



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 13, 2017

6:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Ralph Aranda, Commissioner
John Mora, Commissioner
Frank Ybarra, Commissioner**

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the February 6, 2017 Planning Commission

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 70

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at Carniceria La Estrella located at 11522 Telegraph Road, in the Community Commercial-Planned Development (C4-PD) Zone, and within the Telegraph Road Corridor Zone, (Atanacio Cortez for Carniceria La Estrella)

7. PUBLIC HEARING

Conditional Use Permit Case No. 774

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 54' high monopine) and related equipment on property located at 11822 Burke Street (APN: 8168-024-010), within the M-2, Heavy Manufacturing, Zone. (Verizon Wireless)

8. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 605-4

Review for compliance with conditions of approval related to the operation and maintenance of a school of interpretation use located at 10012 Norwalk Boulevard, Suite 120, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (The Southern California School of Interpretation-Nora Wagner)

B. CONSENT ITEMConditional Use Permit Case No. 751-2

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo
Commission Secretary

March 8, 2017
Date



City of Santa Fe Springs

Planning Commission Meeting

March 13, 2017

APPROVAL OF MINUTES

Minutes of the February 6, 2017 Adjourned Planning Commission Meeting

RECOMMENDATION: That the Planning Commission:

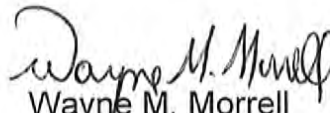
- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- February 6, 2017

Staff hereby submits the minutes for Planning Commissioner's approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for February 6, 2017



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

February 6, 2017

1. **CALL TO ORDER**

Chair Arnold called the meeting to order at 6:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold called upon Commissioner Aranda to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the January 9, 2017 Planning Commission

Recommendation: That the Planning Commission approve the minutes as submitted.

It was moved by Commissioner Aranda, seconded by Commissioner Mora to approve the minutes with changes, by the following vote:

Ayes: Arnold, Aranda, Mora and Jimenez
Nays: None
Absent: Ybarra

PUBLIC HEARINGS

Items Nos. 6 & 7 were pulled by the Planning Commission to be presented later on in the meeting.

PUBLIC HEARING

8. Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find that Tentative Parcel Map No. 73161 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 73161 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
- Approve Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274, subject to the conditions of approval as stated within this report.

Chair Arnold opened the Public Hearing at 6:04 p.m. There were no public comments received. Planning Intern Vince Velasco presented Item No. 8. Present in the audience was the applicant Greg Gunter and his Civil Engineer, George Castillo.

Chair Arnold closed the Public Hearing at 6:11 p.m. It was moved by Vice Chair Jimenez, seconded by Commissioner Aranda to approve Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274 subject to the Conditions of Approval contained within the report, which passed by the following vote:

Ayes:	Arnold, Aranda, Mora and Jimenez
Nayes:	None
Absent:	Ybarra

NEW BUSINESS

NEW BUSINESS

9. Modification Permit Case No. 1275

Recommendation: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.

- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
- Find that pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt.
- Approve Modification Permit Case No. 1275, subject to the conditions of approval as contained within this staff report.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 9. Present in the audience on behalf of the applicant Aldi's Market was their consultant Timur Tecimer.

It was moved by Commissioner Aranda, seconded by Commissioner Mora to approve Modification Permit Case No. 1275 subject to the Conditions of Approval contained within the report, which passed by the following vote:

Ayes:	Arnold, Aranda, Mora and Jimenez
Nayes:	None
Absent:	Ybarra

CONSENT ITEM

10. CONSENT ITEM

A. Tentative Parcel Map No. 73063

Recommendation: That the Planning Commission:

- Approve the applicant's request to make a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 within Tentative Parcel Map No. 73063, subject to the revised conditions of approval as contained within this staff report.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve Tentative Parcel Map No. 73063 subject to the Conditions of Approval contained within the report, which passed by the following vote:

Ayes:	Arnold, Aranda, Mora and Jimenez
Nayes:	None
Absent:	Ybarra

PUBLIC HEARINGS

PUBLIC HEARING

6. Zoning Text Amendment - Accessory Dwelling Units

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing.
- Find that the proposed amendment to the text of the City's Zoning Regulations relating to accessory dwelling units is in compliance with the City's General Plan.

- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.
- Recommend that the City Council adopt Ordinance No. 1084 which establishes standards and processing procedures to encourage accessory dwelling units.
- Adopt Resolution No. 61-2017, which incorporates the Commission's findings and recommendation regarding this matter.

