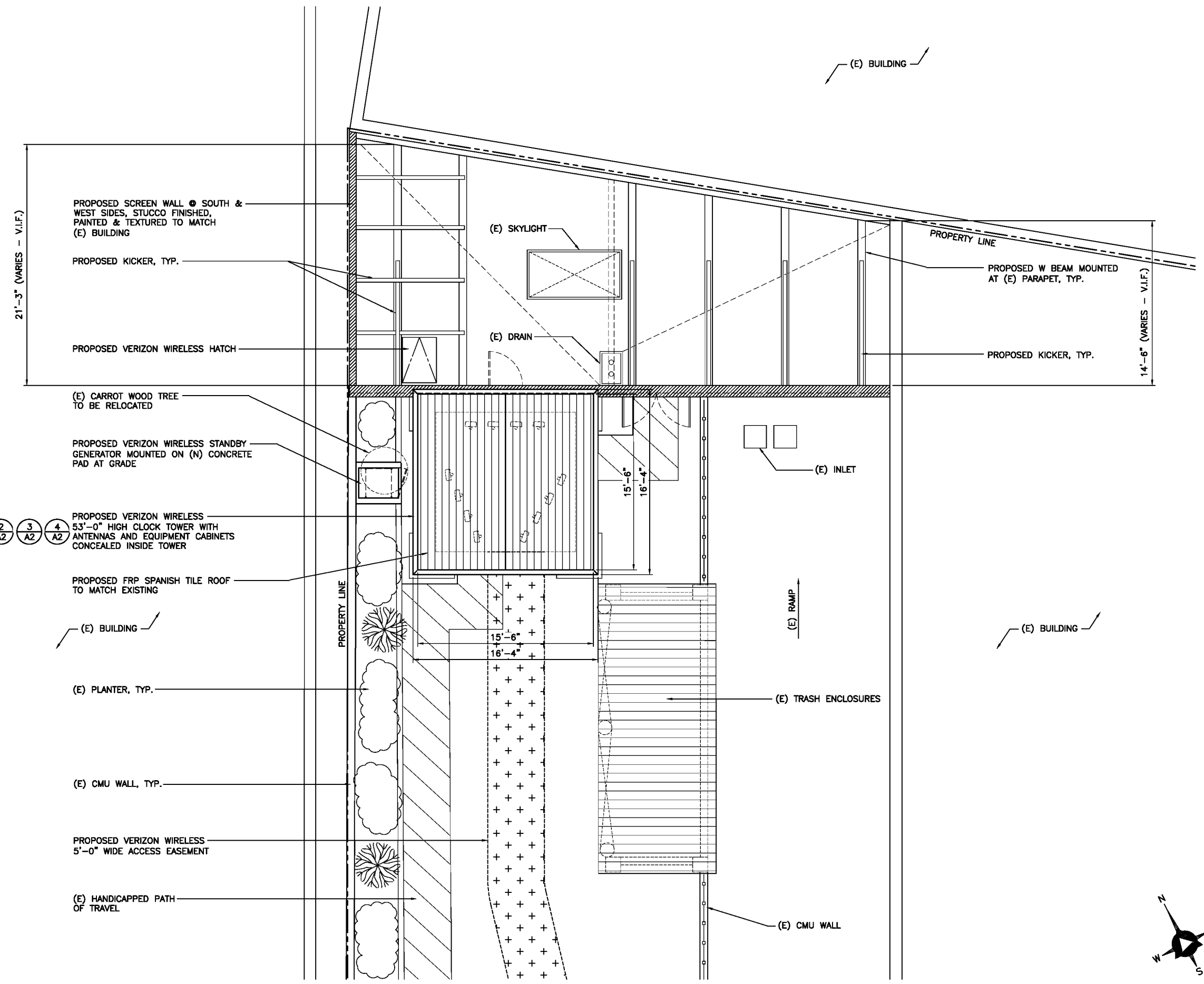
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

ENLARGED ROOF PLAN

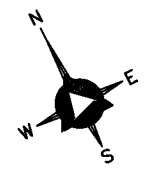
SHEET NUMBER

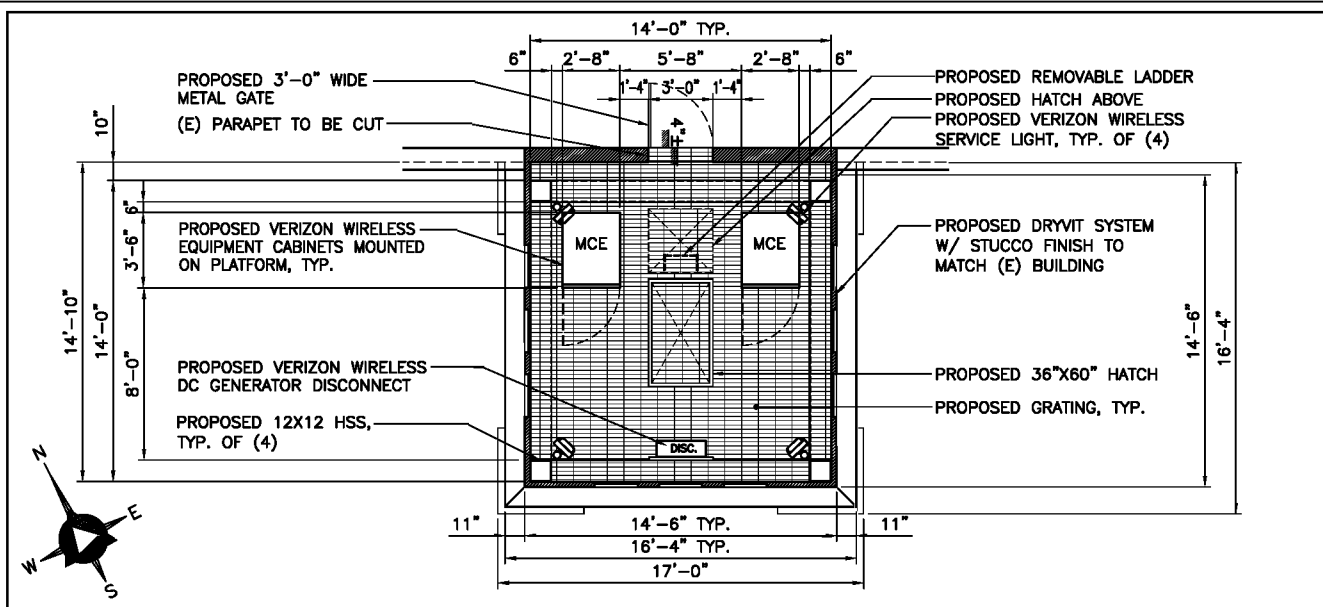
A-1.1



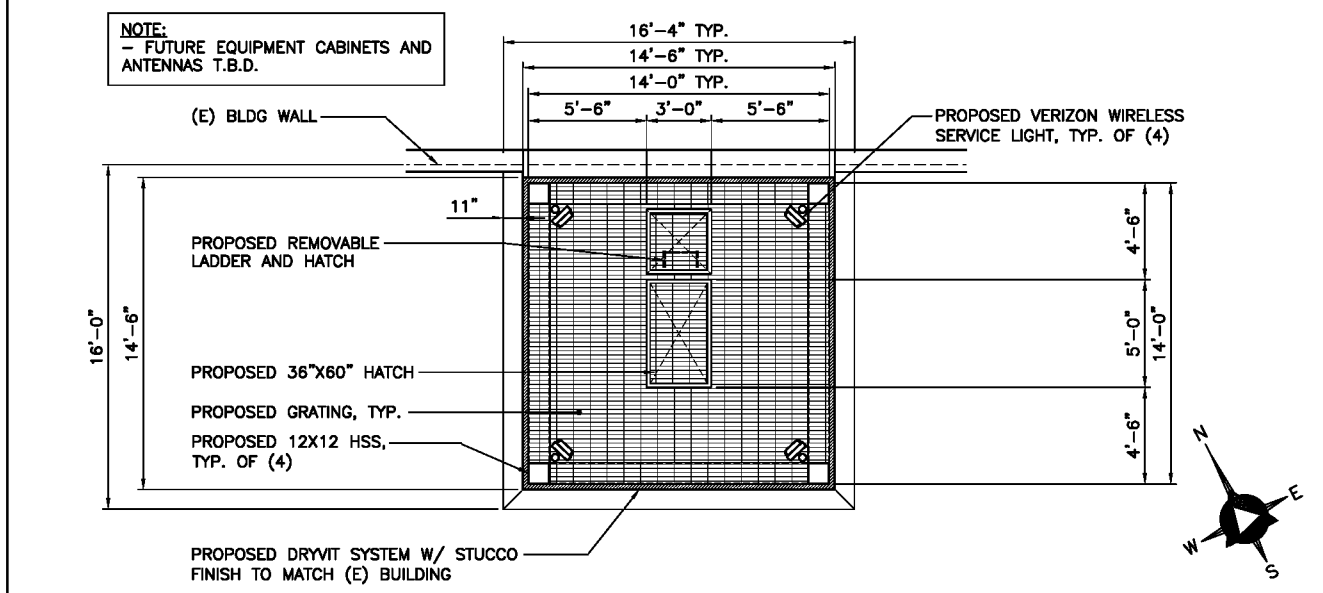
ENLARGED ROOF PLAN

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

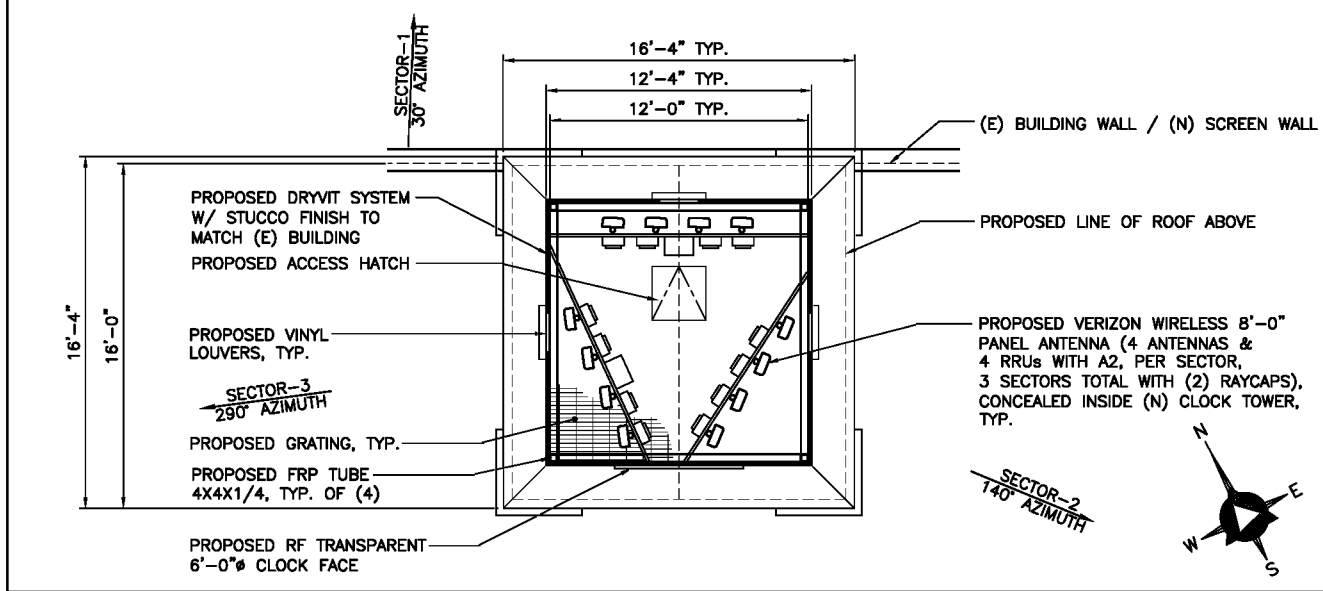




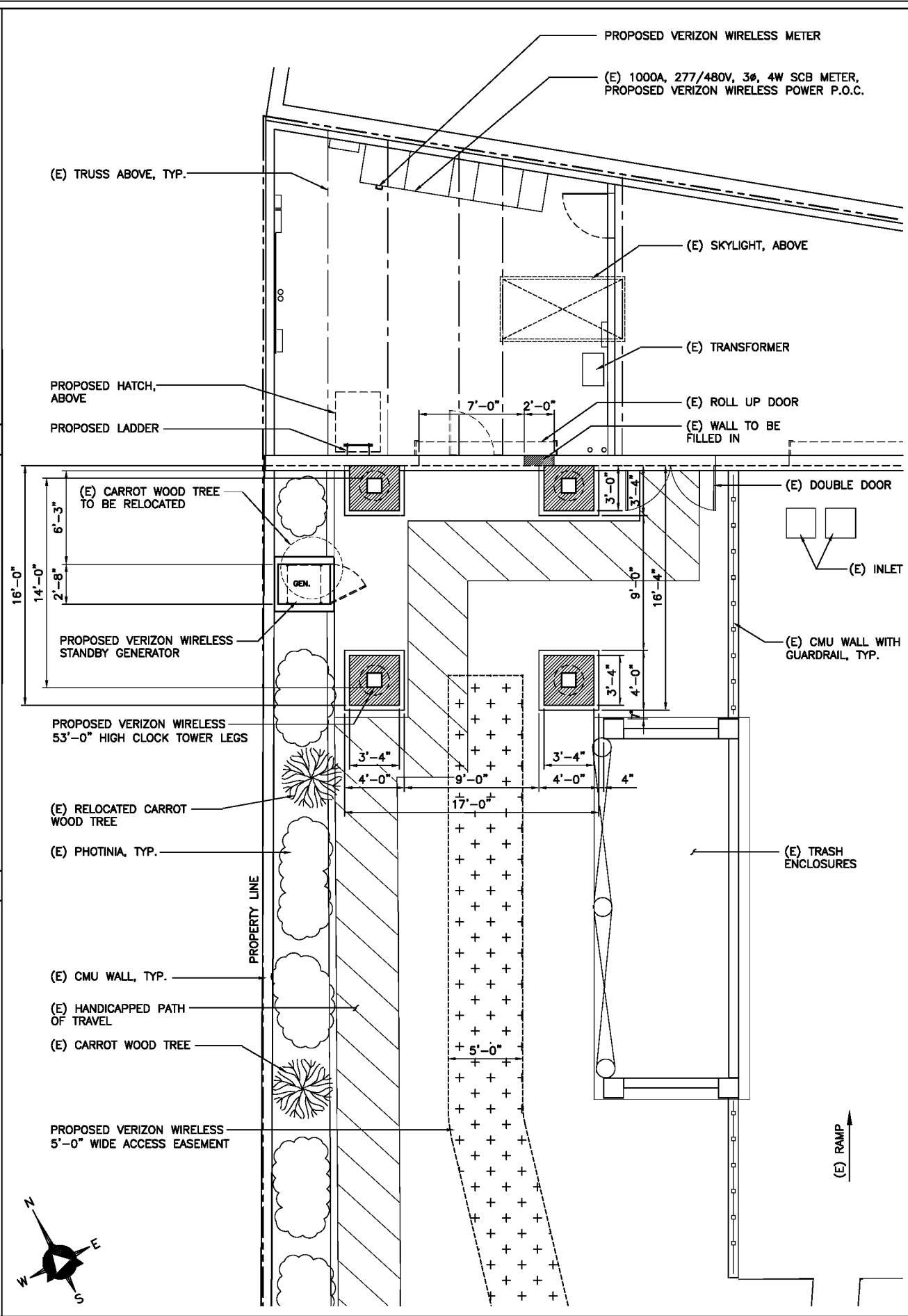
SECOND FLOOR PLAN / EQUIPMENT LAYOUT PLAN SCALE: 1/4" = 1'-0" 2



THIRD FLOOR PLAN (FUTURE) SCALE: 1/4" = 1'-0" 3



FOURTH FLOOR PLAN / ANTENNA LAYOUT PLAN SCALE: 1/4" = 1'-0" 4



ENLARGED SITE PLAN / FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" 1

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 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

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 CONSULTING ENGINEERS
 2362 MCGAW AVE.
 IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-417-2663

DGE JOB #113VW075
 SITE NAME

VALLE DE ORO

SITE ADDRESS

23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321

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 CHECKED BY: --

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SHEET TITLE

**ENLARGED SITE PLAN,
 EQUIPMENT LAYOUT PLAN &
 ANTENNA LAYOUT PLAN**

SHEET NUMBER

A-2

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

23780 NEWHALL AVE.
SANTA CLARITA, CA 91321

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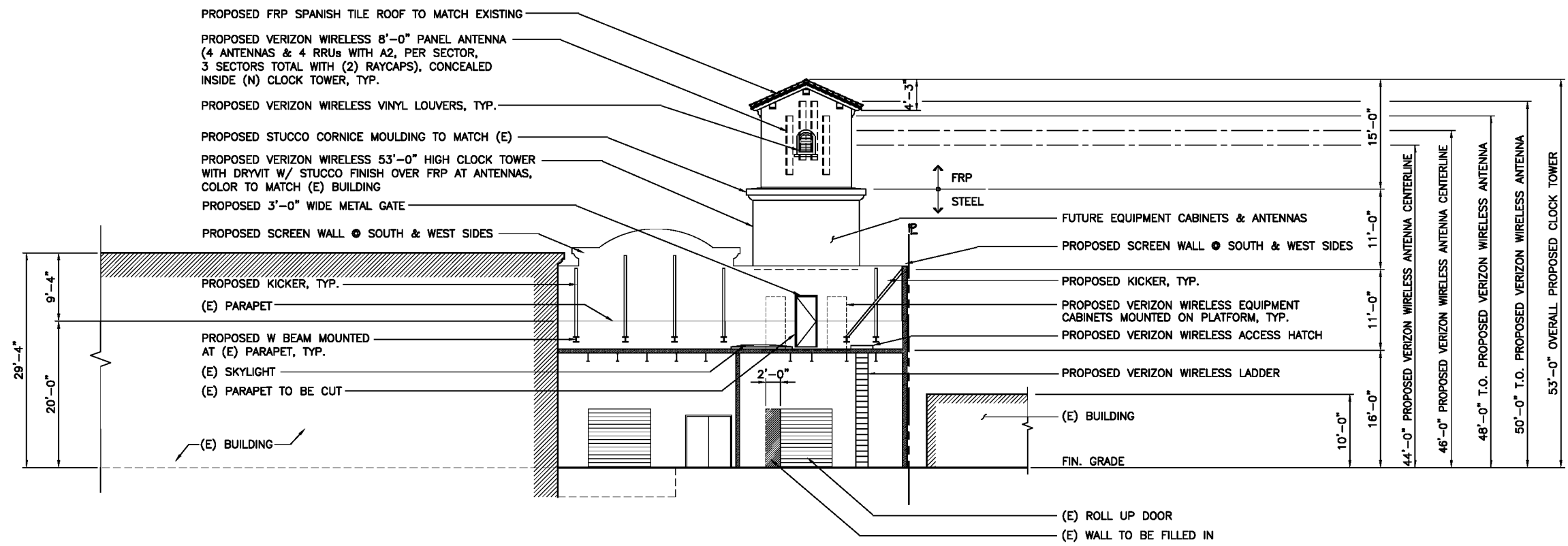
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SHEET TITLE

ENLARGED NORTH & EAST ELEVATIONS / SECTION

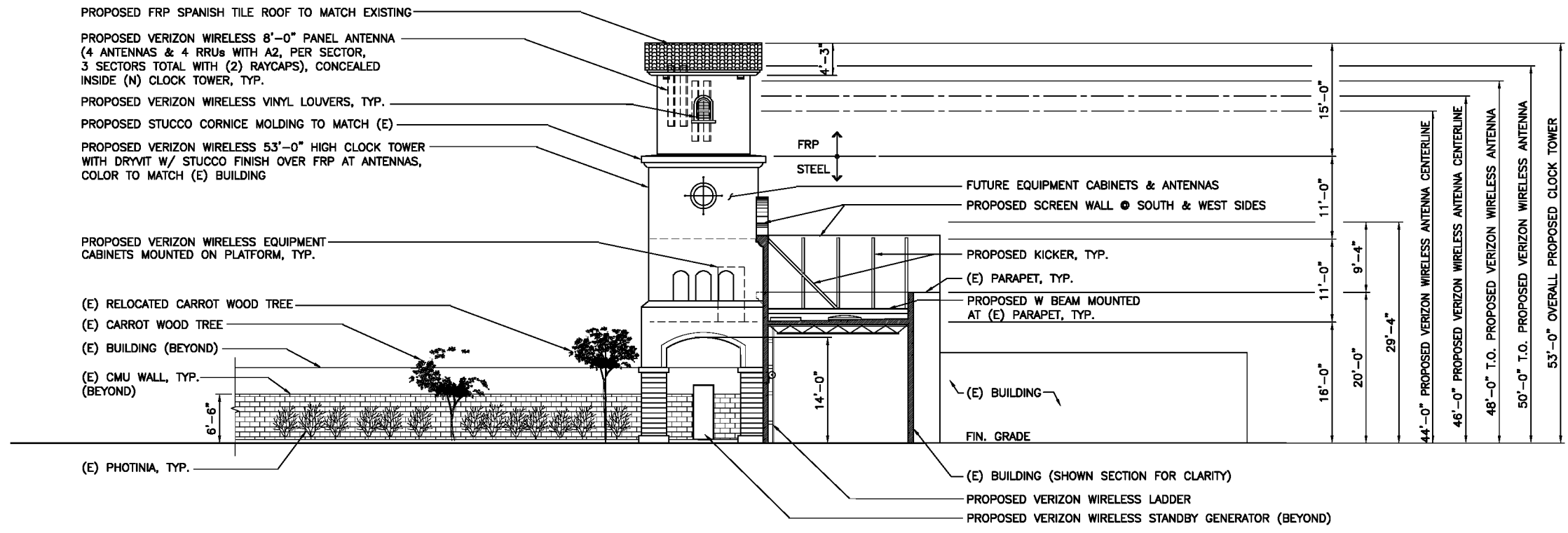
SHEET NUMBER

A-3



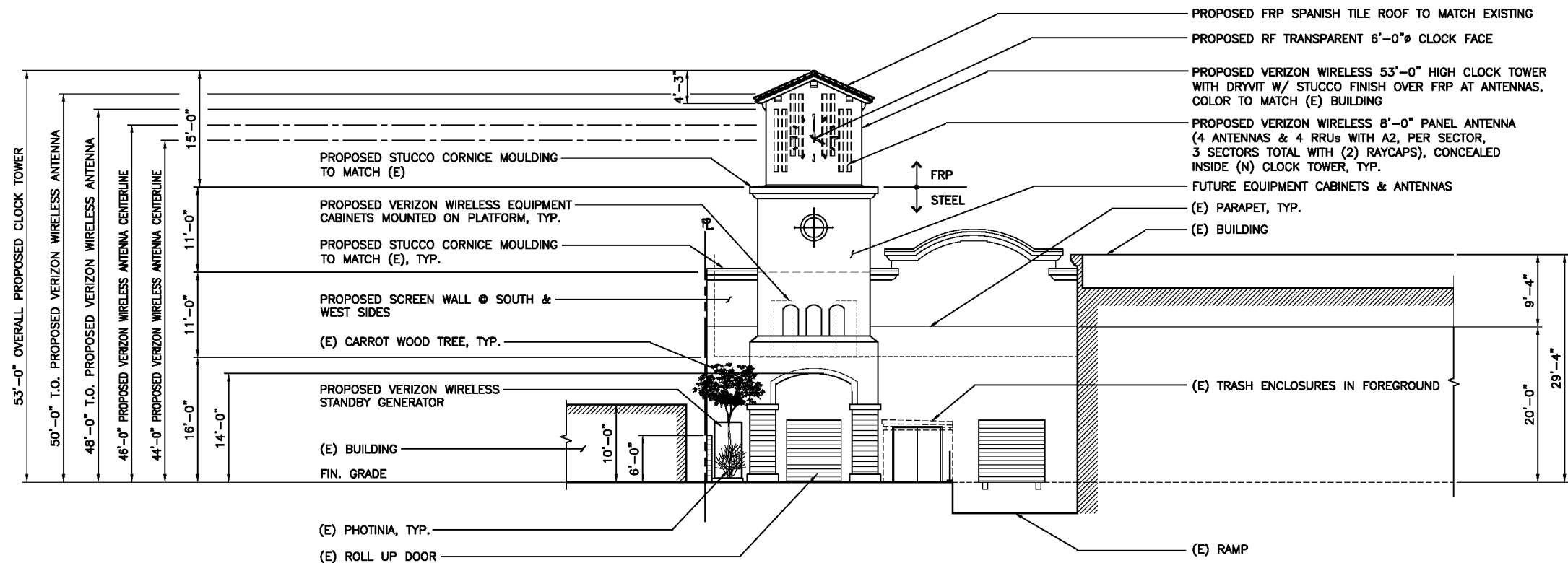
ENLARGED NORTH ELEVATION / SECTION

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



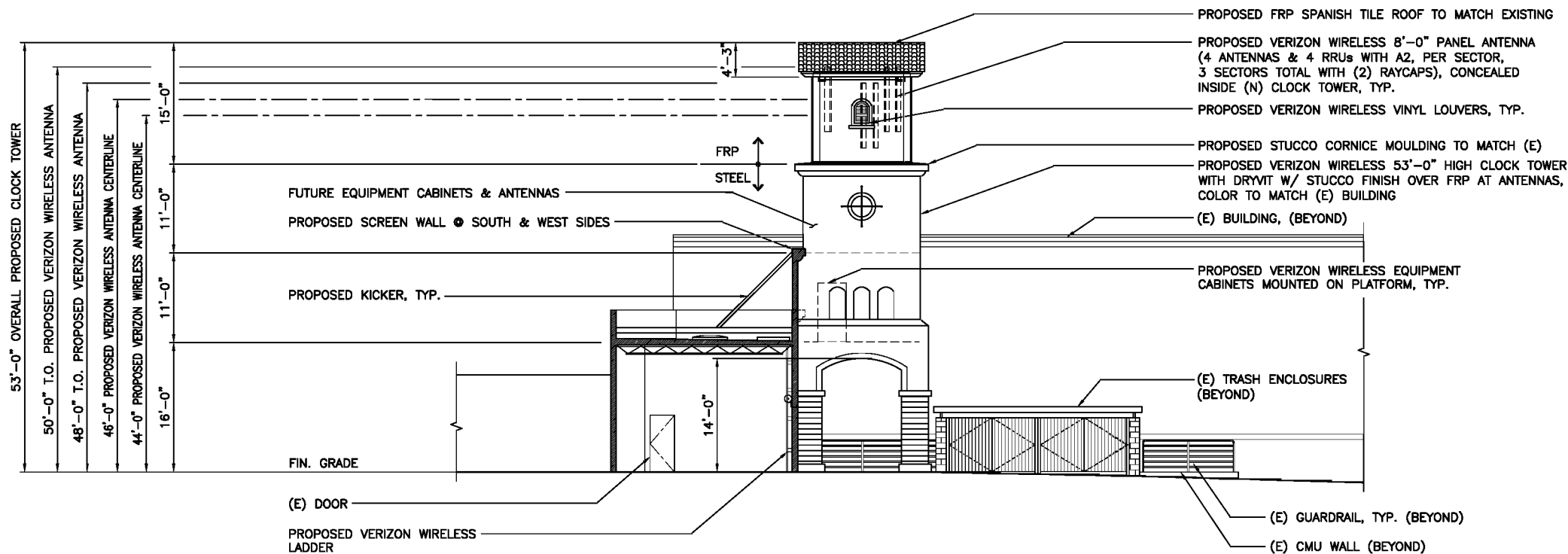
ENLARGED EAST ELEVATION / SECTION

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



ENLARGED SOUTH ELEVATION / SECTION

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



ENLARGED WEST ELEVATION / SECTION

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

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DGE JOB #113VW075

SITE NAME

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SHEET TITLE

ENLARGED SOUTH & WEST ELEVATIONS / SECTION

SHEET NUMBER

A-4

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DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