*** SEE ITEM NO. 7 ***

PUBLIC HEARING

7. Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Find that the proposed amendment to the text of the City's Municipal Code relating to standards for a variety of housing types is in compliance with the City's General Plan; and
- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
- Recommend that the City Council adopt Ordinance No. 1085, which establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households; and
- Adopt Resolution No. 62-2017, which incorporates the Commission's findings and recommendation regarding this matter.

Chair Arnold opened the Public Hearing at 6:21 p.m. There were no public comments received. Director of Planning Wayne Morrell presented Item Nos. 6 & 7. Present in the audience was the City's Housing Consultant Karen Warner.

Chair Arnold closed the Public Hearing at 6:42 p.m. It was moved by Vice Chair Jimenez, seconded by Commissioner Aranda to approve Zoning Text Amendment - Accessory Dwelling Units and Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types, and adopt Resolutions Nos. 61-2017 and 62-2017, which incorporates the Commission's findings and recommendation regarding this matter, which passed by the following vote:

Ayes: Arnold, Aranda, Mora and Jimenez
Nayes: None
Absent: Ybarra

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Chair Arnold wished everyone a Happy Valentine's Day and a Happy Presidents Day.

Staff made the following announcements:

- City Attorney Steve Skolnik wished everyone a Happy Valentine's Day.

ADJOURNMENT

12. Chair Arnold adjourned the meeting at 6:46 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Ken Arnold
Chairperson

Date



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 70

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at Carniceria La Estrella located at 11522 Telegraph Road, in the Community Commercial-Planned Development (C4-PD) Zone, and the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Atanacio Cortez for Carniceria La Estrella)

RECOMMENDATION: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 70, and thereafter close the Public Hearing.
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 70 subject to the conditions of approval contained within this report.

BACKGROUND

On May 2014, the Applicant Atanacio Cortez opened a meat market at 11522 Telegraph Road, within the Promenade Shopping Center. The meat market, commonly known as Carniceria La Estrella, is a convenience store with an emphasis on the sale of meat and poultry. The store has become popular among City residents for providing prepared ready-to-cook meats for festivities, or quick meals. Due to customer demand, the Applicant would like to also provide alcoholic beverages (beer and wine) to his customers making it a one-stop convenience store.

In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 70 to allow the sale of alcoholic beverages for off-site consumption. Concurrent with this request, the Applicant is also seeking approval for an alcohol license, Type 20 (the sale of beer and wine for consumption off the premises where sold; minors are allowed on the premises) from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales. If the ABC license is denied to the Applicant during their filing, he will have one year to find an alternative plan, otherwise, this Permit if approved will become void and nullified.

STREETS AND HIGHWAYS

The subject site is located within the Promenade Shopping Center, generally located at the southeast corner of Telegraph Road and Orr and Day Road. Both main access roads, Telegraph Road and Orr and Day Road, are classified as Major Highways within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject store is part of the Promenade Shopping Center which is zoned Community Commercial-Planned Development (C4-PD), and fronts on the Telegraph Corridor Zone, with a general plan land use designation of "Commercial." The Zoning, General Plan, and Land Use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	R-1	Residential	Single Family Residential Units
South	R-3-PD	Residential	Planned Unit Development - Residential
East	C-4	Commercial	Police Services Center (PSC)
West	C-4	Commercial	Gas service station, service retail stores and restaurant

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building to which the Applicant is occupying was previously built, this proposed project (use) is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws, and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 1, 2017, (a copy of this list is available upon request). The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on March 1, 2017. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

- a. **Conformance with parking regulations.** *The on-site parking is distributed throughout the front and rear of the Promenade Shopping Center. On site parking includes stalls for wheelchair access. The current parking count conforms to the uses within the center.*
- b. **Control of vehicle traffic and circulation.** *The Promenade Shopping Center has on-site vehicle circulation with ingress and egress driveways on Telegraph Road, and Orr and Day Road. Access from Jersey Avenue is available through the Police Services Center's parking lot; an alley to the south also provides access to the Promenade.*
- c. **Hours and days of operation.** *The market will operate from 8 a.m. to 7 p.m. Monday thru Saturday, and 9:00 a.m. to 8 p.m. on Sunday.*
- d. **Security and/or law enforcement plans.** *As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject store is approximately one-half mile from Santa Fe High School, and approximately one-quarter mile from Lakeview Elementary School. Staff does not believe that there will be a direct negative impact to the schools; however, it should be noted that there are several on-site eating establishments at the Promenade which are frequented by the students from these schools and the middle school (Lake Center Middle School) located approximate one-mile away.*

Bethel Community Church at 9843 Orr and Day road is approximately 800' from the subject site. Staff does not feel that the church or the subject store will become incompatible land use activities considering that the church is already 100' in distance from an existing liquor store. Moreover, Staff has not received any complaints from the church or its members as a result of the alcohol sales

at the liquor store.

- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed store is within walking distance to other retail uses and restaurants that provide alcohol beverages (Veracruz Restaurant, Chevron Service Station, Liquor Mart, Pescado Dorado, and 99 Cents Only Store). Some of the listed businesses are under an approved Alcohol Sales Conditional Use Permit, and the others were "grand-fathered" as alcohol sales activities. Nevertheless, the City's Municipal Code and ABC's regulations provide sufficient oversight to regulate and/or mitigate any negative impacts associated with over-concentration of alcoholic beverage establishments.*
- g. **Control of noise, including noise mitigation measures.** *The subject site does not generate any audible noises out of character with the other commercial and retail establishments in the area. Nevertheless, the store is subject to the City's allowable ambient noise regulations.*
- h. **Control of littering, including litter mitigation measures.** *As part of the conditions of approval, the Applicant and/or his employees are required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.*
- i. **Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *Staff has generated conditions of approval to mitigate or fully minimize these negative impacts should they become a public nuisance. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police Department whenever they see these activities take place.*

STAFF COMMENTS

As part of the permit review process, staff has conducted a review of the Applicant's site to ensure compliance with other regulatory ordinances and codes. The listed conditions of approval have been prepared to ensure the proper and lawful ongoing operation of the alcoholic beverage sales use.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the Applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONDITIONS OF APPROVAL

1. That alcohol sales shall be limited when the store is open for business hours, but shall not be sold during the hours of 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall also conform to any hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site.
4. That the Applicant shall not sell single cans and/or bottles of beer.
5. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the Applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the Applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.

9. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That this permit is contingent upon the approval by the Department of Police Services of a security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
12. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and code enforcement staff, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
14. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.

15. That this Permit shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.
16. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
18. That this Permit shall be subject to a compliance review in one year, no later than April 13, 2018, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 11 and all other applicable regulations shall be strictly complied with.
20. That Alcohol Sales Conditional Use Permit Case No. 70 shall be subject to any other conditions the City Council may deem necessary to impose.
21. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.



Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

[illegible]

Carniceria La Estrella
11522 Telegraph Road



PUBLIC HEARING

Conditional Use Permit Case No. 774

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 54' high monopine) and related equipment on property located at 11822 Burke Street (APN: 8168-024-010), within the M-2, Heavy Manufacturing, Zone. (Verizon Wireless)

RECOMMENDATION: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 774, and thereafter, close the public hearing; and
- Find that the proposed wireless telecommunications facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve CUP No. 774, subject to a compliance review in ten (10) years, on or before March 13, 2027, to ensure that the telecommunications facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the south side of Burke Street at 11822 Burke Street (APN: 8168-024-010), approximately 250 feet east of Dice Road. The subject parcel and all surrounding parcels are zoned M-2, Heavy Manufacturing. The parcel measures 0.38-acres and is currently developed with a 6,648 sq. ft. industrial building originally constructed in 1964. A barbeque catering business operates out of the building. The Planning Commission should note that a recent fire damaged much of the building's interior, but the property owner is applying for permits to make repairs.

DESCRIPTION OF REQUEST

The applicant, Verizon Wireless, is proposing to construct, operate, and maintain a new wireless telecommunications facility at the rear of the subject site. The proposed facility will be setback approximately 120' from Burke Street and approximately 250' from Dice Road. The tower will be disguised as a pine tree (monopine) with related equipment located near the base of the tower. The proposed wireless telecommunications facility will be 54' tall and occupy a 200 sq. ft. lease area (10' x 20') along the south side of the existing building.

SITE JUSTIFICATION

The proposed site will improve wireless telecommunications services for Verizon Wireless customers in the immediate area. The facility is needed to offload demand from existing neighboring facilities, and to provide new LTE service (4G high speed data service) in the 700 MHz frequency to the surrounding area, including in-building and outdoor coverage. The primary reason for the new facility is to add data capacity to Verizon's network.