**23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321**

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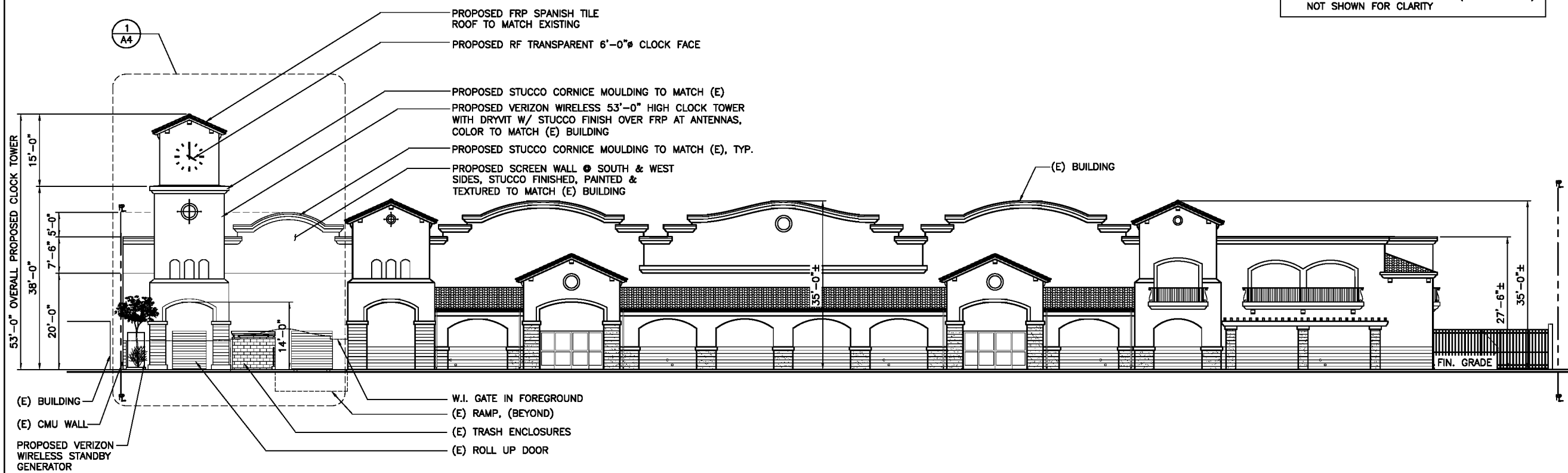
SHEET TITLE

SOUTH & WEST ELEVATIONS

SHEET NUMBER

A-4.1

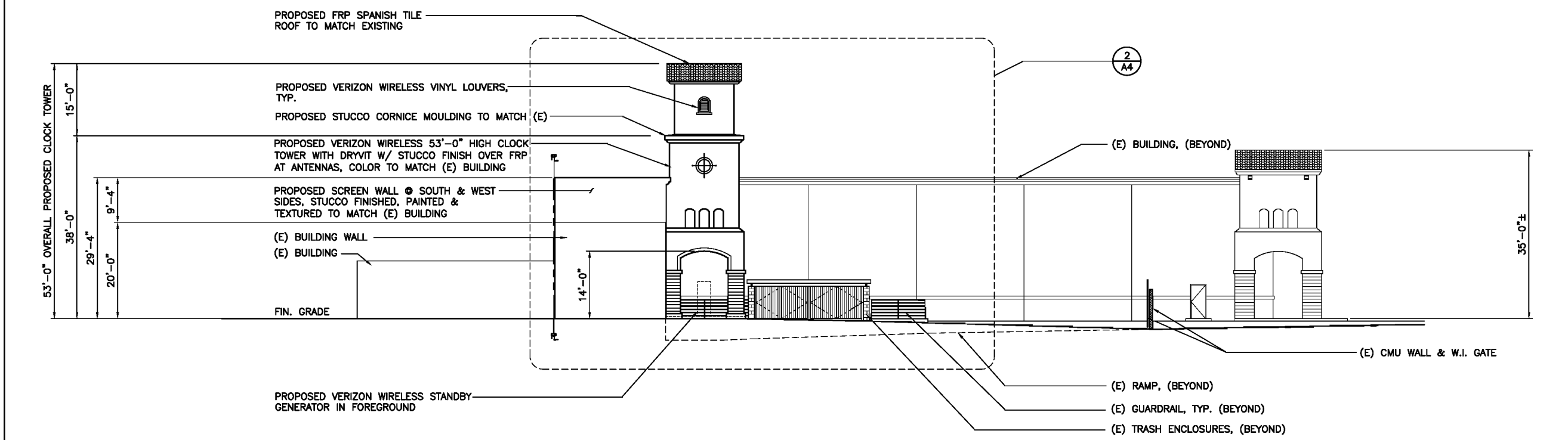
NOTE:
 - VERIZON WIRELESS ANTENNAS (INSIDE TOWER)
 NOT SHOWN FOR CLARITY



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"
 4' 0' 4' 8' 12' 16' 20' 24' 28'

NOTE:
 - VERIZON WIRELESS ANTENNAS (INSIDE TOWER)
 NOT SHOWN FOR CLARITY



WEST ELEVATION

SCALE: 3/32" = 1'-0"
 4' 0' 4' 8' 12' 16' 20' 24' 28'

VALLE DE ORO

23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321

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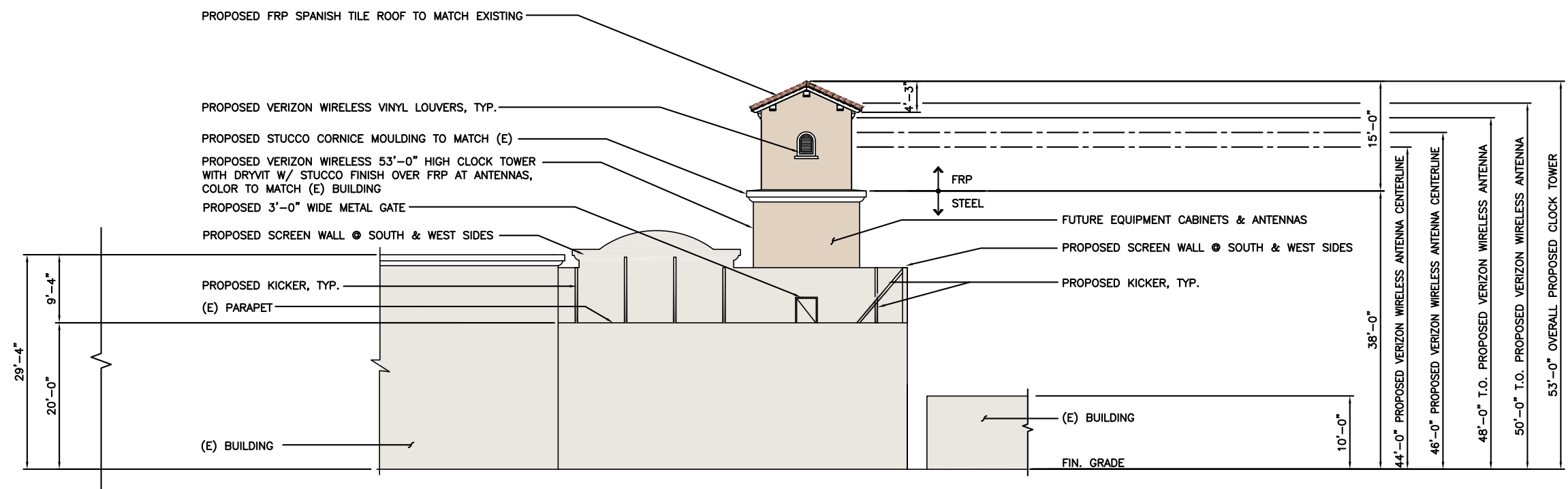
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

**ENLARGED
 NORTH & EAST
 ELEVATIONS**

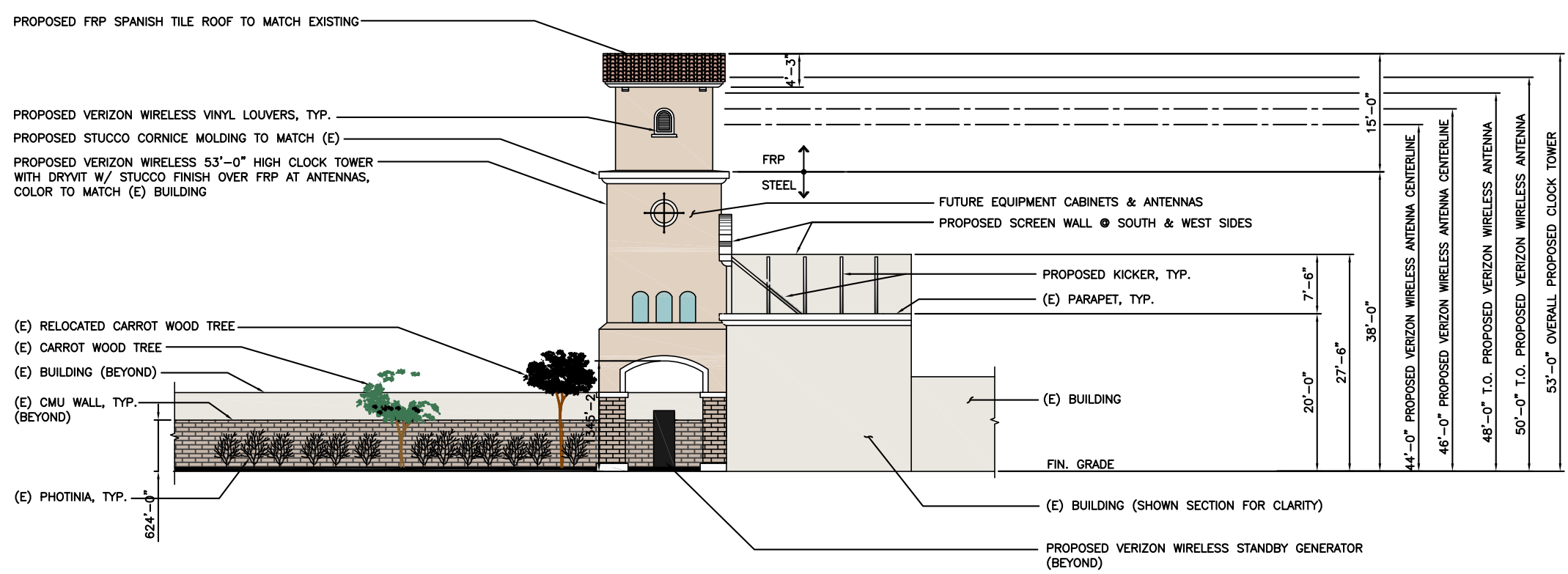
SHEET NUMBER

A-3



ENLARGED NORTH ELEVATION

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



ENLARGED EAST ELEVATION

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

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DGE JOB #113VW075

SITE NAME

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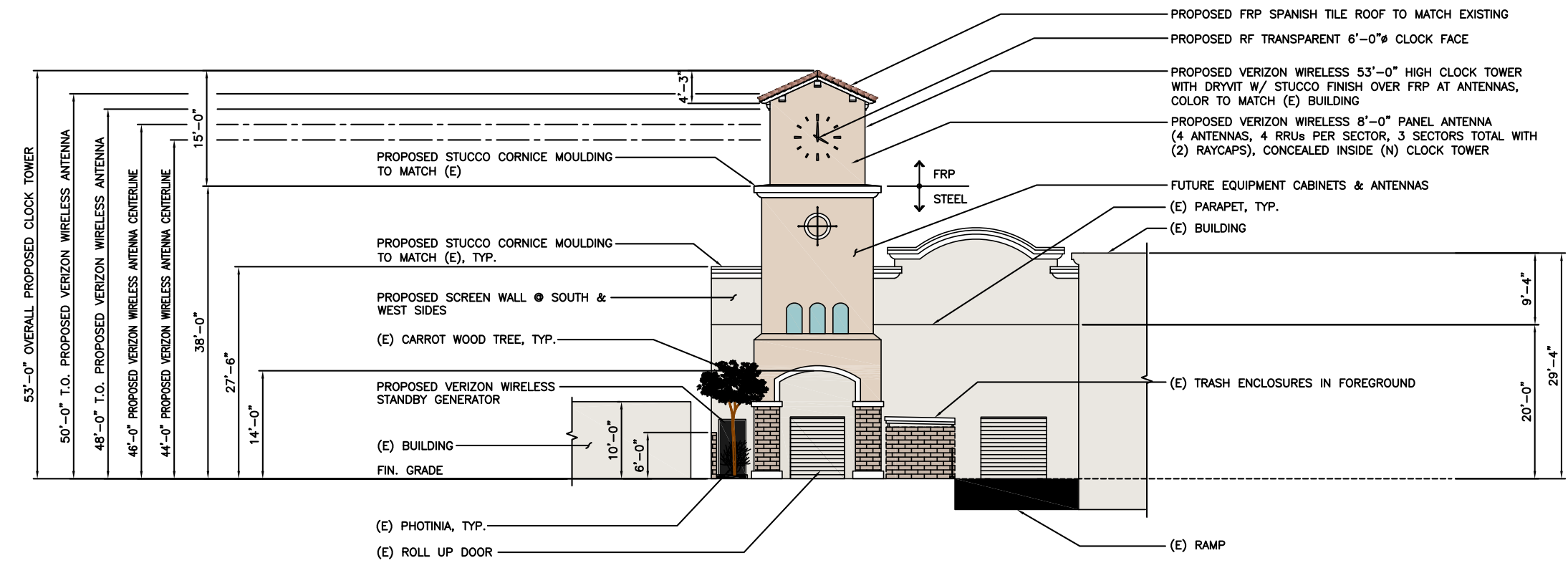
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

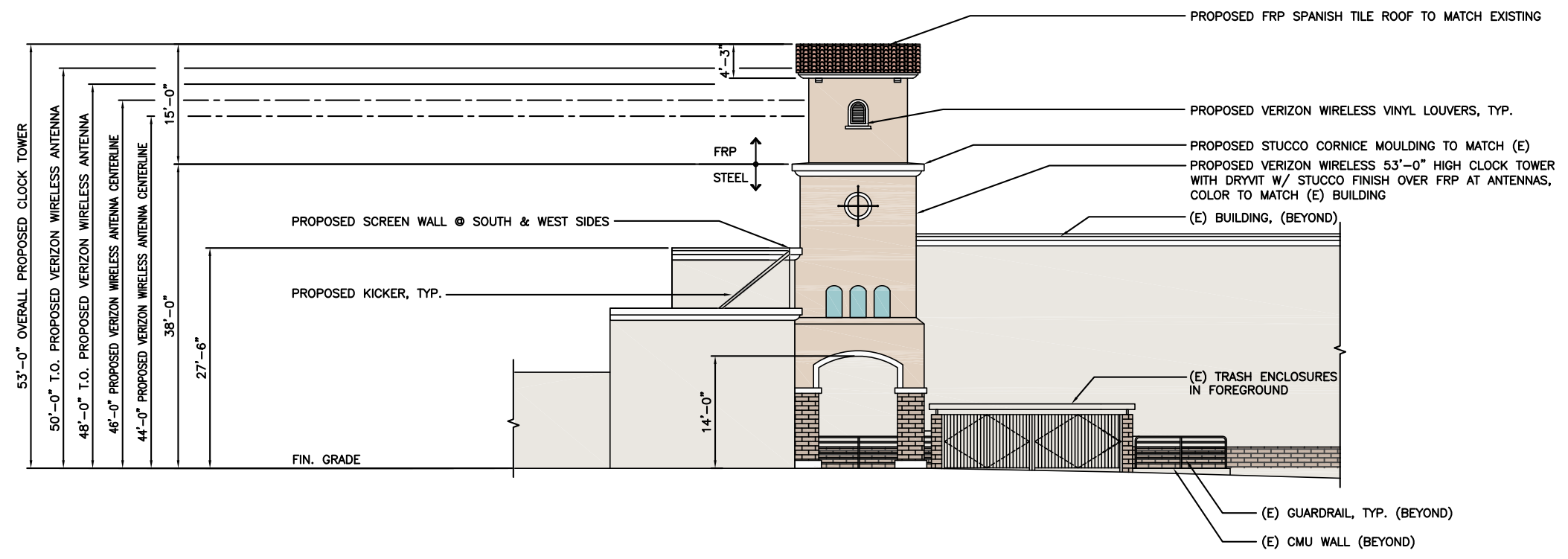
**ENLARGED
 SOUTH & WEST
 ELEVATIONS**

SHEET NUMBER

A-4



ENLARGED SOUTH ELEVATION



ENLARGED WEST ELEVATION

CITY OF SANTA CLARITA
NEGATIVE DECLARATION

MASTER CASE NO: Master Case 14-132

PERMIT/PROJECT NAME: Conditional Use Permit 14-011, Development Review 15-005

APPLICANT: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

LOCATION OF THE PROJECT: The proposed wireless communication facility would be located in the Stagecoach Plaza commercial shopping center at 23780 Newhall Avenue, in the City of Santa Clarita, Los Angeles County, California.
APN: 2833-032-055

DESCRIPTION OF THE PROJECT: The applicant is requesting a Conditional Use Permit and Development Review to allow for the installation of an unmanned wireless telecommunication facility within a new clock tower.
The new wireless telecommunication facility is proposed to contain the following:
1) A 53' high, 17' by 17' wide clock tower, that would conceal twelve 8-foot long antennas;
2) All associated equipment would be housed at the base of the tower with a back-up generator located directly adjacent to the clock tower.

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

City Council Planning Commission Director

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

Mitigation measures for this project

Are Not Required Are Attached Are Not Attached

Jeff Hogan, AICP
PLANNING MANAGER

Prepared by:  Mike Ascione, Assistant Planner II
(Signature) (Name/Title)

Approved by:  James Chow, Associate Planner
(Signature) (Name/Title)

Public Review Period From June 30, 2015 To July 21, 2015
Public Notice Given On June 30, 2015

Legal Advertisement Posting of Properties Written Notice

CERTIFICATION DATE: _____

ENVIRONMENTAL ASSESSMENT
(Initial Study)
CITY OF SANTA CLARITA



Project Title and Master Case Number: Wireless Communications Facility - Verizon
Master Case 14-132
Conditional Use Permit 14-011

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

Contact Person and Phone Number: Mike Ascione, Assistant Planner II
City of Santa Clarita
Community Development Department
(661) 255-4330

Project Location: The proposed wireless communication facility would be located in the Stagecoach Plaza commercial shopping center at 23780 Newhall Avenue, in the City of Santa Clarita, Los Angeles County, California.
APN: 2833-032-055

Applicant/Owner Name and Address: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

Consultant Information: Miguel Samayoa
Delta Groups Engineering
2362 McGaw Avenue
Irvine, CA 92614

Property Owner: 23780 San Fernando Rd., LLC

General Plan Designation: Community Commercial (CC)

Zoning Designation(s): Community Commercial (CC)

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Description of project and project setting:

The applicant is requesting a Conditional Use Permit to allow for the installation of an unmanned wireless telecommunication facility within a new clock tower at the Stagecoach Plaza retail shopping center in the community of Newhall within the City of Santa Clarita. The tower would be constructed directly adjacent to a 28,911 square-foot building that was constructed in 2006. Surrounding land uses include a self-storage facility directly behind the building and a nursing home across Newhall Avenue. McGrath Elementary School is located 1,000 feet to the north of the subject site.

The City of Santa Clarita's Unified Development Code requires a Conditional Use Permit for a wireless communications facility, above 35 feet in height, and located in the Community Commercial zone.

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

- 1) A 53' high, 17' by 17' wide clock tower, that would conceal twelve 8-foot long antennas;
- 2) All associated equipment would be housed at the base of the tower with a back-up generator located directly adjacent to the clock tower.

The proposed project complies with the standards set forth within the City's Unified Development Code related to wireless facilities.

Surrounding Land Uses:

Zoning (Uses):

North: CC (Commercial Storage)
East: CC (Commercial Center)
South: CC (Commercial Center)
West: CC (Commercial Storage)

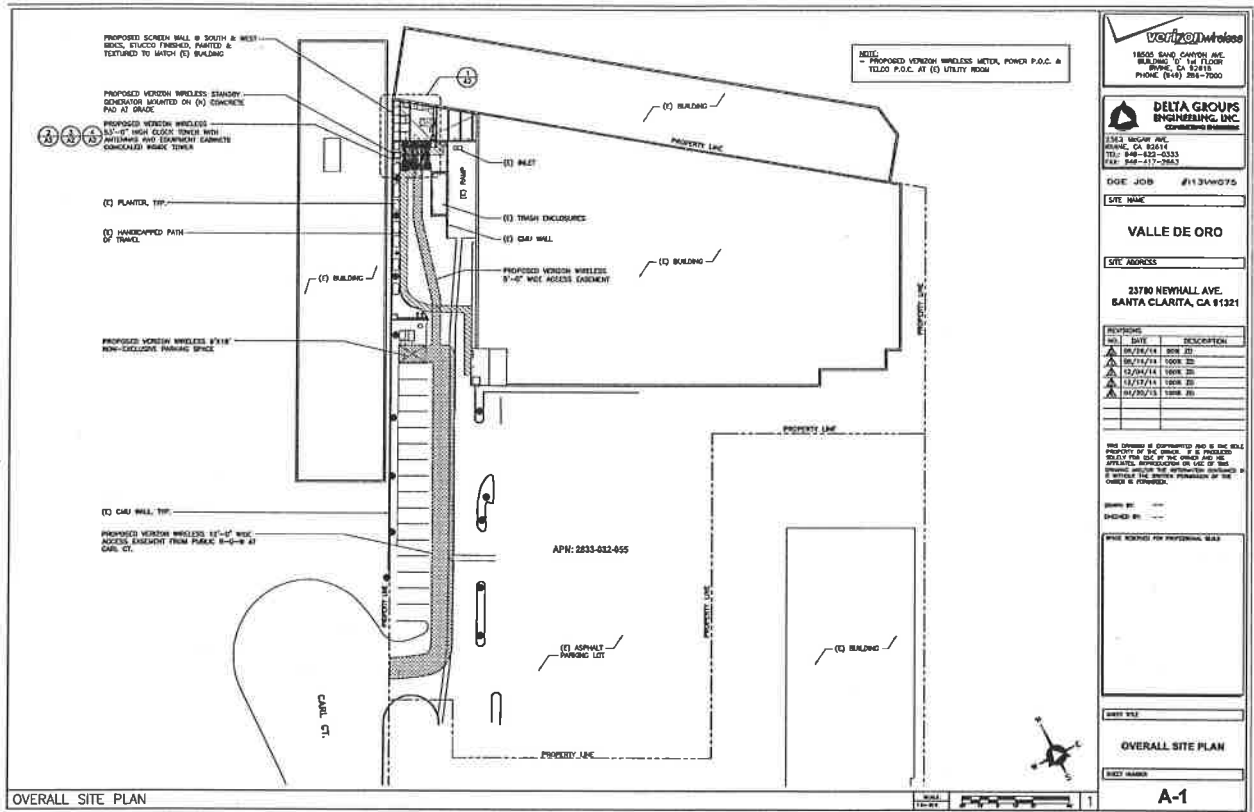
Other public agencies whose approval is required:

Los Angeles County Fire Department
Federal Communications Commission (FCC)

EXHIBIT I: LOCATION MAP



EXHIBIT II: SITE PLAN



Verizon Wireless
 1800 SAN JOAQUIN AVE.
 BUREAU, CA 95814
 PHONE: (916) 264-7000

DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 1362 NEGAR AVE.
 BUREAU, CA 95814
 TEL: 916-852-0333
 FAX: 916-852-2983

DIGI JOB #13134075

SITE NAME
 VALLE DE ORO

SITE ADDRESS
 23700 NEMHALL AVE.
 SANTA CLARITA, CA 91321

REV.	DATE	DESCRIPTION
1	05/15/14	20% CD
2	05/17/14	50% CD
3	02/24/14	100% CD
4	11/27/13	100% CD
5	04/20/13	100% CD

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DRAWN BY: _____
CHECKED BY: _____

THIS DRAWING IS FOR PROFESSIONAL SEAL

DATE PLOTTED: _____

OVERALL SITE PLAN

SHEET NUMBER
 A-1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

B. DETERMINATION:

On the basis of this initial evaluation:

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



Mike Ascione, Assistant Planner II

6-30-15

Date



James Chow, Senior Planner

6/30/15

Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

IV. BIOLOGICAL RESOURCES - Would the project:

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial wind or water soil erosion or the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

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

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

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING - Would the project:				
a) Disrupt or physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL AND ENERGY RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

XIII. POPULATION AND HOUSING — Would the project:

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

XIV. PUBLIC SERVICES - Would the project result in:

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

XV. RECREATION - Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

XVI. TRANSPORTATION/TRAFFIC — Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

**Section and Subsections
Evaluation of Impacts**

I. AESTHETICS

I a. No Impact.

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

The proposed project would not damage any scenic resources and would not interrupt any views of scenic resources. Therefore, the proposed project would have no impact on scenic vistas. The clock tower would be located at the rear of a developed commercial center, adjacent to retail shops and a storage use. The wireless facility clock tower would be integrated into the shopping center in terms of design, colors, and materials. Therefore, the proposed project would have no impact on scenic vistas.

I b. No Impact.

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

I c. Less than Significant Impact.

The project consists of the installation of an unmanned wireless telecommunication facility concealed within a 53' high clock tower. Ground mounted equipment will be screened within the tower and the structure would match the existing building. In terms of colors and materials, the project would introduce a new architecture feature to the commercial center in keeping with the character of the existing

development. Any impact to the visual character of the site would be less than significant.

I d. No Impact.

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

II. AGRICULTURAL RESOURCES

II a. No Impact.

The project site is zoned Community Commercial and currently contains a retail shopping center. Surrounding properties include other commercial uses in a fully developed urban area. The project site is not used for agricultural purposes. The project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project would have no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

II b. No Impact.

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

II c. No Impact.

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

II d. No Impact.

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

II e. No Impact.

The project does not have the potential to result in the conversion of farmland to non-agricultural use because no such lands or resources exist in the project area. The project would not result the conversion of forest lands to non-forest use. Therefore, there would be no impact.

III. AIR QUALITY

III a. Less Than Significant Impact.

The City of Santa Clarita is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and

San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

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

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

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

III b. Less than Significant Impact.

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

III c. Less than Significant Impact.

The proposal does include the use of a back-up diesel generator as part of this project. The generator would be used in emergencies when the power is down. The generator complies with all AQMD thresholds. Therefore, no impacts would result from the use of a self-powered emergency generator. As discussed in Section III.b), the proposed project would not exceed the thresholds of significance established by the SCAQMD. The SCQAMD established these thresholds in consideration of cumulative air pollution in the SCAB. As such, projects that do not exceed the SCAQMD's thresholds are not considered to not significantly contribute to cumulative air quality impacts.

III d. Less than Significant Impact.

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

The project site is located at in a commercial shopping center next to other commercial uses. There is an elementary school 1,000 feet away from the site and a convalescent home across the street. The use of machinery and minimal grading for the installation of the facility are anticipated to create minimal amounts of dust, emissions, and/or objectionable odors. These minor, temporary impacts would be further reduced through compliance with applicable Building and Safety and SCAQMD Rule 403 requirements that control the short-term, intermittent impacts related to grading and construction. Therefore, any potential impacts are considered less than significant including the effects on children and seniors. No long-term, permanent impacts are anticipated.

III e. No Impact.

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

IV. BIOLOGICAL RESOURCES

IV a-g. No Impact.

The proposed project will be constructed on a developed property that contains a retail shopping center. The property does not contain any significant biological habitat. Existing trees (none are protected oaks) will remain on site. The proposal does not include the modification of any habitat and would not otherwise affect any candidate, sensitive or special status species identified by the Department of Fish and Game or the U.S. Fish and Wildlife Service. Further, the proposal will not have any adverse effect on any riparian habitat, wetlands as defined by Section 404 of the Clean Water Act, or other biological resources as the proposed project is located on land that is located in a developed residential portion of the City. The parcel contains no significant habitat or wilderness area and the project will not affect the wildlife or other biological resources.

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

V. CULTURAL RESOURCES

V a-d. No Impact.

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

VI. GEOLOGY AND SOILS

VI a.i No Impact.

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

VI a.ii Less than Significant Impact.

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

VI a. iii No Impact.

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

VI a. iv Less than Significant Impact.

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

VI b. Less than Significant Impact.

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

VI c. Less than Significant Impact.

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

VI d. No Impact.

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

IV e. No Impact.

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

IV f. No Impact.

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

IV g. No Impact.

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

VII. GREENHOUSE GAS EMISSIONS

VII a-b. No Impact.

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change. These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere. The principal

greenhouse gases (GHGs) include carbon dioxide (CO₂), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO₂e).

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

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

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

VIII a. No Impact.

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

VIII b. Less than Significant Impact.

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

VIII c. No Impact.

The project site is located on a property containing a retail shopping center with an elementary school located 1,000 feet away. However, as discussed in Section VII.a) of this report, the proposed uses are not anticipated to store, use, or generate substantial amounts of hazardous materials, and are not anticipated to utilize any acutely hazardous materials. Therefore, the project would have no related impacts including impacts to children at the elementary school.

VIII d. No Impact.

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

result, would not create a significant hazard to the public or the environment.

VIII e. No Impact.

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

VIII f. No Impact.

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

VIII g. No Impact.

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

VIII h. Less than Significant Impact.

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

VIII i. Less than Significant Impact.

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

IX. HYDROLOGY AND WATER QUALITY

IX a-m. No Impact.

The proposed project includes the construction of an unmanned wireless facility concealed within a clock tower. The project is required to comply with the City's engineering standards for volume of water discharged in the storm drain system and will comply with the City's SUSMP ordinance to ensure that stormwater flows are properly treated before entering the storm drain system. Therefore, the proposed project would not affect the capacity of the stormwater drainage system and would not create any source of polluted runoff. Therefore, the proposed project is not anticipated to have an impact to hydrology and water quality.

X. LAND USE AND PLANNING

X a. No Impact.

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

X b. No Impact.

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

X c. No Impact.

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

XI. MINERAL AND ENERGY RESOURCES

XI a-c. No Impact.

Gold mining and oil production historically have been the principal mineral extraction activities in and around the Santa Clarita Valley.

Other minerals found in the planning area include construction aggregate, titanium, and tuff. Mineral resources and extraction areas are shown in the City's General Plan. The proposed project is not known to contain mineral resources and will not affect any of the mineral resources in Santa Clarita. Therefore, there would be no impact.

XII. NOISE

XII a-d. Less than Significant Impact.

The project site is in the vicinity of a commercial and residential uses, which are classified as sensitive noise receptors. The impacts of noise levels as it relates to this project are anticipated to only be short-term during construction and are expected to be negligible due to a minor amount of construction with no demolition or major grading being required for the facility. The City of Santa Clarita's Wireless Ordinance restricts the noise emitted from wireless facilities to a no net increase. An analysis has been submitted to show that a no net increase of noise will occur with the proposed wireless facility. In addition, no groundborne vibration or groundborne noise levels are expected to be emitted by this project. Therefore, the project would have a less than significant impact as it relates to noise and groundborne vibration. This includes any potential impacts to the neighboring school and nursing home.

XII e-f. No Impact.

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

XIII. POPULATION AND HOUSING

XIII a-c. No Impact.

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

XIV. PUBLIC SERVICES

XIV a. (i-iv) No Impact.

The construction of the proposed wireless communication facility will not create any additional demand for public services including fire, police, schools, public facilities and maintenance or other governmental services because there will be no employees reporting

to the facility. Fire and police protection services will be able to meet the needs of the project and the surrounding area with existing resources. Therefore, no impacts to public services will result from the project.

XV. RECREATION

XV a-b. No Impact.

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

XVI. TRANSPORTATION/TRAFFIC

XVI a-b. No Impact.

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

XVI c-g. No Impact.

The project area is not within an airport land use plan or within two miles of public airport or public use airport. Consequently, the proposed project would not affect any airport facilities and would not cause a change in the directional patterns of aircraft. The project would not change the roadway network, thereby eliminating any chance of creating curves or dangerous intersections, or introducing farm equipment to the area. A maintenance road and emergency access is currently provided to the site, and the proposed placement of the equipment on the project site will not inhibit access or circulation of emergency services to the project site, nor would they conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or in any other way decrease the performance and safety of such facilities. Therefore, no impacts would result from this project.

XVII. UTILITIES AND SERVICE SYSTEMS

XVII a-g. No Impact.

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

XVIII a. No Impact.

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

XVIII b. No Impact.

The proposed wireless facility would not have impacts that are individually limited, but cumulatively considerable. The proposed facility consists of antennas concealed within a clock tower with ground mounted equipment screened by screen walls and existing landscape. No aspects of the project proposal would result in cumulative impacts. The proposed use would not intensify the use of the site. Therefore, no impacts would occur from this project.

XVIII c. No Impact.

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



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

NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

APPLICATION: Master Case No. 14-132; Conditional Use Permit 14-011; Development Review 15-005; Initial Study 15-001

PROJECT APPLICANT: Verizon Wireless

PROJECT LOCATION: 23780 Newhall Avenue (APN: 2833-032-055)

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit and Development Review for the construction of a wireless communications facility located at 23780 Newhall Avenue at Stagecoach Plaza Retail Center, in the community of Newhall. The proposal includes the construction of a 53-foot tall clock tower structure, with twelve antennas concealed inside, and the associated equipment concealed at the base of the tower. The clock tower will be located on the northern portion of the property.

ENVIRONMENTAL REVIEW: A Draft Negative Declaration has been prepared for this proposed project and is available for a public review period, during which the City of Santa Clarita Community Development Department will receive comments, beginning at noon on June 30, 2015, and ending at noon on July 21, 2015. During the public review period, a copy of the Negative Declaration and all supporting documents will be located at the City Clerk's Office located in the City Hall Building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355. A copy of the draft Negative Declaration (without all supporting documents) will be posted at the Santa Clarita Library, Valencia Branch, during the public review period noted above.

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

DATE: Tuesday, July 21, 2015
TIME: At or after 6:00 p.m.
LOCATION: City Hall, Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

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, July 10, 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: Mike Ascione, Assistant Planner II, mascione@santa-clarita.com.

Jeff W. Hogan, AICP
Planning Manager

Posted: Santa Clarita City Hall Permit Center, Santa Clarita Public Library (Valencia Branch)
Published: The Signal, June 30, 2015.



NOISE IMPACT ANALYSIS

Verizon Wireless
Site Name: "Valle de Oro"
23780 Newhall Avenue
Santa Clarita, California 91321

Prepared For

Delta Groups Engineering

Attention: Vince Amaya
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Job #B40804N1

July 1, 2015

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- B. Pertinent Sections of the City of Santa Clarita Municipal Code
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- E. Cadna Analysis Data and Results

1.0 EXECUTIVE SUMMARY

The proposed project, the Verizon Wireless telecommunications facility to be known as "Valle de Oro," consists of the installation of new antennas and associated equipment, including a 10 kW emergency backup generator, at an existing retail center. The project site is located at 23780 Newhall Avenue in the City of Santa Clarita, California.

The purpose of this report is to assess noise impacts from the equipment at the Verizon facility, and to determine if mitigation is necessary and feasible to reduce project related noise impacts to below the noise limits of the City of Santa Clarita. According to the City of Santa Clarita, noise from wireless equipment must have a no-net increase in ambient noise levels at residential properties. Noise at commercial/manufacturing properties must meet the noise limits set forth in Section 11.44.040 of the Municipal Code.

Calculations show that, as designed, exterior noise levels from Verizon equipment are expected to meet the applicable commercial nighttime noise limit at the nearest commercial property lines, and are expected to have a no-net increase in the minimum anticipated ambient noise levels at residential properties. For this reason, the project is expected to comply with City of Santa Clarita noise regulations as currently designed. No mitigation is deemed necessary for attenuating exterior noise levels on site.

2.0 INTRODUCTION

This acoustical analysis report is submitted to satisfy the noise requirements of the City of Santa Clarita. Its purpose is to assess noise impacts from on-site project related mechanical noise sources, and to determine if mitigation is necessary to reduce the noise impacts to be in compliance with City of Santa Clarita noise regulations.

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol " L_{EQ} ." Unless a different time period is specified, " L_{EQ} " is implied to mean a period of one hour. Some of the data may also be presented as octave-band-filtered and/or A-octave-band-filtered data, which are a series of sound spectra centered about each stated frequency, with half of the bandwidth above and half of the bandwidth below each stated frequency. This data is typically used for machinery noise analysis and barrier calculations.

2.1 Project Location

The subject property is located at 23780 Newhall Avenue in the City of Santa Clarita, California. The Assessor's Parcel Numbers (APNs) for this site are 2833-032-055 and 2833-032-056. The project site is currently occupied by an existing retail center. For a graphical representation of the site, please refer to the Vicinity Map, Assessor's Parcel Map, Satellite Aerial Photograph, and Topographic Map provided as Figures 1 through 4, respectively.

2.2 Project Description

The proposed project includes the installation and operation of new wireless telecommunications antennas and associated equipment. A 10 kW emergency backup generator will be ground-mounted. The generator is not expected to be operational except in the event of a power failure, although it will typically run for 15 minutes once a week, during mid-day on a weekday, for test and maintenance purposes. Two MCE cabinets (model RBA72) will be located on the second floor of the proposed “clock tower” structure, and will be mounted on a metal grate floor. The generator and MCE cabinets are the focus of this analysis, as they are the only noise-generating equipment anticipated to be located outdoors on site.

For additional project details and equipment positioning, please refer to the project plans, dated April 20, 2015, provided in Appendix A.

2.3 Applicable Noise Standards

The noise regulations applicable to this project are contained within the City of Santa Clarita Municipal Code. The subject property on which the noise-producing equipment will be located is an existing retail center. Properties to the north, south, and west are also commercial land uses, although it is assumed that the storage facility to the north and west also contains a caregiver residence on site. There is residential use located to the east of the site and to the west, beyond the commercial property.

The City of Santa Clarita Municipal Code Chapter 17.69 states that outdoor wireless equipment shall be operated at a level which will have a no-net increase in ambient noise levels at residential properties. In order to determine compliance with these regulations, ambient noise monitoring has been performed to show the average minimum noise exposure at the neighboring sites. Equipment noise has then been calculated to determine whether the proposed equipment noise will cause an increase in ambient noise levels at adjacent sites. As the presumed minimum ambient noise level is approximately 50 dBA in the vicinity of the project, equipment noise levels should not exceed 40 dBA at residential property lines, as noise levels exceeding this value would result in an increase in ambient noise levels. Please see Section 4.1.1 for a detailed description of decibel addition.

In addition, Chapter 17.69 states that noise levels generated by wireless facility equipment shall comply with the applicable provisions of the City’s noise ordinance, found in Chapter 11.44. This section of the code states that noise levels at commercial properties shall comply with the noise limits of 80 dBA during the daytime hours and 70 dBA during the nighttime hours. Although the generator will only run in the daytime during normal operation, in the event of an emergency, the equipment may be operational at night. For this reason, the nighttime noise limit of 70 dBA will be applied at commercial property lines.

Pertinent sections of the City of Santa Clarita Municipal Code are provided as Appendix B.

3.0 ENVIRONMENTAL SETTING

3.1 Existing Noise Environment

3.1.1 Ambient Noise Monitoring

An on-site inspection was conducted at 12:00 a.m. on Friday, August 15, 2014. The weather conditions were as follows: little to no measurable wind, moderate humidity, and temperatures in the low 70's. An ambient noise measurement was taken to the south of the proposed generator location. The microphone position was approximately five feet above the existing grade. The measured noise level can be seen in Table 1, and the ambient noise measurement location is shown in Figure 5. As Newhall Avenue is a fairly busy roadway, the measured noise levels on site can be primarily attributed to traffic on this roadway.

Table 1. On-Site Noise Measurement Conditions and Results	
Date	Friday, March 14, 2014
Time	12:00 a.m. – 12:10 a.m.
Conditions	Partly cloudy skies, little to no measurable wind, temperature in the low 70's with moderate humidity
Measured Noise Level	51.5 dBA L _{EQ}

As ambient noise levels can vary from day-to-day, and the hours from 1 a.m. to 4 a.m. typically have the lowest traffic volumes of any hour of the day with traffic during the 12 a.m. to 1 a.m. hour being only marginally higher, it is assumed that this noise level is generally representative of the minimum ambient noise level at the site. For analysis purposes, a noise level of 50 dBA will be considered the applicable minimum ambient noise level, and residential noise limits will be set accordingly using this assumption.

3.1.2 Existing Equipment Noise

There is no existing Verizon equipment on site. Proposed Verizon equipment is the focus of this analysis.

3.2 Future Noise Environment

The future noise environment in the vicinity of the project site will be primarily a result of the same ambient noise sources, as well as the noise generated by the new Verizon equipment on site. The two proposed MCE cabinets and Polar Power 10 kW generator are the only pieces of Verizon equipment anticipated to generate noise on site.

The proposed MCE cabinets are manufactured by CommScope, model RBA72. CommScope has provided octave band noise levels measured at five feet from the RBA72 cabinet. Noise levels are shown in Table 2, and manufacturer information is provided in Appendix C.

Table 2. Sound Pressure Level of CommScope RBA72, at 5 Feet									
Source	Noise Level at Octave Band Frequency (dBA)								Total (dBA)
	63	125	250	500	1K	2K	4K	8K	
CommScope RBA72	23.8	32.8	52.9	47.5	51.0	51.8	53.6	44.9	58.7

Noise levels for the proposed Polar Power 10 kW generator were provided by the manufacturer in the form of a broadband frequency noise level measured at 23 feet (7 meters) from the generator. For this reason, octave band noise levels were approximated using noise measurements made of a Kohler generator for a previous Eilar Associates acoustical report. The resultant estimated noise spectrum is shown below in Table 3. More information is provided in Appendix C: Manufacturer Data Sheets, and Appendix D: Pertinent Sections of Previous Eilar Associates Acoustical Report.

Table 3. Sound Pressure Level of Polar Power 10 kW Generator, at 23 Feet from Source									
Source	Noise Level at Octave Band Frequency (dB)								Total (dBA)
	63	125	250	500	1K	2K	4K	8K	
Generator	61.2	61.2	62.3	55.2	59.3	56.4	49.4	44.7	63

No other equipment on site is anticipated to generate significant levels of noise.

4.0 METHODOLOGY AND EQUIPMENT

4.1 Methodology

4.1.1 Decibel Addition

To determine the combined logarithmic noise level of two known noise source levels, the values are converted to the base values, added together, and then converted back to the final logarithmic value, using the following formula:

$$L_c = 10 \log(10^{L1/10} + 10^{L2/10} + 10^{LN/10})$$

where L_c = the combined noise level (dB), and
 L_N = the individual noise sources (dB).

To approximate this equation please refer to Table 4. This procedure is also valid when used successively for each added noise source beyond the first two. The reverse procedure can be used to estimate the contribution of one source when the contribution of another concurrent source is known and the combined noise level is known. These methods can be used for L_{EQ} or other metrics (such as L_{DN} or CNEL), as long as the same metric is used for all components.

Table 4. Sound Level Addition for Two Noise Sources	
Difference	Add to Higher Value
0 - 1 dB	3 dB
2 - 3 dB	2 dB
4 - 9 dB	1 dB
10 or more dB	0 dB

4.1.2 Cadna Noise Modeling

Modeling of the outdoor noise environment is accomplished using Cadna Version 3.7, which is a model-based computer program developed by DataKustik for predicting noise impacts in a wide variety of conditions. Cadna (Computer Aided Noise Abatement) assists in the calculation, presentation, assessment, and mitigation of noise exposure. It allows for the input of project information such as noise source data, barriers, structures, and topography to create a detailed model and uses the most up-to-date calculation standards to predict outdoor noise impacts.

4.2 Measurement Equipment

Some or all of the following equipment was used at the site to measure existing ambient noise levels:

- Larson Davis Model 720 Type 2 Sound Level Meter, Serial # 0263
- Larson Davis Model CA150 Calibrator, Serial # 0203
- Distance measurement wheel, digital camera

The sound level meter was field-calibrated immediately prior to the noise measurement and checked afterwards, to ensure accuracy. All sound level measurements conducted and presented in this report, in accordance with the regulations, were made with sound level meters that conform to the American National Standards Institute specifications for sound level meters (ANSI S1.4-1983, R2001). All instruments are maintained with National Bureau of Standards traceable calibration, per the manufacturers' standards.

5.0 NOISE IMPACTS

Noise levels of the proposed wireless equipment were calculated using Cadna at surrounding property lines to the north, south, east, and west, as well as at the caretaker residence to the west, and the residential property beyond the storage facility to the west. These receivers represent the nearest affected noise-sensitive locations, and therefore, any other potential receivers would be exposed to lower noise levels as they will receive additional attenuation due to distance and shielding from intervening structures.

As noted above, the applicable noise limit at residential properties was determined using results of ambient noise measurements made on site. It is assumed that the minimum ambient noise level in the vicinity of the project site is approximately 50 dBA. In order for the equipment to have a “no-net” increase, noise levels must be at least 10 dB less than this value, and therefore, the applicable

noise limit at residential receivers is 40 dBA. The applicable noise limit at commercial receivers is 70 dBA, as stated in the Municipal Code.

Calculations of equipment noise include attenuation provided by surrounding buildings, including those at the adjacent storage facility and those on site, as well as noise attenuation provided by the existing CMU wall along the west property line. In addition, the slight elevation difference between the on-site equipment and the receiver at the west property line has been considered in this analysis to account for the approximately two-foot drop between the subject property and the property to the west.

Results of the analysis are shown in Tables 5 and 6 below to show commercial and residential noise impacts, respectively. Noise contours and receiver locations are shown in Figure 5, and additional information can be found in Appendix E: Cadna Analysis Data and Results.

Table 5. Calculated Wireless Facility Noise Impact Levels at Commercial Receivers				
Receiver Number	Receiver Location	Approximate Distance to Equipment (ft)	Noise Limit (dBA)	Equipment Noise Level (dBA)
R-1	North Property Line	25	70	56
R-2	South Property Line	575	70	32
R-4	West Property Line	2	70	69

Table 6. Calculated Wireless Facility Noise Impacts and Cumulative Effects at Residential Receivers						
Receiver Number	Receiver Location	Approximate Distance to Equipment (ft)	Noise Level (dBA)			
			Minimum Existing Ambient	Verizon Only	Cumulative Projected Ambient	Increase
R-3	East Property Line	245	50	29	50	0
R-5	West Residential, Caretaker Residence	190	50	32	50	0
R-6	West Residential, Beyond Commercial Site	365	50	27	50	0

As shown above, equipment noise levels are not expected to result in an increase in ambient noise levels at residential receivers as there is no-net increase in minimum expected ambient noise levels. Ambient noise levels during the daytime hours will be higher than those projected for nighttime hours, and therefore, this evaluation of ambient noise contribution represents the worst-case time of day when ambient noise will be quietest. Equipment noise levels are also not expected to exceed nighttime noise limits at commercial receivers. Any other noise-sensitive receivers are located at a greater distance from equipment, and therefore will be exposed to lower

noise levels. For these reasons, equipment noise levels are anticipated to be in compliance with City of Santa Clarita noise regulations, and therefore, no mitigation is deemed necessary for attenuating exterior noise levels.

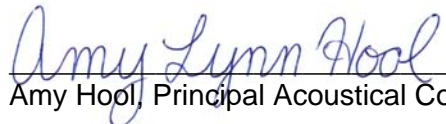
6.0 CONCLUSION

Calculations show that, as designed, exterior noise levels from Verizon equipment are expected to meet the applicable commercial nighttime noise limit at the nearest commercial property lines, and are expected to have a no-net increase in the minimum anticipated ambient noise levels at residential properties. For this reason, the project is expected to comply with City of Santa Clarita noise regulations as currently designed. No mitigation is deemed necessary for attenuating exterior noise levels on site.

This analysis is based upon a current worst-case scenario of anticipated, typical equipment for this type of wireless facility. Substitution of equipment with higher noise emission levels may invalidate the recommendations of this study. These conclusions and recommendations are based on the best and most current project-related information available at the time this study was prepared.

7.0 CERTIFICATION

This report is based on the measured noise levels and related project information received, and represents a true and factual analysis of the acoustical impact issues associated with the Verizon Wireless site known as "Valle de Oro," located at 23780 Newhall Avenue in the City of Santa Clarita, California. This report was prepared by Amy Hool and Jonathan Brothers.