The applicant submitted maps depicting the existing and proposed signal coverage in the area (see attachment 6 – coverage maps). The areas in green demonstrate good coverage, yellow demonstrates fair coverage and purple demonstrates poor coverage. The coverage maps show a large area that will have much improved signal capacity after the facility is installed. This area is roughly bounded on the west by Norwalk Boulevard, the north by Washington Boulevard, the east by Santa Fe Springs Road and the south by the Southern Pacific Rail line.

Pursuant to Section 704 of the Telecommunications Act of 1996, the City of Santa Fe Springs is prohibited from using environmental effects of RF emissions as justification for approval or denial of a wireless telecommunications facility. All wireless telecommunications facilities are required to comply with established Federal Communications Commission (FCC) regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions. As such, Verizon Wireless will operate the facility in compliance with FCC safety guidelines relating to acceptable RF emissions. In addition, as a public utility regulated by the California Public Utilities Commission (CPUC), the facility will comply with all requirements of the state of California, the CPUC, and all associated laws, regulations and orders, including safety. Compliance with these regulations will ensure the facility poses no interference or harm to surrounding land uses.

ZONING CODE REQUIREMENT

In accordance, with Section 155.243 (J)(22) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter tower higher than 50 feet above the ground level.

Section 155.243 (J)(22)**Section 155.243**

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(J) Also the following:

(22) Radio transmitter towers higher than 50 feet above ground level.

Therefore, the applicant is seeking approval of a CUP to allow the establishment of a new telecommunications facility (stealth as a 54' tall monopine) and related equipment on the subject property.

DETAILS OF PROPOSED USE**Lease Area**

Verizon Wireless' lease area will be placed in a triangular-shaped area wedged between the rear of the building and the southern property line. This area currently contains a shed, utility cabinet, and electric meter for the building. Verizon will lease a 10' x 20' portion of this triangular-shaped area to install the monopine and ground equipment. A chain link fence currently runs along the southern property line. The chain link fence will be replaced with an 8' tall vinyl fence. An 8' tall CMU wall with a 4' wide vinyl gate will be installed between the building's eastern edge and the fence to enclose the triangular-shaped area. One parking stall is also designated as a non-exclusive parking stall for use by Verizon technicians.

Utilities

New power, telco and dark fiber services are proposed. A new weather head for power will be installed next to the existing weather head that services the building. A service line will run from an existing utility pole to the new weather head, then through a new conduit routed along the exterior wall and terminate at a new SCE meter mounted on the building's exterior wall. The conduit will be painted to match the building wall. A second weather head for fiber/telco will be installed towards the western edge of the building. Telco/fiber will run from an existing utility pole to the weather head, then through a new $\pm 70'$ conduit routed inside the building wall and terminate at a telco riser near the Verizon Wireless equipment cabinets. Dark fiber will route from a new 17" x 30" handhole near the driveway off Burke Street and continue in a new $\pm 150'$ long underground conduit and terminate in Verizon's lease area.

Ground Equipment

Ground equipment will consist of two (2) equipment cabinets (MCE design), one 15 kW / 54 gallon diesel standby generator, and one (1) GPS antenna. The equipment cabinets and standby generator will be mounted on a new concrete slab. The GPS antenna will be mounted onto one of the MCE equipment cabinets. All ground equipment will be fully screened behind the proposed fencing and CMU wall.

Tower Equipment

- *Panel antennas* – Verizon Wireless is proposing to locate twelve (12) 8-foot long panel antennas configured in three sectors. Each sector will include four (4) panel antennas and be mounted at a 45' centerline. The tops of the antennas will not exceed 49' above grade and the bottoms of the antennas will be at 41' above grade.
- *Remote Radio Units (RRUs)* – Twelve (12) RRUs with A2 backpacks are also proposed. The A2 units attach onto the RRUs. Four (4) RRUs with A2s will be installed at each sector, one RRU behind each antenna.
- *Raycap* – Two (2) raycaps are proposed. The raycaps will be mounted on two of the three stand-out mounts that hold each antenna array.

NOTE: All tower components will be integrated into the monopine. All antennas, RRUs, and Raycaps will be painted to match the pine foliage. The antennas will also be covered with pine socks. The pine branches must extend beyond the faces of the antennas and five feet of pine foliage must extend above the tops of the tower equipment at all times to maintain a realistic pine tree look.