Amy Hool, Principal Acoustical Consultant

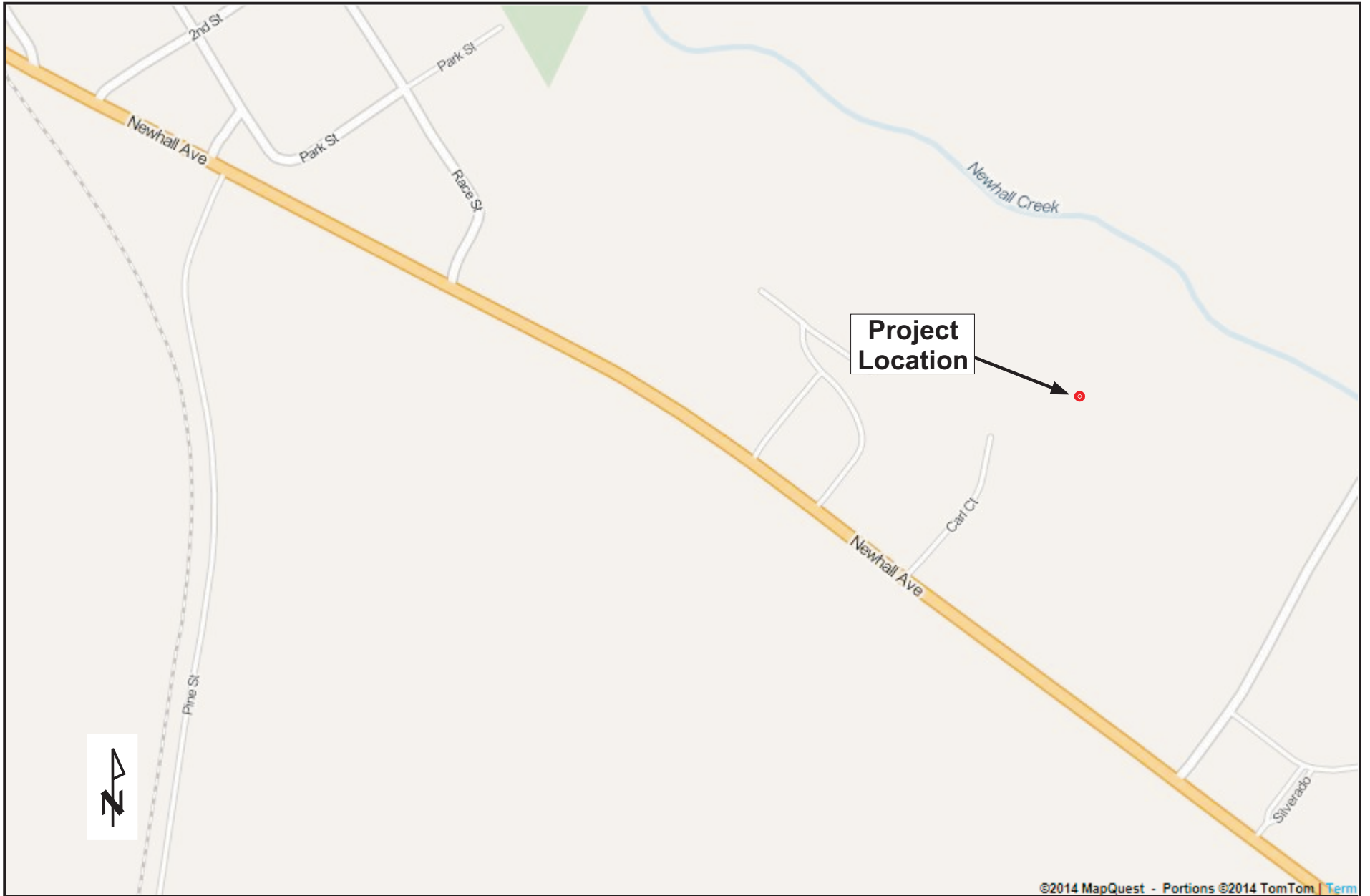


Jonathan Brothers, Senior Acoustical Consultant

8.0 REFERENCES

1. Beranek, Leo L., *Acoustical Measurements*, Published for the Acoustical Society of America by the American Institute of Physics, Revised Edition, 1988.
2. City of Santa Clarita Municipal Code.
3. Harris, Cyril M., *Handbook of Acoustical Measurements and Noise Control*, Acoustical Society of America, 3rd Edition, 1998.
4. Harris, Cyril M., Ph.D., *Noise Control in Buildings*, Original Edition, 1994.
5. Hirschorn, Martin, *Noise Control Reference Handbook*, Revised Edition, 1989.
6. Irvine, Leland K. and Richards, Roy L., *Acoustics and Noise Control Handbook for Architects and Builders*, Original Edition, 1998.
7. Knudsen, Vern O. and Harris, Cyril M., *Acoustical Designing In Architecture*, American Institute of Physics for the Acoustical Society of America, 2nd Edition, 1978.
8. Raichel, Daniel R., *The Science and Applications of Acoustics*, American Institute of Physics Press for the Acoustical Society of America, 1st Edition, 2000.

FIGURES



©2014 MapQuest - Portions ©2014 TomTom | [Term](#)

Eilar Associates, Inc.
210 S. Juniper St, Suite 100
Escondido, California 92025
760-738-5570

Vicinity Map
Job # B40804N1

Figure 1

Los Angeles County
Assessor's
2833-032-055
2833-032-056

Project
Location



2833032055

2833032056

COSTA BRAVA

SAN FERNANDO

CARL

VALLE DEL ORO



Copyright - LA Assessor

0 157ft



Eilar Associates, Inc.
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Escondido, California 92025
760-738-5570

Assessor's Parcel Map
Job # B40804N1

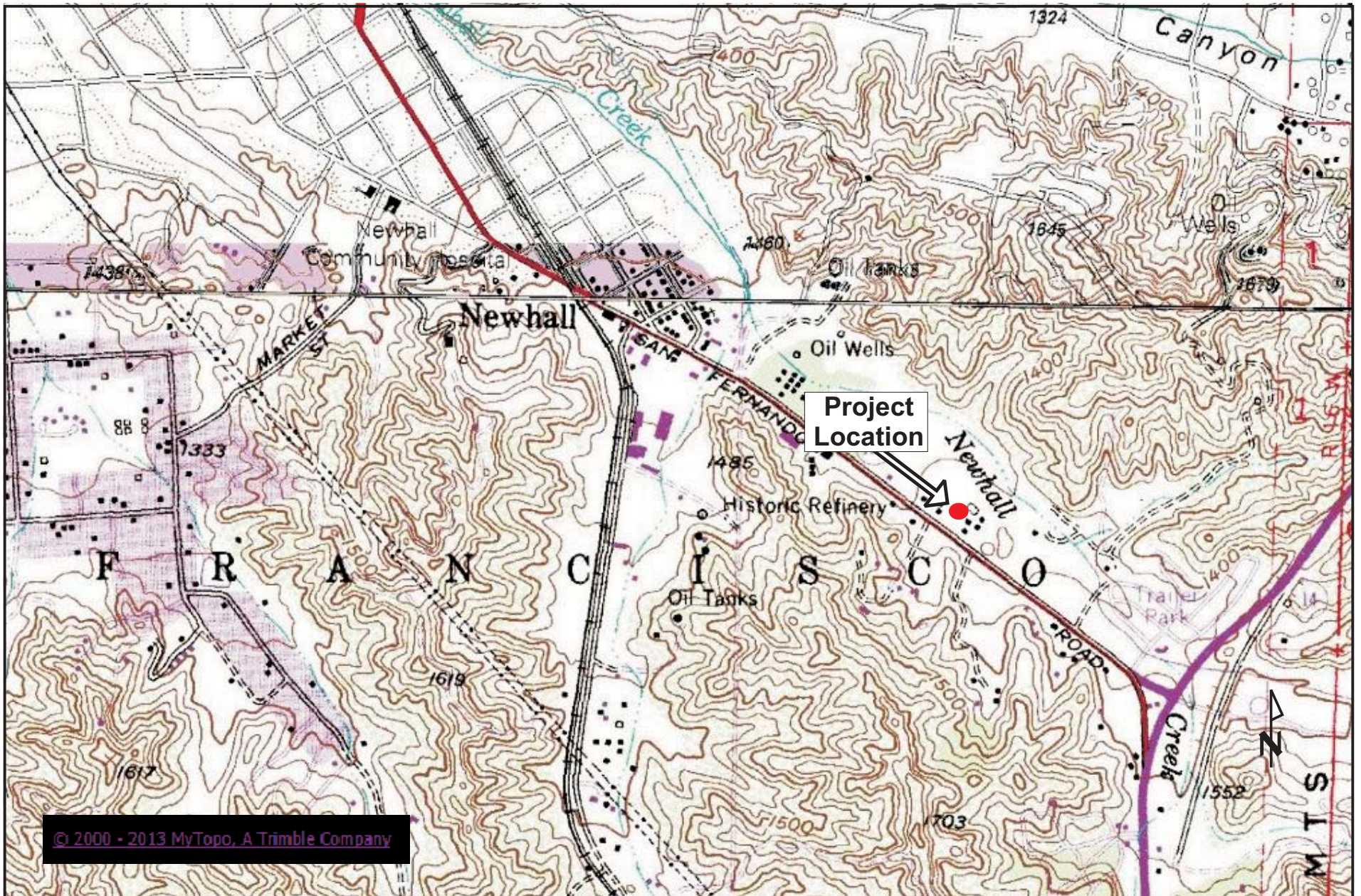
Figure 2



Eilar Associates, Inc.
210 S. Juniper St, Suite 100
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760-738-5570

Satellite Aerial Photograph
Job # B40804N1

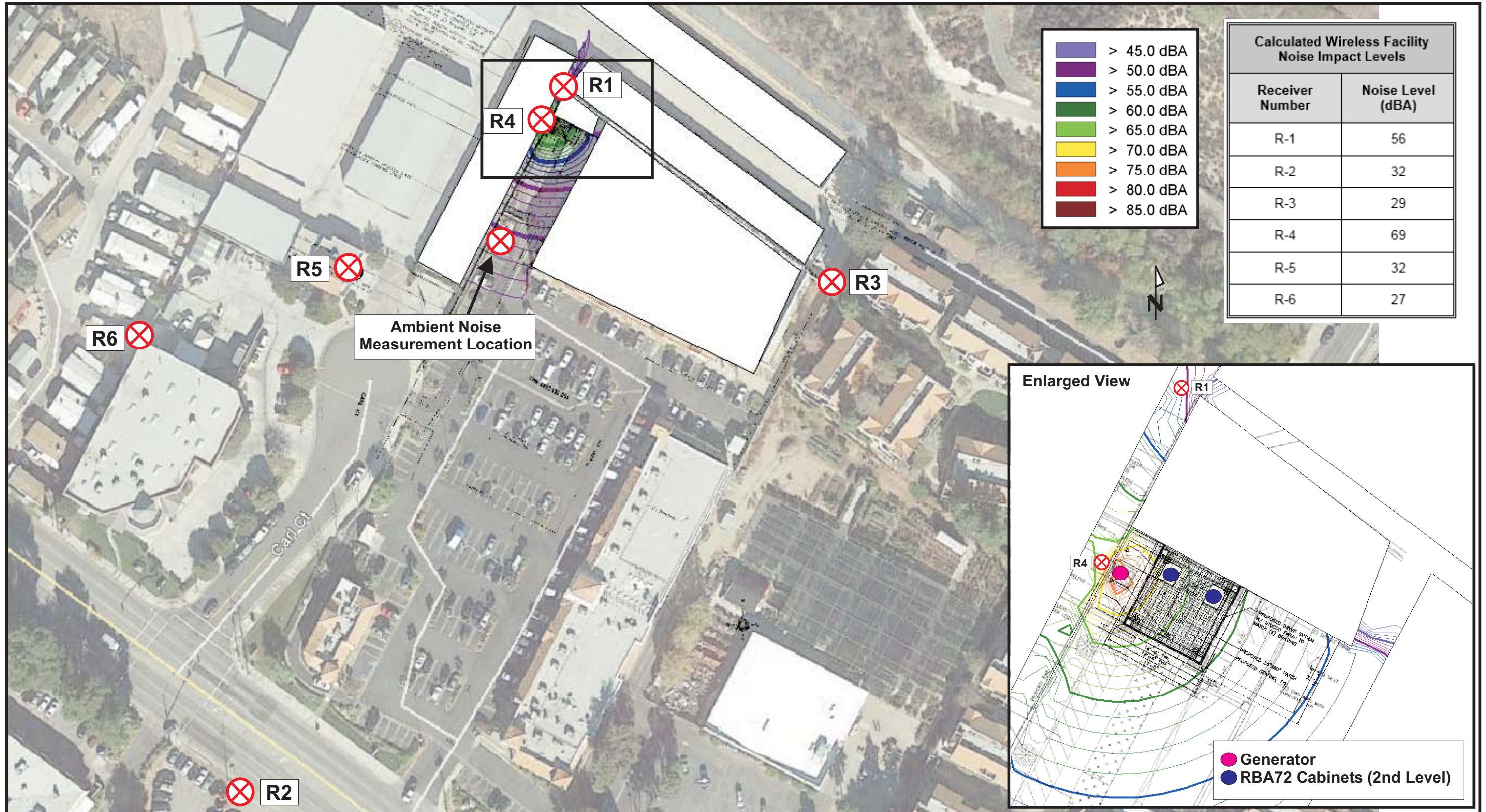
Figure 3



Eilar Associates, Inc.
 210 S. Juniper St, Suite 100
 Escondido, California 92025
 760-738-5570

Topographic Map
 Job # B40804N1

Figure 4



Eilar Associates, Inc.
 210 South Juniper Street, Suite 100
 Escondido, California 92025
 760-738-5570

Satellite Aerial Photograph Showing Equipment Noise Contours and Receiver Locations
 Job # B40804N1

Figure 5

APPENDIX A

Project Plans, Dated April 20, 2015



SITE NAME
VALLE DE ORO
 (MACRO CELL EVOLUTION DESIGN)
 23780 NEWHALL AVENUE
 SANTA CLARITA, CA 91321

verizonwireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2362 MCGAW AVE.
 IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-417-2663

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

**23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321**

REVISIONS		
NO.	DATE	DESCRIPTION
△ 06/26/14	90% ZD	
△ 08/14/14	100% ZD	
△ 12/04/14	100% ZD	
△ 12/17/14	100% ZD	
△ 04/20/15	100% ZD	

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 CHECKED BY: ---

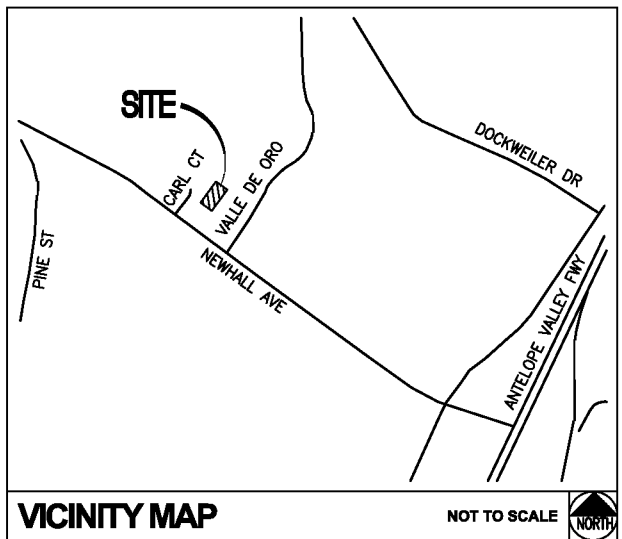
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VICINITY MAP NOT TO SCALE

FROM VERIZON WIRELESS IN IRVINE, CALIFORNIA:
 HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY;
 MAKE A U-TURN AT WATERWORKS WAY;
 TURN LEFT ONTO THE I-5N RAMP; TURN RIGHT ONTO I-5N;
 KEEP RIGHT TO STAY ON I-5N; FOLLOW SIGNS FOR I-10W/SANTA
 MONICA/INTERSTATE 5N/SACRAMENTO; MERGE ONTO I-10E/I-5N;
 CONTINUE ONTO I-5N; TAKE THE STATE ROUTE 14N/ANTELOPE VALLEY
 FREEWAY EXIT TOWARD PALMDALE/LANCASTER; MERGE ONTO CA-14N;
 TAKE THE NEWHALL AVE EXIT; KEEP LEFT AT THE FORK AND MERGE
 ONTO NEWHALL AVE; TURN RIGHT; TURN LEFT;
 DESTINATION WILL BE ON THE LEFT

DRIVING DIRECTIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NOTES: (P) = PROPOSED (E) = EXISTING

GENERAL CONTRACTOR NOTES

THIS IS AN UNMANNED TELECOMMUNICATION FACILITY FOR THE VERIZON WIRELESS COMMUNICATIONS NETWORK.
 THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT.
 A TOTAL OF (12) PANEL ANTENNAS, (12) RRU's WITH A2 AND (2) RAYCAPS ON (3) ARRAYS CONCEALED INSIDE A (N) CLOCK TOWER, PLUS EQUIPMENT CABINETS, STANDBY GENERATOR ARE PROPOSED AT THIS SITE.

PROJECT DESCRIPTION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 IRVINE, CA 92618
 PHONE: (949) 286-7000

PROPERTY INFORMATION

PROPERTY OWNER: TELFAIR CORPORATION
 ADDRESS: 13161 TELFAIR AVE. SYLMAR, CA 91342
 CONTACT: TIM CRISSMAN
 PHONE: (661)295-9300
 A.P.N.: 2833-032-051 & 055 & 056
 JURISDICTION: CITY OF SANTA CLARITA
 ZONE: CC (COMMUNITY COMMERCIAL)

TYPE OF CONST.: V-B
 OCCUPANCY: B
 CURRENT USE: SHOPPING CENTER - DOLLAR TREE STORE

PROPOSED USE: TELECOMMUNICATIONS FACILITY
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

- | | |
|--|--|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25) 2013 | 8. CALIFORNIA FIRE CODE 2013 |
| 2. CALIFORNIA BUILDING CODE 2013 | 9. LOCAL BUILDING CODE |
| 3. ANSI/TIA/EIA-222-G 2014 | 10. CITY/COUNTY ORDINANCES |
| 4. CALIFORNIA MECHANICAL CODE 2013 | 11. CALIFORNIA ENERGY CODE 2013 |
| 5. CALIFORNIA PLUMBING CODE 2013 | 12. CALIFORNIA GREEN BUILDING STANDARD CODE 2013 |
| 6. CALIFORNIA RESIDENTIAL CODE 2013 | 13. NFPA-101-2015 |
| 7. CALIFORNIA ELECTRIC CODE 2013 | 14. NFPA-110-2013 |

CODE COMPLIANCE

ARCHITECTURAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: WILLIAM DESMOND PHONE: (949) 622-0333 FAX: (949) 622-0331
SURVEYOR: AMBIT CONSULTING P.O. BOX 9182 CHANDLER HEIGHTS, AZ 85127 PHONE: (602) 463-0472

STRUCTURAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: ALBERT TENG PHONE: (949) 622-0333 FAX: (949) 622-0331
ELECTRICAL: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: WILLIAM DESMOND PHONE: (949) 622-0333 FAX: (949) 622-0331

SITE ACQUISITION: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: VINCE AMAYA PHONE: (949) 622-0333 FAX: (949) 622-0331

ZONING: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVE. IRVINE, CA 92614 CONTACT: VINCE AMAYA PHONE: (949) 622-0333 FAX: (949) 622-0331

PROJECT TEAM

#	SHEET	DESCRIPTION	REV.
	T-1	TITLE SHEET	4
	LS-1	SITE SURVEY	4
	LS-2	SITE SURVEY	4
	A-1	OVERALL SITE PLAN	4
	A-1.1	ENLARGED ROOF PLAN	4
	A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT	4
	A-3	ENLARGED NORTH AND EAST ELEVATIONS	4
	A-4	ENLARGED SOUTH AND WEST ELEVATIONS	4
	A-4.1	SOUTH AND WEST ELEVATIONS	4

SHEET INDEX ISSUED FOR: **PERMIT**

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #08023595, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED AUGUST 12, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE "B" EXCEPTIONS 7, 10, 11, 13-17 AND 21 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED.

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING NO: IN BOOK 3644, PAGE 41, OF DEEDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
2. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
 LESSOR: BRAILLE INSTITUTE OF AMERICA, INC.
 LESSEE: MACOIL CORPORATION
 RECORDING DATE: MARCH 12, 1951
 RECORDING NO: AS INSTRUMENT NO. 1708, IN BOOK 35770, PAGE 348, OFFICIAL RECORDS
 NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
 AFFECTS: **NO AFFECT-BLANKET LEASE**
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: INGRESS, EGRESS
 RECORDING DATE: SEPTEMBER 5, 1961
 RECORDING NO: AS INSTRUMENT NO. 4125, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: SANITARY SEWER
 RECORDING DATE: NOVEMBER 24, 1972
 RECORDING NO: AS INSTRUMENT NO. 3994, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: SANITARY SEWER
 RECORDING DATE: JULY 9, 1974
 RECORDING NO: AS INSTRUMENT NO. 2646, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: AUGUST 29, 1974
 RECORDING NO: AS INSTRUMENT NO. 2978, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NOT PLOTTABLE**
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: FEBRUARY 29, 1988
 RECORDING NO: AS INSTRUMENT NO. 88-271027, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: STATE HIGHWAY
 RECORDING DATE: SEPTEMBER 7, 1994
 RECORDING NO: AS INSTRUMENT NO. 94-1642770, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: ROAD
 RECORDING DATE: MARCH 20, 2003
 RECORDING NO: AS INSTRUMENT NO. 03-792965, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MARCH 24, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-681926, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: TELEPHONE LINES
 RECORDING DATE: AUGUST 3, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-1851364, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: WATER TRANSPORTATION AND FIRE LINE
 RECORDING DATE: DECEMBER 8, 2005
 RECORDING NO: AS INSTRUMENT NO. 05-3011854, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT-PLOTTED**
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: JUNE 1, 2006
 RECORDING NO: AS INSTRUMENT NO. 06-1204482, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: **NO AFFECT**
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
 PURPOSE: PUBLIC USE AND ROAD PURPOSES
 RECORDING DATE: AUGUST 12, 2013
 RECORDING NO: AS INSTRUMENT NO. 20131181460, OFFICIAL RECORDS AS DESCRIBED THEREIN.
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AFFECTS: **NO AFFECT-PLOTTED**

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

06/13/2014

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

UTILITY NOTES

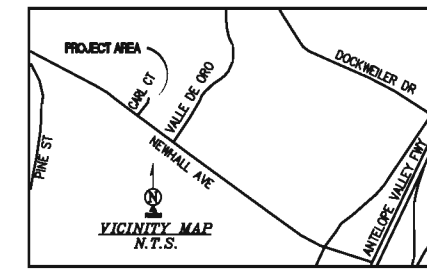
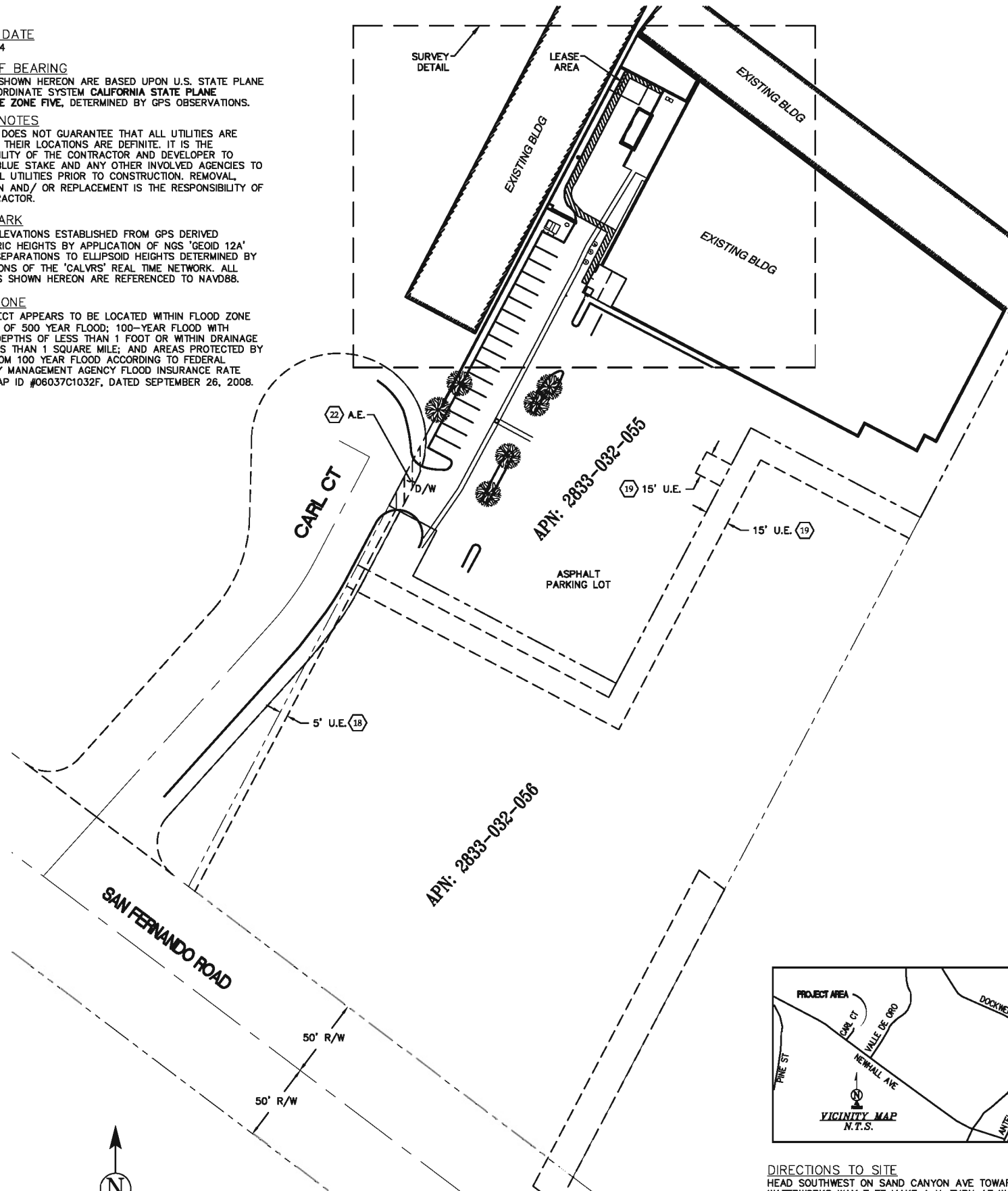
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'CALVRS' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS OF 500 YEAR FLOOD; 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1032F, DATED SEPTEMBER 26, 2008.



DIRECTIONS TO SITE
 HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY 7 FT MAKE A U-TURN AT WATERWORKS WAY 1.0 MI. TURN LEFT ONTO THE I-5 N RAMP 0.3 MI TURN RIGHT ONTO I-5 N 36.0 MI. KEEP RIGHT TO STAY ON I-5 N, FOLLOW SIGNS FOR I-10 W/SANTA MONICA/INTERSTATE 5 N/SACRAMENTO 1.3 MI. MERGE ONTO I-10 E/I-5 N 1.0 MI CONTINUE ONTO I-5 N 27.0 MI. TAKE THE STATE ROUTE 14 N/ANTELOPE VALLEY FREEWAY EXIT TOWARD PALMDALE/LANCASTER 0.6 MI. MERGE ONTO CA-14 N 1.6 MI TAKE THE NEWHALL AVE EXIT 0.1 MI. KEEP LEFT AT THE FORK AND MERGE ONTO NEWHALL AVE 1.3 MI. TURN RIGHT 105 FT TURN LEFT DESTINATION WILL BE ON THE LEFT 131 FT



PROJECT INFORMATION:

VALLE DE ORO
 23780 NEWHALL AVENUE
 SANTA CLARITA, CALIFORNIA 91321

ORIGINAL ISSUE DATE:

06/20/2014

REV.:-DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	09/08/14	FINAL SUBMITTAL	DRH

PLANS PREPARED BY:

delta groups engineering, inc.
 consulting engineers
 2362 McGAW AVE
 IRVINE, CA 92614
 TEL. (949) 822-0333 FAX (949) 822-0331

CONSULTANT:

Ambit Consulting
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648 (802)463-0472

DRAWN BY: CHK.: APV.:

CK	MF	JG
----	----	----

LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

LESSOR'S LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

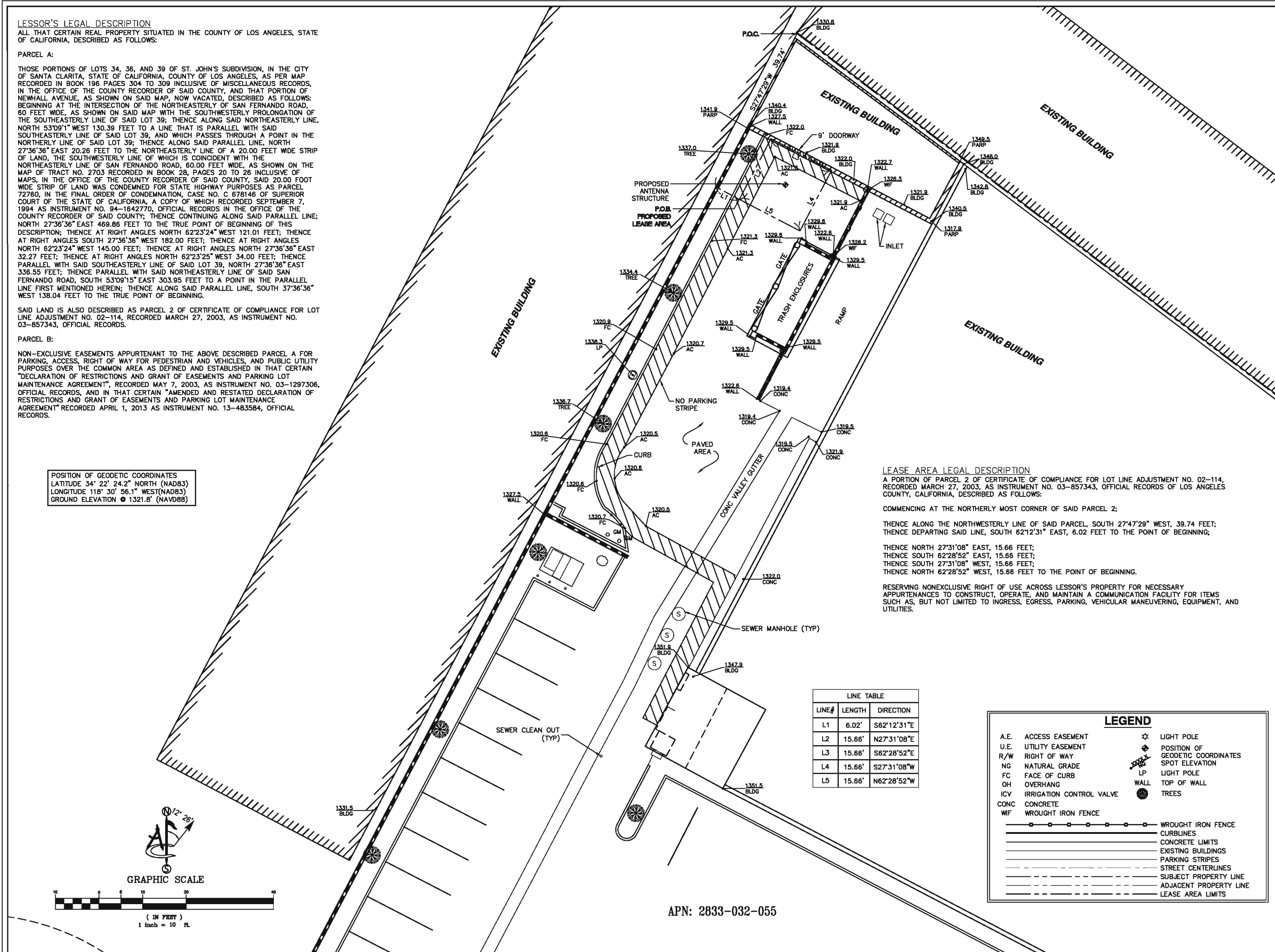
THOSE PORTIONS OF LOTS 34, 36, AND 39 OF ST. JOHN'S SUBDIVISION, IN THE CITY OF SANTA CLARITA, STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 196 PAGES 304 TO 309 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF NEWHALL AVENUE, AS SHOWN ON SAID MAP, NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY OF SAN FERNANDO ROAD, 60 FEET WIDE, AS SHOWN ON SAID MAP WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 39; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 53°09'1" WEST 130.39 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID LOT 39, AND WHICH PASSES THROUGH A POINT IN THE NORTHERLY LINE OF SAID LOT 39; THENCE ALONG SAID PARALLEL LINE, NORTH 27°36'36" EAST 20.26 FEET TO THE NORTHEASTERLY LINE OF A 20.00 FEET WIDE STRIP OF LAND, THE SOUTHWESTERLY LINE OF WHICH IS COINCIDENT WITH THE NORTHEASTERLY LINE OF SAN FERNANDO ROAD, 60.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 2703 RECORDED IN BOOK 28, PAGES 20 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID 20.00 FOOT WIDE STRIP OF LAND WAS CONDEMNED FOR STATE HIGHWAY PURPOSES AS PARCEL 72760, IN THE FINAL ORDER OF CONDEMNATION, CASE NO. C 678146 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, A COPY OF WHICH RECORDED SEPTEMBER 7, 1994 AS INSTRUMENT NO. 94-1842770, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 27°36'36" EAST 469.86 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE AT RIGHT ANGLES NORTH 62°23'24" WEST 121.01 FEET; THENCE AT RIGHT ANGLES SOUTH 27°36'36" WEST 182.00 FEET; THENCE AT RIGHT ANGLES NORTH 62°23'24" WEST 145.00 FEET; THENCE AT RIGHT ANGLES NORTH 27°36'36" EAST 32.27 FEET; THENCE AT RIGHT ANGLES NORTH 62°23'25" WEST 34.00 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID LOT 39, NORTH 27°36'36" EAST 336.55 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID SAN FERNANDO ROAD, SOUTH 53°09'15" EAST 303.95 FEET TO A POINT IN THE PARALLEL LINE FIRST MENTIONED HEREIN; THENCE ALONG SAID PARALLEL LINE, SOUTH 37°36'36" WEST 138.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 02-114, RECORDED MARCH 27, 2003, AS INSTRUMENT NO. 03-857343, OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PARCEL A FOR PARKING, ACCESS, RIGHT OF WAY FOR PEDESTRIAN AND VEHICLES, AND PUBLIC UTILITY PURPOSES OVER THE COMMON AREA AS DEFINED AND ESTABLISHED IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND PARKING LOT MAINTENANCE AGREEMENT", RECORDED MAY 7, 2003, AS INSTRUMENT NO. 03-1297306, OFFICIAL RECORDS, AND IN THAT CERTAIN "AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND PARKING LOT MAINTENANCE AGREEMENT" RECORDED APRIL 1, 2013 AS INSTRUMENT NO. 13-483584, OFFICIAL RECORDS.

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 22' 24.2" NORTH (NAD83)
 LONGITUDE 118° 30' 56.1" WEST (NAD83)
 GROUND ELEVATION @ 1321.8' (NAVD88)



LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 02-114, RECORDED MARCH 27, 2003, AS INSTRUMENT NO. 03-857343, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, SOUTH 27°47'29" WEST, 39.74 FEET; THENCE DEPARTING SAID LINE, SOUTH 62°12'31" EAST, 6.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 27°31'08" EAST, 15.66 FEET;

THENCE SOUTH 62°28'52" EAST, 15.66 FEET;

THENCE SOUTH 27°31'08" WEST, 15.66 FEET;

THENCE NORTH 62°28'52" WEST, 15.66 FEET TO THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

LINE#	LENGTH	DIRECTION
L1	6.02'	S62°12'31"E
L2	15.66'	N27°31'08"E
L3	15.66'	S62°28'52"E
L4	15.66'	S27°31'08"W
L5	15.66'	N62°28'52"W

LEGEND				
A.E.	ACCESS EASEMENT	☆	LIGHT POLE	
U.E.	UTILITY EASEMENT	◆	POSITION OF GEODETIC COORDINATES	
R/W	RIGHT OF WAY	○	SPOT ELEVATION	
NG	NATURAL GRADE	○	LP	LIGHT POLE
FC	FACE OF CURB	○	WALL	TOP OF WALL
OH	OVERHANG	○	○	TREES
ICV	IRRIGATION CONTROL VALVE	○		
CONC	CONCRETE	○		
WIF	WROUGHT IRON FENCE	○		
	WROUGHT IRON FENCE	○		
	CURBLINES	○		
	CONCRETE LIMITS	○		
	EXISTING BUILDINGS	○		
	PARKING STRIPES	○		
	STREET CENTERLINES	○		
	SUBJECT PROPERTY LINE	○		
	ADJACENT PROPERTY LINE	○		
	LEASE AREA LIMITS	○		

APN: 2833-032-055



PROJECT INFORMATION:
VALLE DE ORO
 23780 NEWHALL AVENUE
 SANTA CLARITA, CALIFORNIA 91321

ORIGINAL ISSUE DATE:
 06/20/2014

REV.:	DATE:	DESCRIPTION:	BY:
1	09/08/14	FINAL SUBMITTAL	DRH

PLANS PREPARED BY:

delta groups engineering, inc.
 consulting engineers

2362 McGAW AVE
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CONSULTANT:

Ambit
 CONSTRUCTION

428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648 (802)463-0472

DRAWN BY: CK **CHK.:** MF **APV.:** JG

LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:
 LS-2

PROPOSED SCREEN WALL @ SOUTH & WEST SIDES, STUCCO FINISHED, PAINTED & TEXTURED TO MATCH (E) BUILDING

PROPOSED VERIZON WIRELESS STANDBY GENERATOR MOUNTED ON (N) CONCRETE PAD AT GRADE

PROPOSED VERIZON WIRELESS 53'-0" HIGH CLOCK TOWER WITH ANTENNAS AND EQUIPMENT CABINETS CONCEALED INSIDE TOWER

2
A2

3
A2

4
A2

(E) PLANTER, TYP.

(E) HANDICAPPED PATH OF TRAVEL

PROPOSED VERIZON WIRELESS 9'X18' NON-EXCLUSIVE PARKING SPACE


(E) CMU WALL, TYP.

PROPOSED VERIZON WIRELESS 12'-0" WIDE ACCESS EASEMENT FROM PUBLIC R-0-W AT CARL CT.

NOTE:
- PROPOSED VERIZON WIRELESS METER, POWER P.O.C. & TELCO P.O.C. AT (E) UTILITY ROOM



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000



2362 MCGAW AVE.
IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-417-2663

DGE JOB #113VW075

SITE NAME

VALLE DE ORO

SITE ADDRESS

23780 NEWHALL AVE.
SANTA CLARITA, CA 91321

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/26/14	90% ZD
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4	12/17/14	100% ZD
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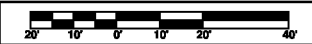
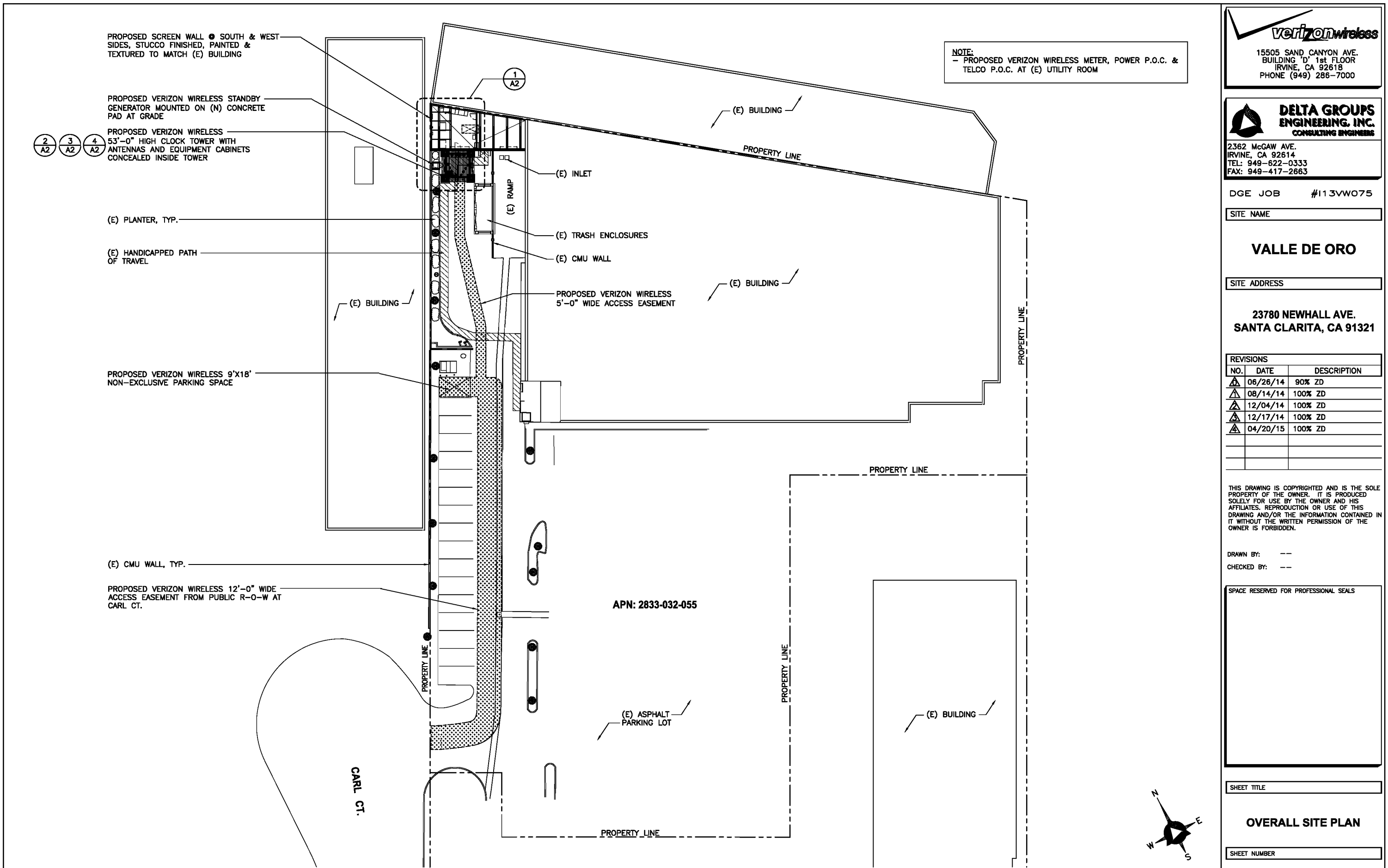
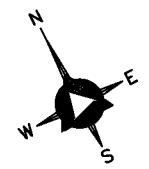
OVERALL SITE PLAN

SHEET NUMBER

A-1

OVERALL SITE PLAN

SCALE: 1 in = 20 ft

verizon wireless
 15505 SAND CANYON AVE.
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 IRVINE, CA 92618
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 ENGINEERING, INC.**
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DGE JOB #113VW075

SITE NAME

VALLE DE ORO

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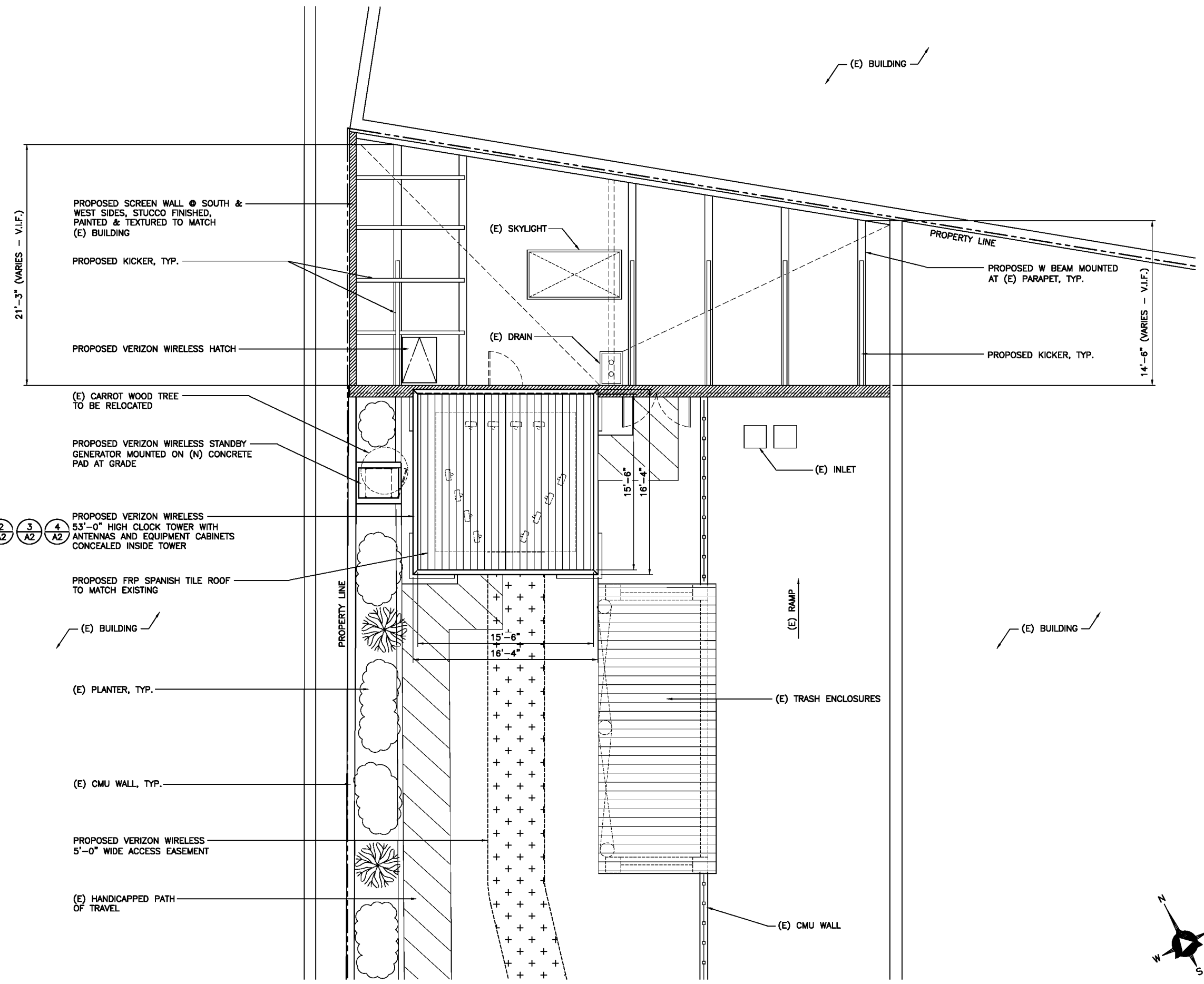
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SHEET TITLE

ENLARGED ROOF PLAN

SHEET NUMBER

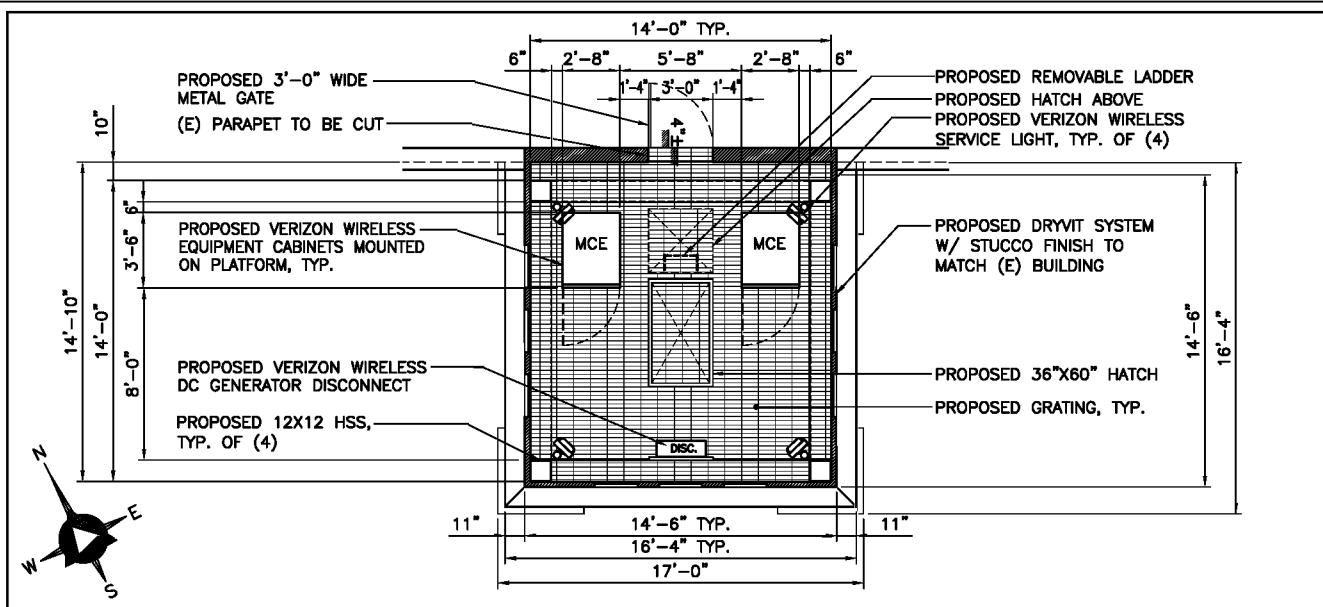
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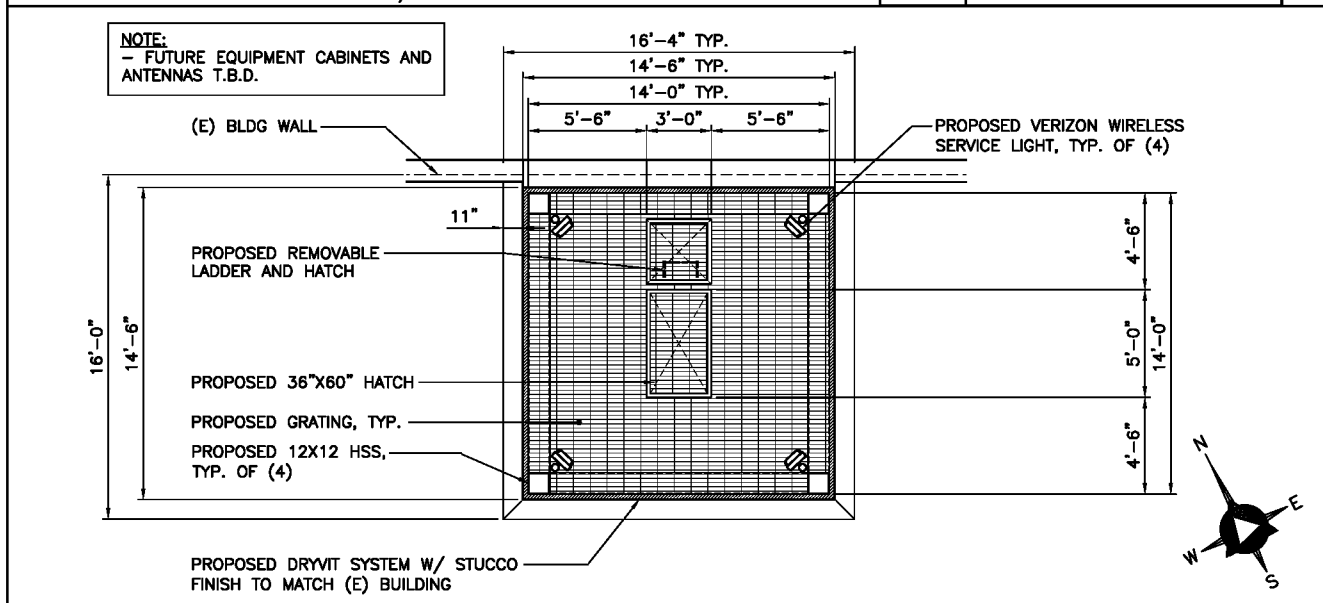
ENLARGED ROOF PLAN