Vehicular Access Route

Access to the Verizon Wireless lease area will be from the existing driveway off Burke Street.

Parking

Based on the building square footage, the site is required to have a total of 13 parking stalls. A sufficient number of parking stalls is provided, but the site does not meet current accessibility requirements. As such, a new handicap parking space and access aisle will be added to bring the site into compliance with current ADA requirements. No parking will be eliminated as a result of the project.

Adjacent Pine Trees

A staff visit to the project site confirmed that pine trees are prevalent in the surrounding area. The investigation found:

- Three tall pines on the corner of Burke and Dice, approximately 265' northwest of the proposed monopine.
- Several tall pine trees along the north side of the building located at 8708 Dice Road, approximately 160' south of the proposed monopine.
- One small pine tree at front of subject property, approximately 115' north of the proposed monopine.
- Several pine trees along the frontage of Burke Street, beginning 450' east of the proposed monopine.

Given the presence of live pine trees in the general vicinity, staff finds the proposed monopine is an appropriate stealth design.

STREETS AND HIGHWAYS

The subject property is located on the south side of Burke Street at 11822 Burke Street, approximately 250 feet east of Dice Road. Neither Burke Street nor Dice Road are classified as Major or Secondary Arterials within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property also has a General Plan Land Use designation of Industrial. All properties surrounding the site are also zoned M-2 (Heavy Manufacturing) with a General Plan Land Use designation of Industrial.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Negative Declaration (ND) for the proposed Project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Trileaf.

One comment was received during the public comment period. The South Coast Air Quality Management District stated any diesel-fueled generator which is rated greater than 50 brake horsepower (bhp) requires a permit in accordance with South Coast Air Quality Management District (SCAQMD) rules. A condition of approval has been added to notify the applicant of this requirement.

LEGAL NOTICE OF PUBLIC HEARING

In addition to the public review period for the proposed environmental documents, the Conditional Use Permit (CUP) was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 28, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 28, 2017, and published in a newspaper of general circulation (Whittier Daily News) on March 2, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received comments and/or inquiries regarding the proposal.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

In accordance with Section 155.243 (J)(22) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter towers higher than 50' above ground level when property is located within the M-2 (Heavy Manufacturing) Zone.

The Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed wireless telecommunications facility use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

Staff finds that the proposed use will not be detrimental for the following reasons:

- The proposed 54-foot high tower will be a stealth design (pine tree) with related equipment enclosed by an 8' tall fence. The facility will be situated behind the existing building and setback approximately 120' from Burke Street and approximately 250' from Dice Road. The proposed monopine, therefore, is not readily identifiable as a wireless telecommunications facility.
- The proposed monopine will comply with FCC regulations regarding RF emissions and will not interfere with the reception or transmission of other wireless facilities within the surrounding community. It will operate in compliance with all applicable Federal laws, regulations, and orders. In addition, as a public utility regulated by the California Public Utilities Commission (CPUC), the facility will comply with all requirements of the State of California, the CPUC, and all associated laws, regulations and orders, including safety (see attached letter from Verizon Wireless).
- Once constructed, the facility will not generate harmful noise, dust, or odors.
- The telecommunications facility will be unmanned, thus it will not generate additional vehicular traffic above the occasional visits for maintenance.

2. That the proposed wireless telecommunications facility use has been designed to preserve the general appearance and welfare of the community for the following reasons:

Staff finds that the proposed use will preserve the general appearance and welfare of the community for the following reasons:

- The proposed 54-foot high tower will be a stealth design (pine tree) with related equipment enclosed by an 8' tall fence. The facility will be situated behind the existing building and setback approximately 120' from Burke Street and approximately 250' from Dice Road. The proposed monopine, therefore, is not readily identifiable as a wireless telecommunications facility.
- The equipment area will be located behind the existing building and enclosed by an 8' high vinyl fence. All cabinets will therefore be completely screened from view.
- Pine trees currently exist approximately 265' northwest, 160' south, and 115' north of the proposed monopine. Therefore, the proposed monopine tower is an appropriate design given the amount of pine trees that currently exist within the general vicinity.
- As per conditions #13-18, the tower will mimic a live pine tree. The tree will have a high branch density, life-like bark will cover the tower pole, antenna arrays will be located completely within the length of the branches, branches will protrude above the highest point of any tower-mounted equipment, all tower-mounted equipment will be painted to match the branches, and antennas will be covered in pine socks.