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

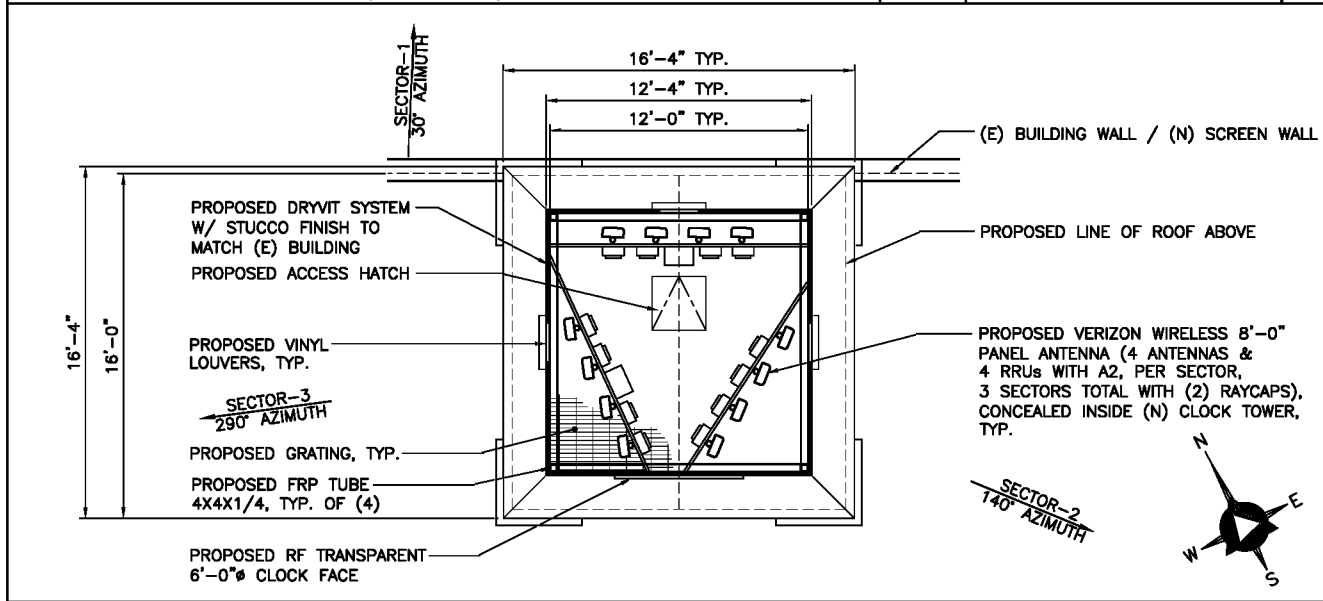
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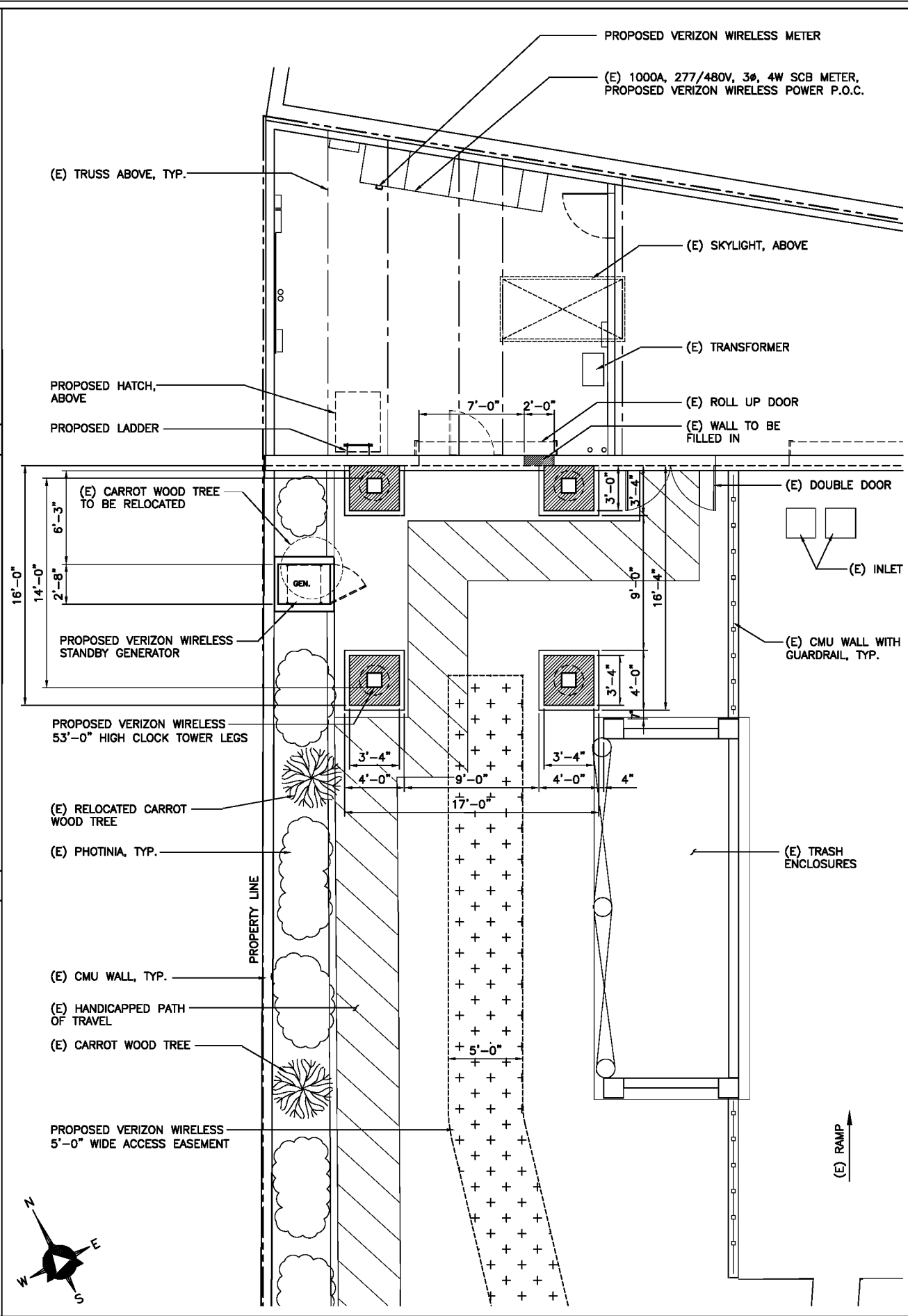
SECOND FLOOR PLAN / EQUIPMENT LAYOUT PLAN SCALE: 1/4" = 1'-0" 2



THIRD FLOOR PLAN (FUTURE) SCALE: 1/4" = 1'-0" 3



FOURTH FLOOR PLAN / ANTENNA LAYOUT PLAN SCALE: 1/4" = 1'-0" 4



ENLARGED SITE PLAN / FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" 1

verizon wireless
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DELTA GROUPS ENGINEERING, INC.
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 IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-417-2663

DGE JOB #113VW075
 SITE NAME

VALLE DE ORO

SITE ADDRESS

23780 NEWHALL AVE.
 SANTA CLARITA, CA 91321

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SHEET TITLE

**ENLARGED SITE PLAN,
 EQUIPMENT LAYOUT PLAN &
 ANTENNA LAYOUT PLAN**

SHEET NUMBER

A-2

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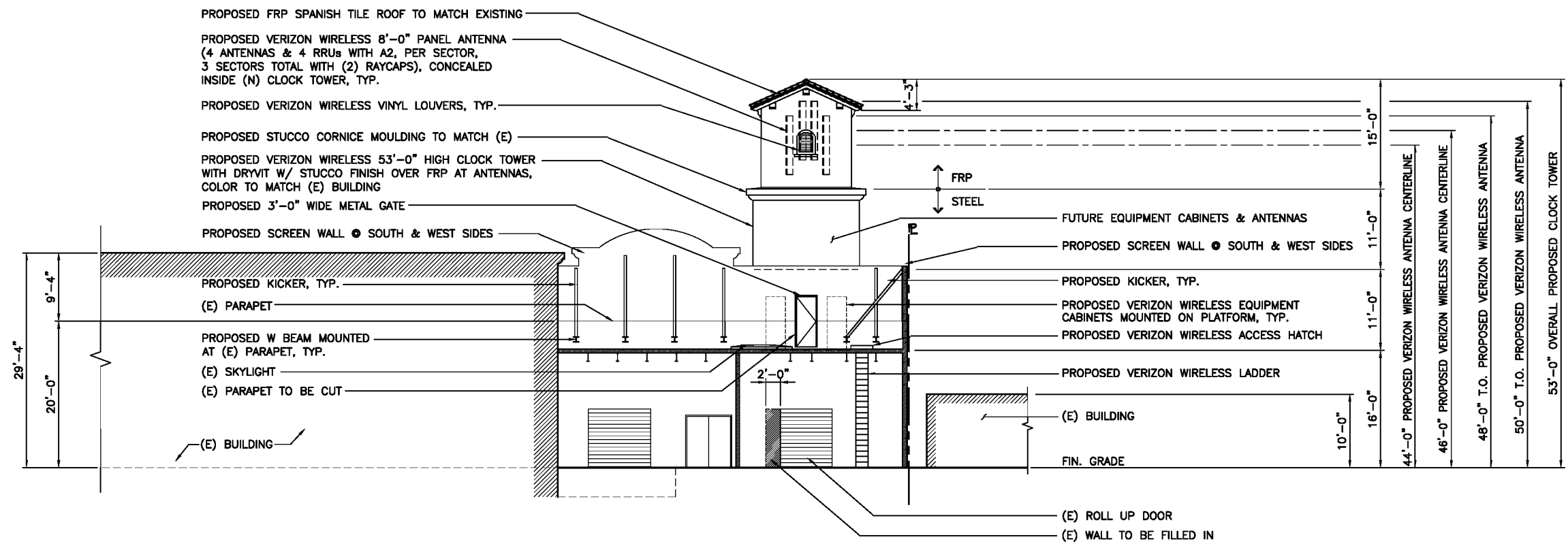
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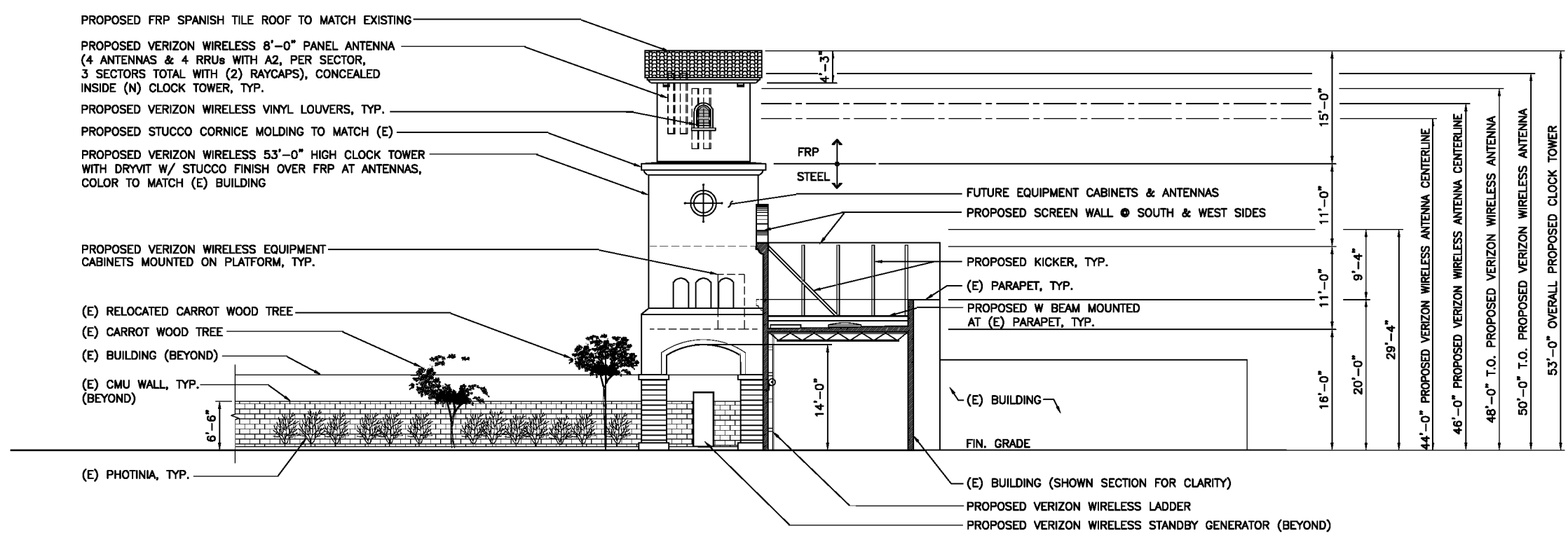
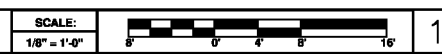
ENLARGED NORTH & EAST ELEVATIONS / SECTION

SHEET NUMBER

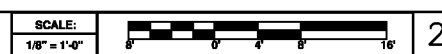
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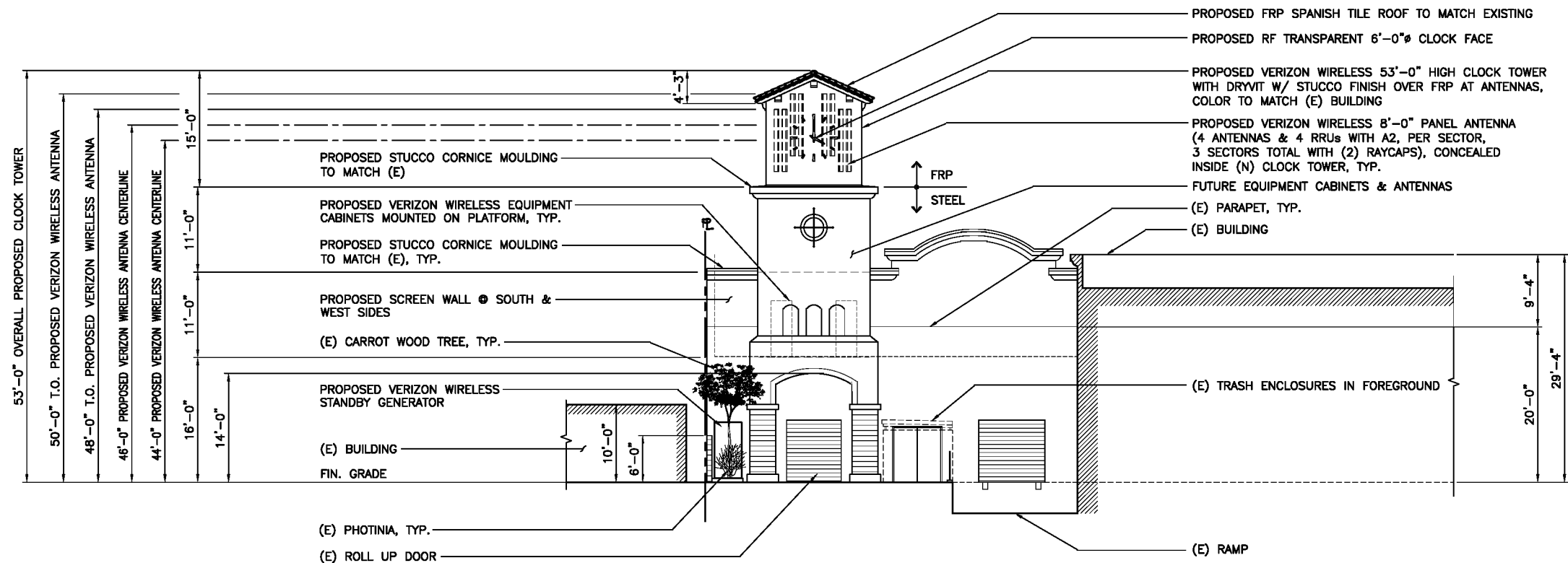


ENLARGED NORTH ELEVATION / SECTION



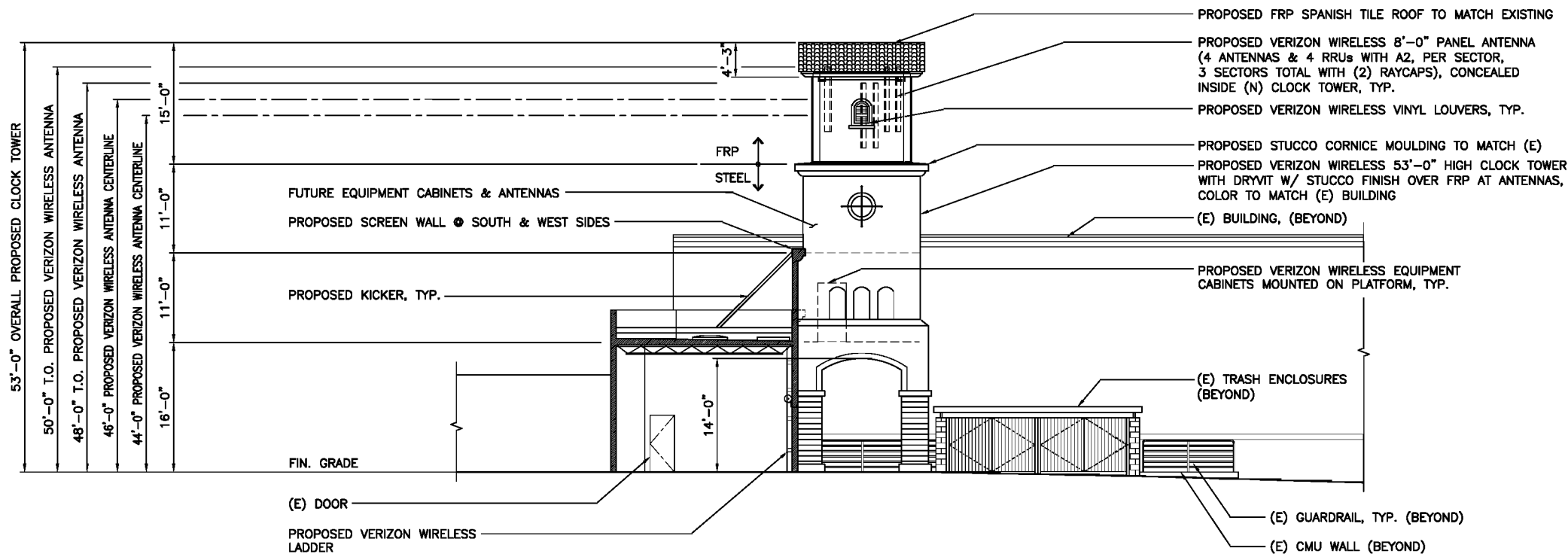
ENLARGED EAST ELEVATION / SECTION





ENLARGED SOUTH ELEVATION / SECTION

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



ENLARGED WEST ELEVATION / SECTION

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

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DGE JOB #113VW075

SITE NAME

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SITE ADDRESS

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 SANTA CLARITA, CA 91321

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SHEET TITLE

ENLARGED SOUTH & WEST ELEVATIONS / SECTION

SHEET NUMBER

A-4

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△	06/26/14	90% ZD
△	08/14/14	100% ZD
△	12/04/14	100% ZD
△	12/17/14	100% ZD
△	04/20/15	100% ZD

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DRAWN BY: --
 CHECKED BY: --

SPACE RESERVED FOR PROFESSIONAL SEALS

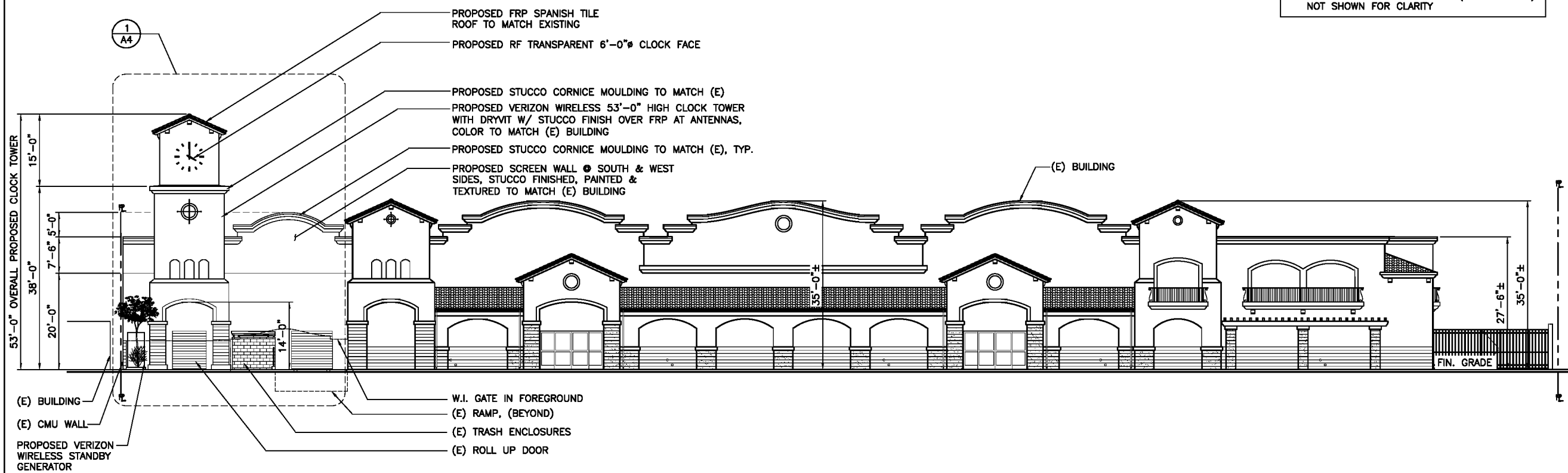
SHEET TITLE

SOUTH & WEST ELEVATIONS

SHEET NUMBER

A-4.1

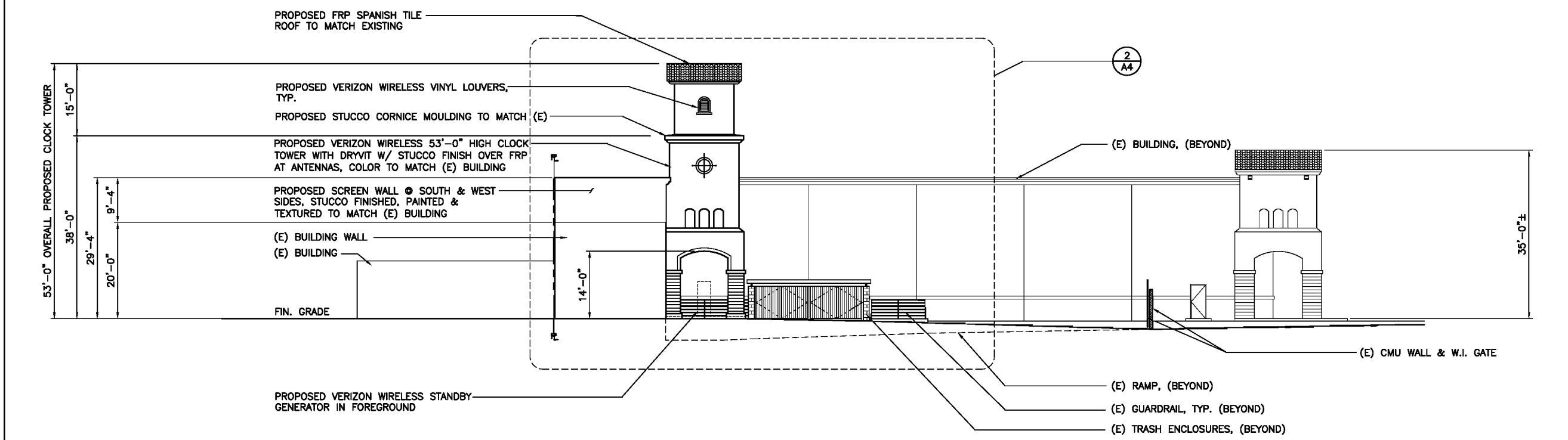
NOTE:
 - VERIZON WIRELESS ANTENNAS (INSIDE TOWER)
 NOT SHOWN FOR CLARITY



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"
 4' 0' 4' 8' 12' 16' 20' 24' 28'

NOTE:
 - VERIZON WIRELESS ANTENNAS (INSIDE TOWER)
 NOT SHOWN FOR CLARITY



WEST ELEVATION

SCALE: 3/32" = 1'-0"
 4' 0' 4' 8' 12' 16' 20' 24' 28'

APPENDIX B

Pertinent Sections of the City of Santa Clarita Municipal Code

Chapter 17.69

WIRELESS COMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS

Sections:

- [17.69.010](#) Purpose.
- [17.69.020](#) Exemptions.
- [17.69.030](#) Development Standards.
- [17.69.040](#) Abandonment.
- [17.69.050](#) Additional Submittal Requirements.
- [17.69.060](#) Satellite Dish Antennas.

17.69.010 Purpose.

It is the purpose and intent of this chapter to regulate wireless communication facilities in order to promote the health, safety and general welfare of the citizens of the City and to establish reasonable and uniform regulations to properly review and construct public wireless communications facilities in the City, thereby reducing or eliminating any adverse effects from such facilities. The provisions of the chapter have neither the purpose nor effect of imposing a limitation or restriction on the activity nor the operation of such facilities. However, regulating the aesthetics of wireless communication facilities is a core objective. (Ord. 13-8 § 4 (Exh. A), 6/11/13)

17.69.020 Exemptions.

A. Notwithstanding the other provisions of this chapter, the following uses shall be exempt from the provisions of this chapter until such time as Federal regulations are repealed or amended to eliminate the necessity of the exemption:

1. Any antenna structure that is one (1) meter (thirty-nine and thirty-seven-hundredths (39.37) inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, as defined by Section 207 of the Telecommunications Act of 1996, Title [47](#) Code of Federal Regulations, and any interpretive decisions thereof issued by the Federal Communications Commission; and
2. Any antenna structure that is two (2) meters (seventy-eight and seventy-four-hundredths (78.74) inches) or less in diameter, is designed to transmit or receive radio communication by satellite antenna, and is located in commercial or industrial zones within the City; and
3. Any antenna structure that is one (1) meter (thirty-nine and thirty-seven-hundredths (39.37) inches) or less in diameter or diagonal measurement and is designed to receive multipoint distribution service, as defined by Section 207 of the Telecommunications Act of 1996 and Section 1.400 of Title [47](#) Code of Federal Regulations; provided, that no part of the antenna structure extends more than twelve (12) feet above the principal building on the same lot.

B. The following uses shall be exempt from the provisions of this chapter at all times; provided, that structures meet the setback requirements of the underlying zone:

1. Any antenna structure that is designed to receive over-the-air UHF and/or VHF television broadcast transmission.

2. Any antenna structure that is designed to receive over-the-air AM and/or FM radio broadcast transmission.
3. Any antenna structure that is used by authorized amateur radio stations licensed by the Federal Communications Commission. (Ord. 13-8 § 4 (Exh. A), 6/11/13)

17.69.030 Development Standards.

All wireless communication facilities which are installed, erected, or modified following the effective date of the ordinance codified in this chapter (besides those exempted in Section [17.69.020](#) (Exemptions)) shall conform to the following requirements:

A. *General Wireless Communications Facilities Standards.*

1. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warning, or other required seals or required signage.
2. No permittee shall unreasonably restrict access to an existing antenna location if required to co-locate by the City, and if feasible to do so.
3. All antennas shall be designed to prevent unauthorized climbing.

B. *Aesthetic and Screening Standards.*

1. All facilities shall be screened from public view by landscaping to the extent possible.
2. Public wireless communications facilities shall be located where the existing topography, vegetation, building, or other structures provide the greatest amount of screening.
3. All building and roof-mounted wireless telecommunications facilities and antennas shall be designed to appear as an integral part of the structure and located to minimize visual impacts.
4. All antennas and support structures shall be painted and/or textured to achieve architectural compatibility with the structures for which they are attached and/or located. If ground-mounted, the antenna and support structure shall be painted, textured, landscaped or otherwise camouflaged as much as possible to integrate the structure into the environment.
5. All accessory equipment associated with the operation of the public wireless communication facility shall be located within a building, enclosure or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located. If the equipment is to be located above ground, it shall be visually compatible with the surrounding buildings and include sufficient landscaping to screen the structure from view.
6. Wireless communication facilities shall have subdued colors and nonreflective materials which blend with surrounding materials and colors.
7. All screening for building-mounted facilities shall be compatible with the existing architecture, color, texture and/or materials of the building.
8. All electrical support equipment located within cabinets, shelters or similar structures shall be screened from public view with lattice, vegetation, grading or other appropriate screening. Roof-

mounted electrical support equipment shall be concealed.

9. The placement of new antennas and facilities shall not be physically obstructive or visually intrusive.

10. All ground-mounted facilities shall be designed to be consistent with the design, color and environmental aesthetics in the area where they are located to mitigate visual impacts.

C. *Siting Standards.*

1. Antennas may be located on existing utility poles provided the antennas do not exceed the height of the utility pole.

2. All antennas shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.

D. *Noise Standards.*

1. 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 net increase in ambient noise level.

2. All wireless communications facilities and accessory wireless facility equipment shall comply with the applicable provisions of the City's noise ordinance.

E. *Development Guidelines.* Public wireless communication facilities should conform to the following development guidelines unless the approving authority determines, in its discretion, that sufficient justification exists to the contrary:

1. Co-located with other public wireless communication facilities;

2. On existing structures such as buildings, communication towers, church steeples and utility facilities;

3. Stealth facilities, flush-mounted and concealed antennas should be used whenever possible;

4. In industrial/business park zoning districts;

5. In commercial zoning districts;

6. No antenna or facility should be located within five hundred (500) feet from a lot containing a residential structure or a lot zoned for residential use unless a conditional use permit is approved. Co-located facilities shall be subject to a minor use permit;

7. Ground-mounted facilities should be located only in close proximity to existing above-ground utilities, such as electrical tower or utility poles (which are not scheduled for removal or undergrounding in the next eighteen (18) months), light poles, trees of comparable heights, water tanks and in areas where they will not detract from the image of the City;

8. Major public wireless communication facilities are encouraged to locate beyond five hundred

Chapter 11.44 NOISE LIMITS

Sections:

- [11.44.010](#) Declaration of Policy.
- [11.44.020](#) Definitions.
- [11.44.030](#) Sound Level Measurements.
- [11.44.040](#) Noise Limits.
- [11.44.050](#) Loud, Unnecessary and Unusual Noises Prohibited—Standards for Determining.
- [11.44.060](#) Special Noise Sources—Radios, Television Sets and Similar Devices.
- [11.44.070](#) Special Noise Sources—Machinery, Fans and Other Mechanical Devices.
- [11.44.080](#) Special Noise Sources—Construction and Building.
- [11.44.090](#) Special Noise Sources—Amplified Sound.
- [11.44.092](#) Acts Constituting Disturbing, Excessive, Loud, Offensive Noise.
- [11.44.094](#) Loud Parties Are a Public Nuisance.
- [11.44.096](#) Reimbursement for Law Enforcement Costs.
- [11.44.100](#) Exemptions from Chapter.
- [11.44.110](#) Violations—Infractions, Misdemeanors—Remedies.
- [11.44.120](#) Violations—Additional Remedies, Injunctions.
- [11.44.130](#) Enforcement.
- [11.44.140](#) Severability.

11.44.010 Declaration of Policy.

It is declared to be the policy of the City to prohibit unnecessary, excessive and annoying noises from all sources subject to its police power. At certain levels noises are detrimental to the health and welfare of the citizenry, and, in the public interests, such noise levels shall be systematically proscribed. (Ord. 89-29, 1/23/90)

11.44.020 Definitions.

Unless the context otherwise clearly indicates, the words and phrases used in this chapter are defined as follows:

“Commercial purpose” shall mean and include the use, operation or maintenance of any sound-amplifying equipment for the purpose of advertising any business, or any goods, or any services, or for the purpose of attracting the attention of the public to, or advertising for, or soliciting patronage or customers to or for any performance, show, entertainment, exhibition or event, for the purpose of demonstrating any such sound equipment.

“Day” shall mean the time period from seven a.m. to nine p.m.

“Decibel” (dB) shall mean a unit for expressing the ratio between two (2) quantities of acoustical signal powers; the number of decibels corresponding to the ratio of two (2) amounts of power is ten (10) times the logarithm to the base ten (10) of this ratio.

“Emergency work” shall mean work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from an imminent exposure to danger,

or work by private or public utilities when restoring utility service.

“Impulsive sound” means a short-duration sound (such as might be produced by the impact of a drop hammer or a pile driver) with one (1) second or less duration.

“Motor vehicles” shall include, but not be limited to, automobiles, trucks, motorcycles, minibikes and go-carts.

“Night” shall mean the time period from nine p.m. to seven a.m.

“Sound” is the sensation perceived by the sense of hearing. For the purpose of this chapter, the terms “sound” and “noise” shall be used synonymously.

“Noncommercial purpose” shall mean the use, operation or maintenance of any sound equipment for other than a commercial purpose. “Noncommercial purpose” shall mean and include, but shall not be limited to, philanthropic, political, patriotic and charitable purposes.

“Person” shall mean a person, firm, association, copartnership, joint venture, corporation, or any entity, public or private, in nature.

“Sound-amplifying equipment” shall mean any machine or device for the amplification of the human voice, music or any other sound, but shall not include:

1. Warning devices on emergency vehicles.
2. Horns, burglar and fire alarms, or other warning devices expressly authorized by law.

“Sound or noise level,” in decibels (dB), is sound measured by use of the “A” weight scale, and with slow response by a sound level meter.

“Sound level meter” shall mean an instrument including a microphone, an amplifier, an output meter and “A” frequency weighing networks for the measurement of sound levels, which satisfies the pertinent requirements in American Specifications for Sound Level Meters S14-1971, or the most recent revision thereof.

“Sound truck” shall mean any motor vehicle, or any other vehicle, regardless of motive power, whether in motion or stationary, which carries, is equipped with, or which has mounted thereon or attached thereto any sound-amplifying equipment for commercial, political and charitable purposes. (Ord. 89-29, 1/23/90)

11.44.030 Sound Level Measurements.

Any sound level measurement made pursuant to the provisions of this chapter shall be measured with a sound level meter using the “A” weighting and response as indicated in Section [11.44.040](#) of this chapter. (Ord. 89-29, 1/23/90)

11.44.040 Noise Limits.

A. It shall be unlawful for any person within the City to produce or cause or allow to be produced noise which is received on property occupied by another person within the designated region, in excess of the following levels, except as expressly provided otherwise herein:

Region

Time

Sound Level dB

Residential zone	Day	65
Residential zone	Night	55
Commercial and manufacturing	Day	80
Commercial and manufacturing	Night	70

At the boundary line between a residential property and a commercial and manufacturing property, the noise level of the quieter zone shall be used.

B. Corrections to Noise Limits. The numerical limits given in subsection (A) of this section shall be adjusted by the following corrections, where the following noise conditions exist:

Noise Condition	Correction (in dB)
(1) Repetitive impulsive noise	-5
(2) Steady whine, screech or hum	-5
The following corrections apply to day only:	
(3) Noise occurring more than 5 but less than 15 minutes per hour	+5
(4) Noise occurring more than 1 but less than 5 minutes per hour	+10
(5) Noise occurring less than 1 minute per hour	+20

(Ord. 89-29, 1/23/90)

11.44.050 Loud, Unnecessary and Unusual Noises Prohibited—Standards for Determining.

Notwithstanding any other provision of this chapter, and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made and continued, any loud, unnecessary and unusual noise which disturbs the peace or quiet of any neighborhood, or which causes discomfort or annoyance to residents of the area.

The standards which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following:

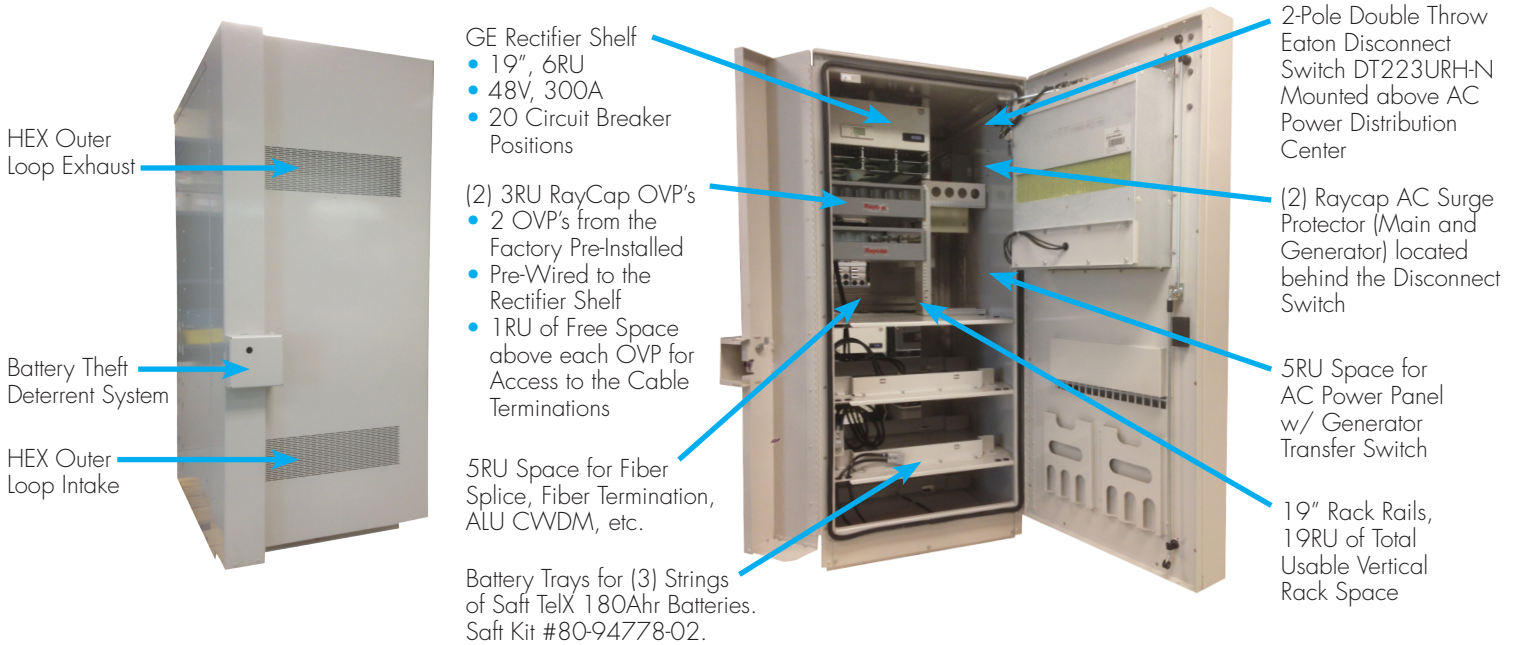
- A. The level of the noise.
- B. Whether the nature or origin of the noise is usual or unusual.
- C. The nature or zoning of the area within which the noise emanates.
- D. The density of the inhabitation of the area within which the noise emanates.
- E. The time of day or night.
- F. The duration of the noise.
- G. Whether the noise is recurrent, intermittent or constant.
- H. Whether the noise is produced by a commercial or noncommercial activity.

APPENDIX C

Manufacturer Data Sheets

RBA72-32

RBA72-32 C-RAN Cabinet w/ GE 48V-300A, Hex / Saft-DAC Power, Equipment, and Battery Cabinet w/ AC Load Center



How to Order

Description	CommScope part #
RBA72-32 C-RAN, 48V-300A, w/ AC Load Center	760205716
GE Energy Rectifier Module, 48V, 50A, NE050AC48TEZ	109158878

Battery Voltage Configuration

RBA72-32 w/ 3 strings @ 48VDC, 540Ahr Total

Features

Dimensions	H 72" X D 42" X W 32"
As Shipped Weight	500 lbs., no batteries
Total Weight	2,000 lbs with batteries and rectifier modules
Cooling Technology	Heat exchanger with controller and variable speed fans
Alarm Block	Screw down terminal
Alarms	Door, fuse, fan, high battery temperature

OPEX Savings

Reduced savings through optimized cooling solutions (Heat exchanger and battery direct air cooling)

High efficiency rectifier modules

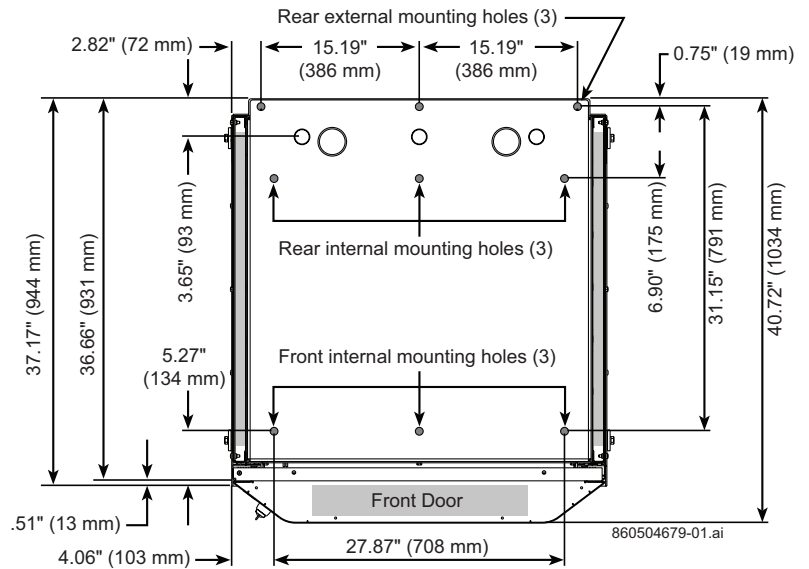
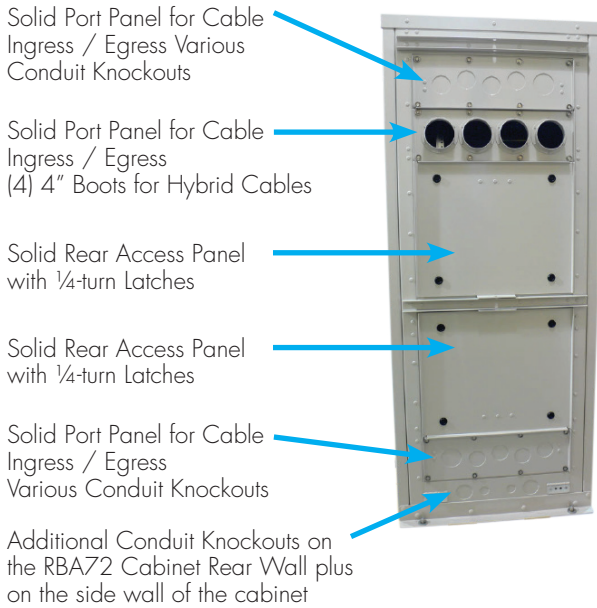
Reduced maintenance—no compressor or filters

Additional Features

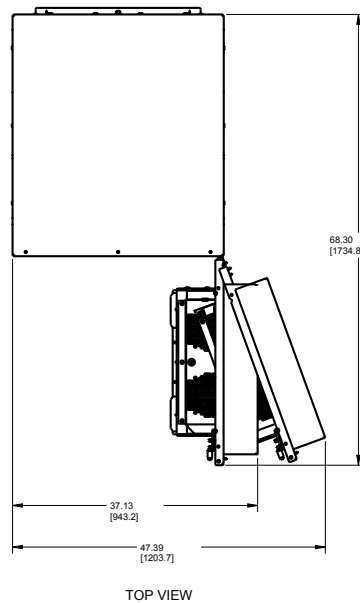
- GE Energy Pulsar controller included
- Sealed to outside environment
- Rear access panels (3)
- GR-487 Zone 4 compliant
- OSHA Safety Agency Listed
- Batteries and rectifier modules not included
- Internal AC Load Center
- (2) Raycap AC Surge Protectors
- (2) Raycap RRH Rack Mount OVP Units that are pre-wired to the Power Plant
- (12) 25A Circuit Breakers

RBA72-32 C-RAN Cabinet w/ GE 48V-300A, Hex / Saft-DAC Power, Equipment, and Battery Cabinet w/ AC Load Center

RBA72-32 Rear Cabinet View



RBA72-32 Cabinet Dimensions and Door Clearances (90° and 110° Open)



**ACOUSTICAL NOISE SUPPRESSION DATA LOG SHEET
SOUND PRESSURE MEASUREMENT SUMMARY**

CUSTOMER:	Commscope	MJO:	A10225
TEST ITEM:	Nebs Cabinet	DATE:	7/21/2010
MODEL:	RBA72 AT&T Alpha 1 Cabinet	UNIT NO:	ENV 1
SPECIFICATION:	GR-487-CORE	PARA:	3.29
		CHAMBER NO:	EMI 1

CRITERIA

ACOUSTICAL NOISE SUPPRESSION		Test Results:
R3-222[157]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Cabinets, equipped with telecommunications equipment and associated cooling fans, shall suppress acoustical noise to a level of less than 65 dBA at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet.		If No or N/A, why?
Note: For cabinets with a permanent generator, this criterion shall be met with the generator not running. With the generator running, the acoustical noise level shall be less than 75 dBA.		The EUT is compliant with
Test Procedure - The sound level shall be measured by a sound level meter meeting ANSI 1.4, and set to the A-weighting scale and the slow meter response setting. Measurements shall be made in accordance with ANSI 1.18. For the duration of this test, all equipment fans and any other noise producing equipment shall be operating so that the maximum noise possible is being produced within the cabinet. Cabinet doors shall be closed. Sound levels thus produced shall be measured at 1.5 m (5 ft) from the cabinet surfaces in all horizontal directions at a height of 1 m (3 ft) from the cabinet mounting surface. The background noise must be at least 10 dBA below the measured noise.		the requirement for
		GR-487-CORE Acoustical
		Noise

Background Noise - Sound Pressure Level

(dBA ref. 0.0002 microbar)

OCTAVE BAND CENTER FREQUENCY (HZ)

Position:	31.5	63.0	125.0	250.0	500.0	1000.0	2000.0	4000.0	8000.0	Laeq
1	20.0	20.1	25.3	33.3	32.1	34.0	29.0	20.1	20.0	37.6
2	20.0	20.1	24.5	33.2	30.6	32.4	28.3	20.0	20.0	36.4
3	20.0	20.0	24.6	31.1	31.4	32.1	28.5	20.0	20.0	36.2
4	20.0	20.5	24.9	32.3	31.4	32.8	28.3	20.0	20.0	36.8
5	20.0	20.1	24.9	32.5	31.3	33.3	28.2	20.0	20.0	36.6
6	20.0	20.2	25.0	33.4	30.6	32.0	28.1	20.0	20.0	36.3
7	20.0	20.2	24.6	32.4	32.1	32.5	28.3	20.0	20.0	36.5
8	20.0	20.1	24.9	34.2	31.6	32.9	28.3	20.0	20.0	37.5

Operating - Sound Pressure Level

(dBA ref 0.0002 microbar)

OCTAVE BAND CENTER FREQUENCY (HZ)

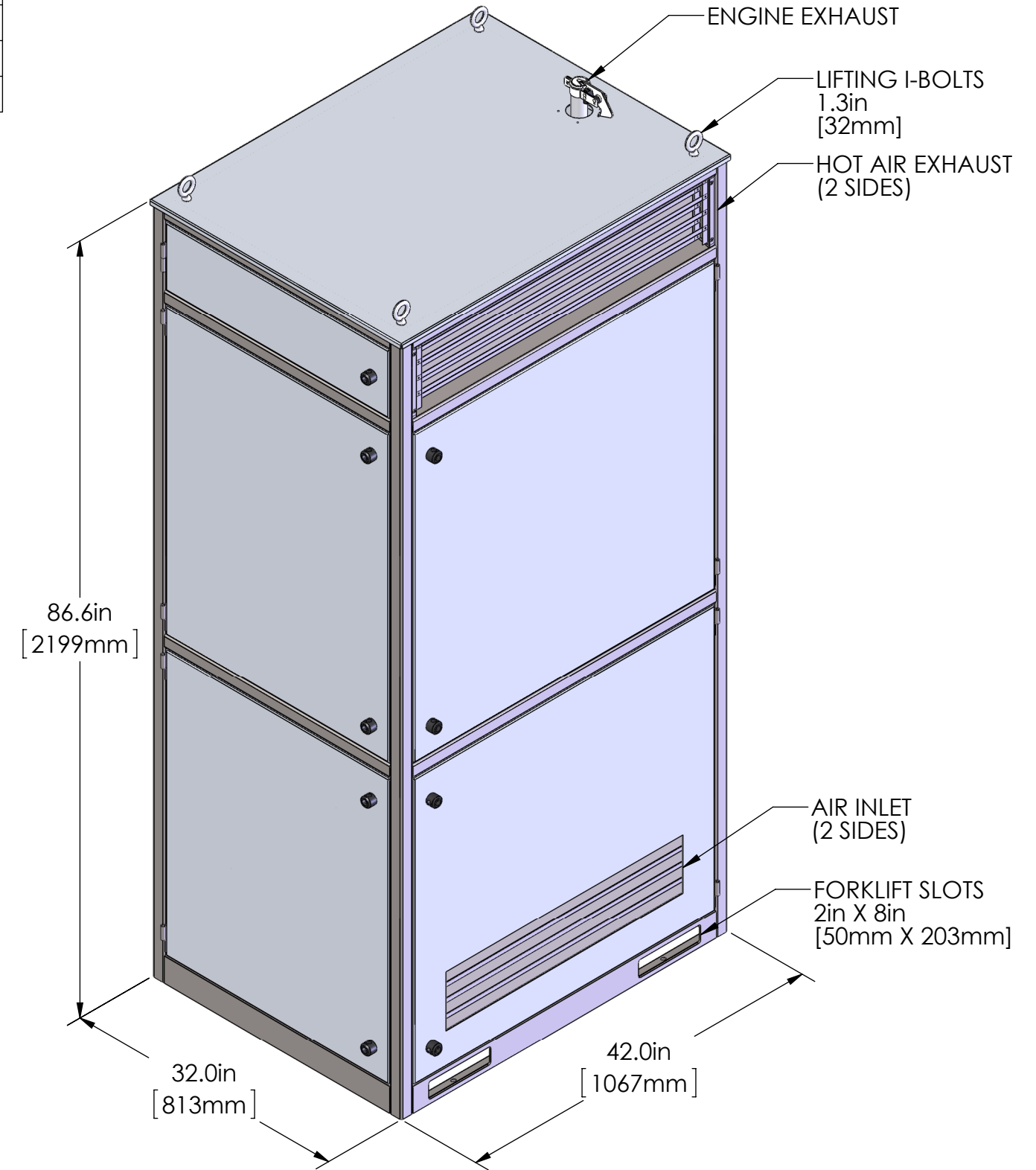
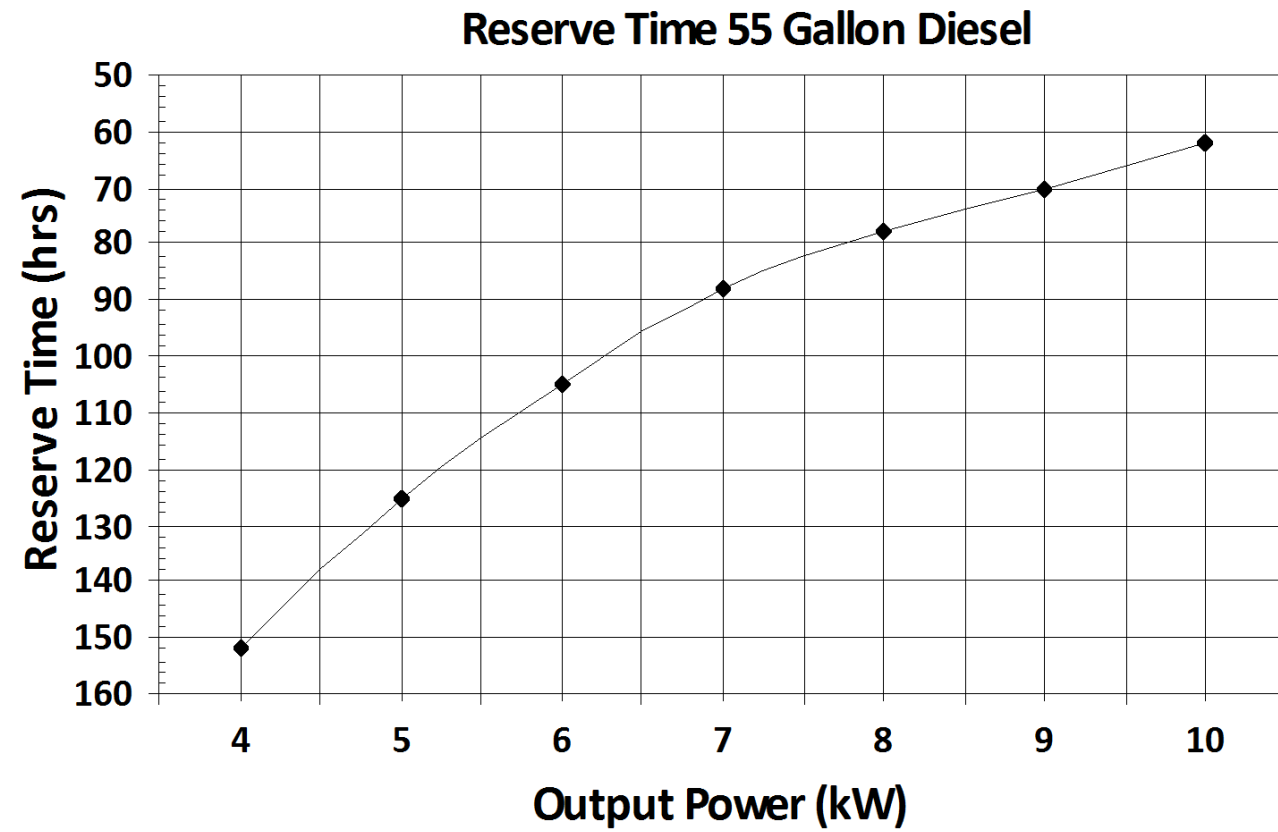
Position:	31.5	63.0	125.0	250.0	500.0	1000.0	2000.0	4000.0	8000.0	Laeq
1	20.0	23.8	32.8	52.9	47.5	51.0	51.8	53.6	44.9	58.7
2	20.0	23.4	31.6	51.7	45.8	48.4	50.3	55.7	47.3	58.7
3	20.0	22.4	30.5	48.1	43.3	46.9	52.3	49.9	40.1	55.9
4	20.0	22.5	28.9	43.7	41.5	45.6	47.9	44.8	35.0	52
5	20.0	22.4	29.1	45.9	40.7	45.1	53.5	48.5	37.4	55.6
6	20.0	22.6	28.4	40.6	41.2	44.7	48.3	51.6	42.2	54.2
7	20.0	23.8	29.4	46.3	42.1	46.4	50.9	47.3	36.8	54.3
8	20.0	23.1	31.2	51.0	46.6	49.5	53.3	47.7	36.8	57.1

TECHNICIAN / ENGINEER: J Chambers

DATE: 7/21/10



DIESEL GEN PART #	POWER (kW)	MAX ENGINE HP	MAX RPM	NOISE (7M dBA)
8220I - 3CA1 - 02262	8 - 10	18.5	2600	63
8220I - 3CA1 - 03182	5 - 6	11.5	1800	62
8080P - 40205 - 02281	4 - 5	11.0	2800	64
ENCLOSURE MODEL #	GEN MODEL			
88-25-0610-55	ISUZU - 3CA1			
88-25-0620-55	PERKINS - 40205			



REV	DESCRIPTION	ECO#	BY	DATE
B	NOTE ADDED TO COMMENTS PROHIBITING INDOOR INSTALLATION	--	RR	06/15/12
	INITIAL RELEASE	--		

COMMENTS:
**DO NOT INSTALL INDOORS
 USE OPEN FRAME ASSY FOR INDOORS**

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FRACTIONS ±1/32" DECIMALS X.X±0.1" X.XX±0.03" X.XXX±0.010"		APPROVALS DRAWN RICHARD RODRIGUEZ CHECKED	DATE 04/04/12
MATERIAL	FINISH	ENG APPR.	MFG APPR.
NEXT ASSY	USED ON	Q.A.	
APPLICATION		DO NOT SCALE DRAWING	

POLAR POWER INC.
 22520 AVALON BLVD, CARSON, CA 90745

TITLE: Diesel, 4 - 10 kW, 48 Vdc Generator with Enclosure

SIZE	DWG. NO.	REV
B	88-25-0600	B

SCALE: 1:10 WEIGHT: SHEET 1 OF 1

APPENDIX D

Pertinent Sections of Previous Eilar Associates Report

Eilar Associates, Inc.

Verizon Kohler 40 kW Standby Generator

The noise emission of a Kohler model 40 kW standby generator measured at 10 feet from the unit is 87.3 dBA. This similar equipment noise measurement was made at Valley Parkway in Escondido on Monday, August 18, 2003 at 2:15 p.m. The conditions were high 80's, no measurable wind, moderate humidity. The measured octave data for the two similar operational units are presented in Table 5.

Table 5. Octave Data Table Kohler Model 40 Generator

Octave Band Frequency (Hertz)	63	125	250	500	1K	2K	4K	8K	L _{EQ} (dBA)
West Side at 10 feet	86.2	86.2	87.3	80.2	84.3	81.4	74.4	69.7	87.3

APPENDIX E

Cadna Analysis Data and Results

EILAR ASSOCIATES, INC.
Acoustical and Environmental Consulting

Cadna Noise Model - Sound Levels														
Name	ID	Type	Weight	Oktave Spectrum (dB)										Source
				63	125	250	500	1000	2000	4000	8000	A	lin	
Polar Power 10 kW	L47	Lw (c)		89.1	89.1	90.2	83.1	87.2	84.3	77.3	72.6	90.9	95.7	Manufacturer/Measurement
RBA72	L54	Lw (c)	A	38.4	47.4	67.5	62.1	65.6	66.4	68.2	59.5	73.6	78	Commscope

EILAR ASSOCIATES, INC.
ACOUSTICAL AND ENVIRONMENTAL CONSULTING

Cadna Noise Model - Point Sources								
Name	ID	Result. PWL	Lw / Li		Height	Coordinates		
		Day	Type	Value		X	Y	Z
		(dBA)			(m)	(m)	(m)	(m)
Generator	S_1	90.9	Lw	L47	2.13	197.12	221.31	405.99
MCE 1	S_2	73.6	Lw	L54	6.4	199.21	221.48	410.26
MCE 2	S_3	73.6	Lw	L54	6.4	201.29	220.36	410.26

EILAR ASSOCIATES, INC.
Acoustical and Environmental Consulting

Cadna Noise Model - Barriers					
Name	ID	Coordinates			
		X	Y	Z	Ground
		(m)	(m)	(m)	(m)
Prop Line Wall	BA_1	198.31	224.7	405.69	403.86
		193.42	215.58	405.52	403.69

Cadna Noise Model - Buildings					
Name	ID	Coordinates			
		X	Y	Z	Ground
		(m)	(m)	(m)	(m)
On-Site 1	BL_1	210.57	221.48	406.91	403.86
		192.05	186.42	406.91	403.86
		246.55	160.23	406.91	403.86
		257.93	185.23	406.91	403.86
On-Site 2	BL_2	200.62	229.1	406.91	403.86
		208.78	222.8	406.91	403.86
		207.12	218.3	406.91	403.86
Storage 1	BL_3	197.66	223.47	406.91	403.86
		164.36	187.55	406.9	403.85
		193.03	242.88	406.9	403.86
		203.21	237.32	406.9	403.86
Storage 2	BL_4	174.65	181.77	406.9	403.25
		201.17	229.95	406.3	403.25
		258.99	186.82	406.3	403.25
		263.88	195.42	406.3	403.86
Storage 3	BL_5	207	237.49	406.3	403.86
		262.42	205.57	406.91	403.86
		269.26	214.4	406.91	403.86
		203.42	263.24	406.91	403.86
		195.58	267.9	406.91	403.86
		169.75	285.24	406.91	403.86
		157.91	280.74	406.91	403.86
193.42	257.57	406.91	403.86		
		198.92	254.07	406.91	403.86

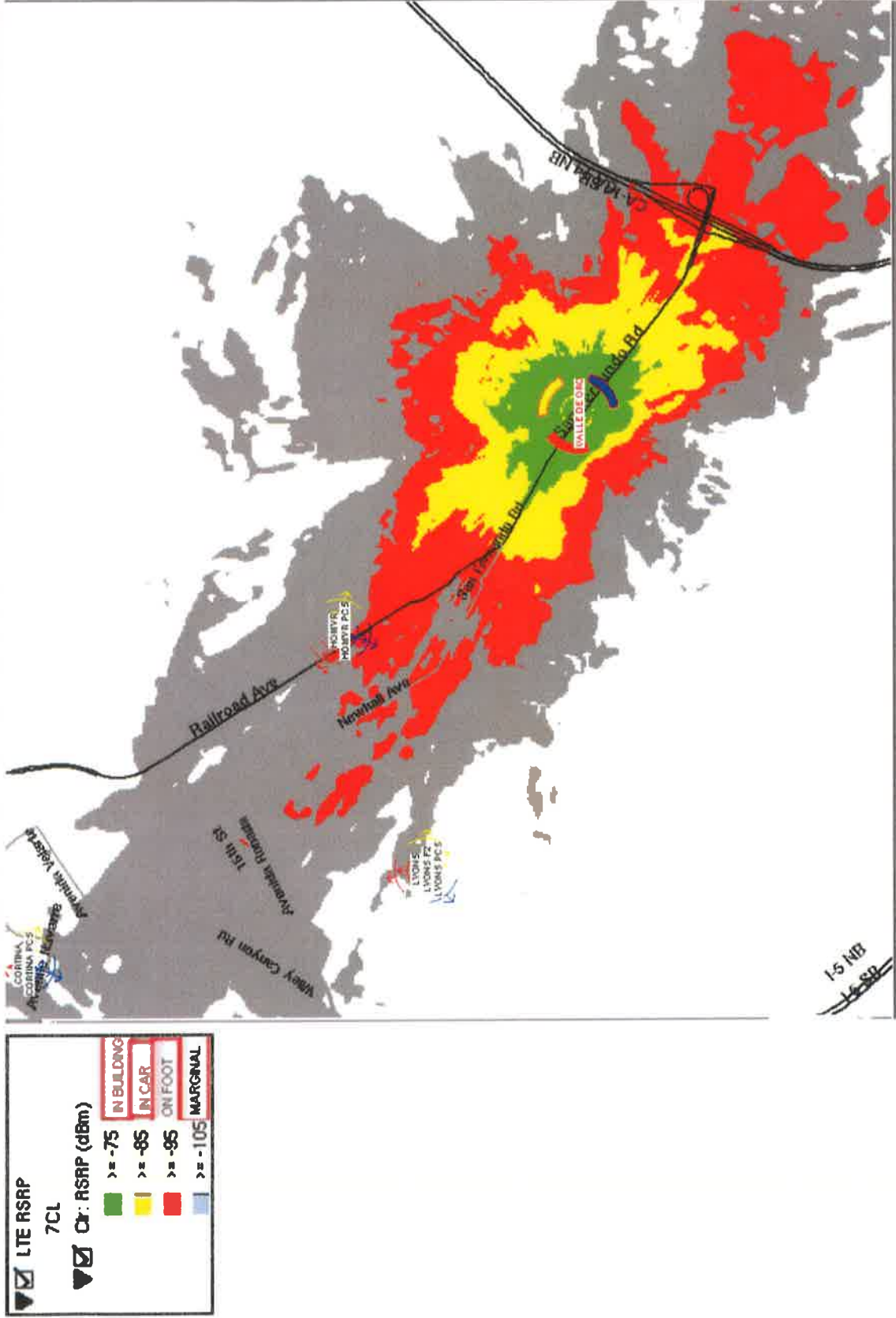
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Acoustical and Environmental Consulting

Cadna Noise Model - Contour Lines				
Name	ID	Coordinates		
		X	Y	Z
		(m)	(m)	(m)
Contour Line 1	C_1	154.59	140.11	403.86
		197.59	223.46	403.86
		200.63	229.54	403.86
		260.59	185.09	403.86
		267.31	183.2	403.86
		270.46	179.42	403.86
		195.43	21.51	403.86
		34.03	91.44	403.86
		103.76	206.53	403.86
		158.83	291.94	403.86
		208.4	262.54	403.86
		275.6	212.77	403.86
		261.53	187.57	403.86
		203.57	231.67	403.86
		189.71	244.9	403.86
		161.98	187.57	403.86
		169.28	183.21	403.86
149.33	143.1	403.86		
154.01	139.21	403.86		
Contour Line 2	C_2	260.25	186.12	403.25
		260.17	187.46	403.25
		199.43	233.55	403.25
		151.99	143.92	403.25
		154.41	140.25	403.25
		197.33	223.77	403.25
		200.37	229.86	403.25
260.19	185.93	403.25		

EILAR ASSOCIATES, INC.
Acoustical and Environmental Consulting

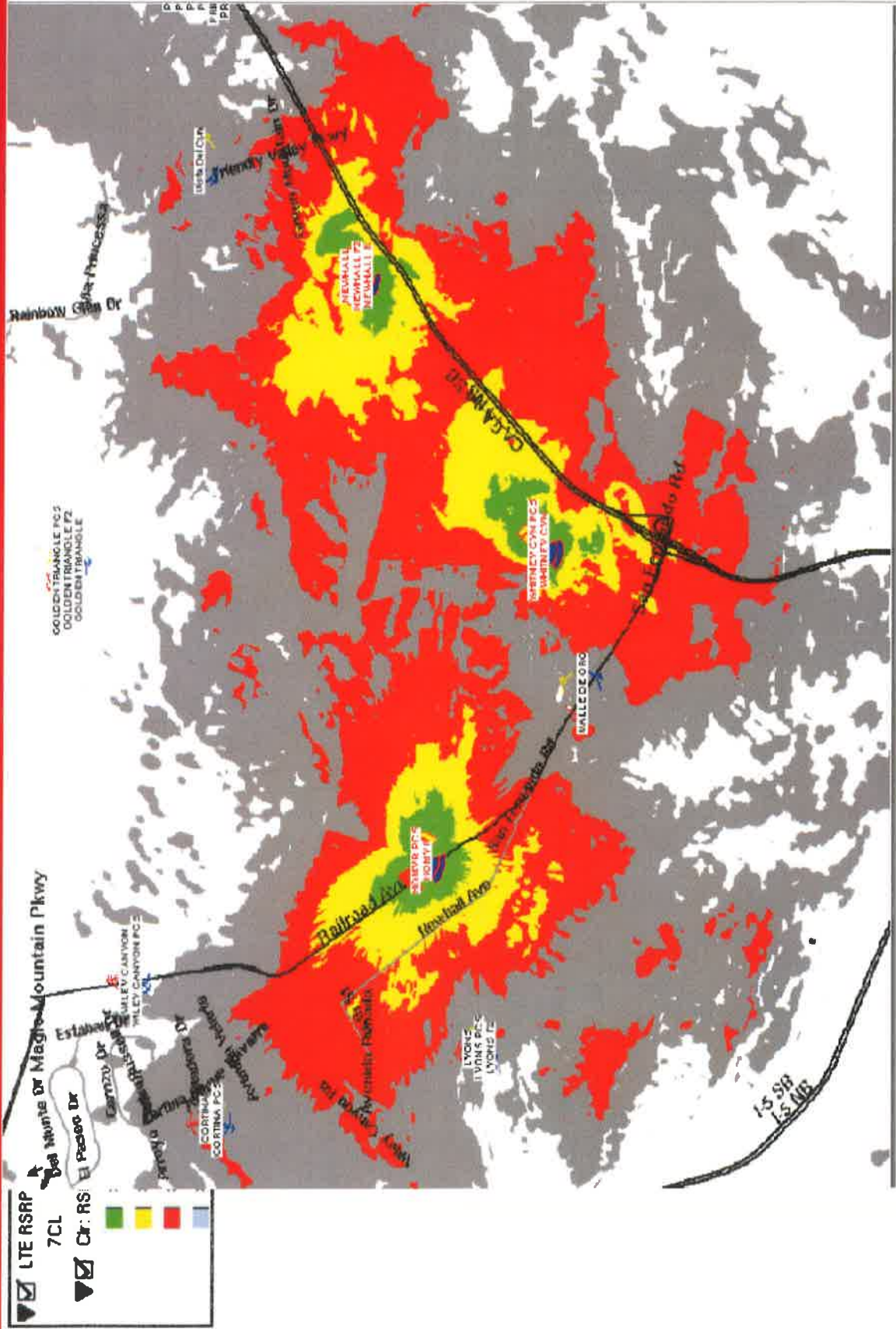
Cadna Noise Model - Noise Levels at Receivers						
Name	ID	Level Lr	Height	Coordinates		
		Day		X	Y	Z
		(dBA)	(m)	(m)	(m)	(m)
North	R_1	55.7	1.52	199.81	229.41	404.77
South	R_2	32.4	1.52	121.82	57.93	405.38
East	R_3	29.4	1.52	265	181.71	405.38
West	R_4	68.5	1.52	196.42	221.93	404.83
West-Storage Res	R_5	32.3	1.52	149.22	185.04	405.38
West-Res Beyond	R_6	26.5	1.52	97.21	169.54	405.38

Valle De Oro Propagation



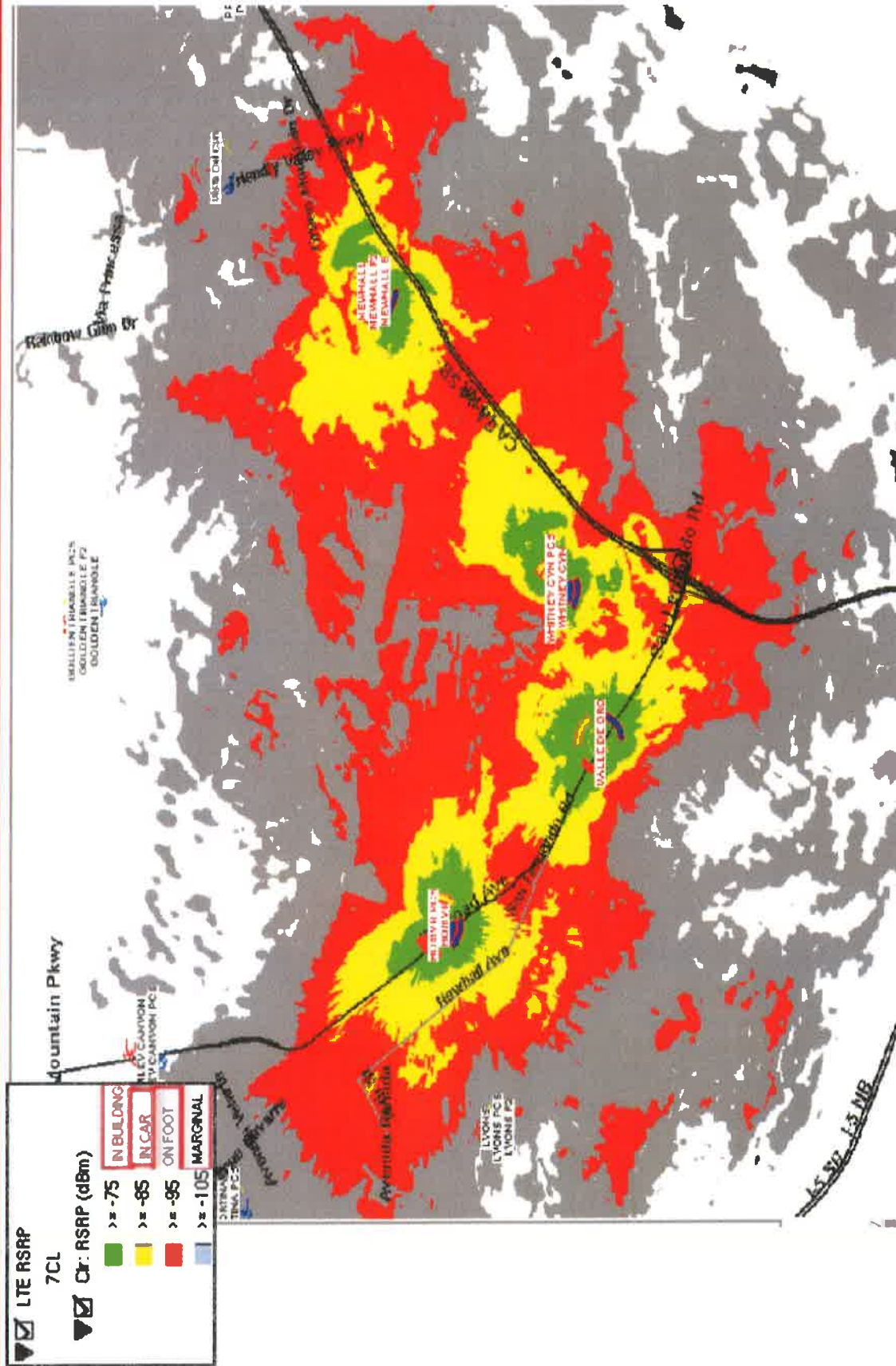


Existing sites (without Valle De Oro)






Existing sites with Valle De Oro



1.5 miles Vicinity Map



CITY OF SANTA CLARITA
INTEROFFICE MEMORANDUM

TO: Chairperson Trautman and Members of the Planning Commission
FROM: Jeff Hogan, Planning Manager 
BY: Fred Follstad, Associate Planner
DATE: July 21, 2015
SUBJECT: Master Case 15-077; Modification to the Approved Henry Mayo Newhall Memorial Hospital Master Plan and Development Agreement

RECOMMENDED ACTION

Planning Commission accept the applicant's letter withdrawing Master Case 15-077 to allow for a modification to the Henry Mayo Newhall Memorial Hospital Master Plan and Development Agreement.

BACKGROUND

On July 9, 2015, staff received the attached transmittal from Roger Seaver, President of Henry Mayo Newhall Memorial Hospital, requesting to withdraw their request for an amendment to the previously approved Master Plan and Development Agreement. Since the item was publicly noticed on June 30, 2015, with over 1,000 public notices sent to surrounding property owners, and a legal advertisement placed in the newspaper, this item has been placed on tonight's agenda to formally accept the withdrawal letter.

ATTACHMENT:

Letter of Withdrawal

JH:FLF:kl

S/CD/!Planning/Current/!2015/MC15-077(DA Mod for Mayo)/Withdrawal Report 7-15

Agenda Item: 2



July 9, 2015

City of Santa Clarita
Community Development Department
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Attn: Tom Cole, Community Development Director
Jeff Hogan, Planning Manager

RE: Application Withdrawal
Master Case No. 15-077
(Modification of Master Plan 04-022 and
Development Agreement 06-001)

Dear Sirs:

Please accept this letter as an official request from Henry Mayo Newhall Hospital to withdraw without prejudice our application for an amendment to our Master Plan and Development Agreement.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Roger E. Seaver". The signature is fluid and cursive, with the first name "Roger" being the most prominent.

Roger E. Seaver
President & CEO