STAFF CONSIDERATIONS

For the reasons stated within the report, staff finds that if the proposed wireless telecommunications facility use operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Pursuant to Government Code Sections 65960-65964, a city or county shall not unreasonably limit the duration of any permit for a wireless telecommunication facility. According to the aforementioned State Law, limits of less than ten (10) years are presumed to be unreasonable, absent "a public safety reason or substantial land use reason" exists. Therefore, staff recommends approval of the proposed wireless telecommunication facility, subject to a compliance review after ten (10) years to ensure the wireless facility is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner/applicant shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3319)

2. That the applicant, during the construction phase, shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 30 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Upon the occupancy of the building, each individual tenant shall provide the same information as part of their business license application.
3. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
4. That the applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications.
5. That the applicant shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Fire Chief.
6. That the applicant shall provide a "single point of contact" within its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning or designee and the Fire Chief.

7. That the property owner shall take measures to minimize any potential unauthorized persons from entering the the proposed cell enclosure.
8. That the property owner shall not store any inoperative vehicles, equipment or other related items within the off-street parking area which could block or prevent vehicles' path of travel.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

9. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
10. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Laurel Reimer 562.868-0511 x7354)**

11. That this approval allows the applicant, Verizon Wireless, to establish, operate and maintain a new wireless telecommunications facility (monopine) and related equipment located at 11822 Burke Street (APN: 8168-024-010).
12. That the proposed wireless telecommunications facility shall be built substantially in accordance with the plans submitted by the applicant and on file with the case. The approved 100% ZD plan set is dated December 5, 2016.
13. That the proposed wireless telecommunications facility shall be designed to resemble the shape and color of an actual pine tree (monopine). The monopine shall have soft-looking foliage with branches that taper towards the top to give a natural look. The constructed monopine shall appear healthy, full and vigorous.
14. That the monopine shall have a minimum branch density of 3.0 branches per linear foot.
15. That faux bark shall extend the full height of the tree. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, and texture of true bark shall be recreated true to life. The faux bark shall be dark brown in color.

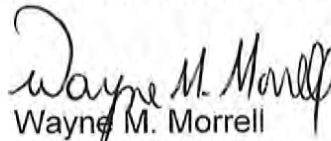
16. That the antennas and related tower equipment shall be located entirely within the length of the branches. No antenna or other tower equipment shall project beyond the length of the branches at any time.
17. That a minimum of five (5) feet of faux foliage must extend above the top of the highest point of the antennas or other tower-mounted equipment at all times.
18. That all tower-mounted equipment shall be painted to match the pine foliage, including all antennas, remote radio units, Raycaps, antenna mounts, and other equipment that may be installed at a later time.
19. That in addition to painting to match the pine foliage, all antennas shall be covered with pine socks that match the pine foliage.
20. That no portion of the wireless telecommunications facility shall overhang any property lines.
21. That all cabling shall be routed inside the base of the pole of the monopine. Cabling shall not be allowed on the exterior of the pole.
22. That all new weather heads, conduits, and risers shall be painted to match the surfaces they are mounted upon.
23. That the applicant or property owner shall install a trash enclosure in compliance with Section 155.261 (D).
24. That the applicant or property owner shall replace the fence along the southern property line with an 8' tall vinyl fence.
25. That the outdoor storage racks along the east side of the building shall be removed.
26. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
27. That upon completion of the construction of the wireless telecommunication facility, if the facility is not designed as specified in conditions #12 through #26 above, the Director of Planning shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the facility is modified to comply with conditions #12 through #26 above.
28. That any addition or alteration to the site, structural design and related improvements, including the replacement or installation of additional antennas

or equipment, shall require approval by the Planning Department. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP.

29. That the applicant/operator shall be responsible for maintaining the wireless telecommunications facility (monopine tower and associated equipment) in good condition and shall agree to the repair and replacement of equipment and stealth and structural components due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments and/or trunk bark, among others, fade in color due to outdoor exposure, the applicant shall repair or otherwise replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
30. That the wireless telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
31. That the installation of an emergency generator shall require prior approval from the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
32. That if the emergency generator is diesel-fueled and rated greater than 50 brake horsepower (bhp), the applicant shall obtain a permit in accordance with South Coast Air Quality Management District (SCAQMD) rules, including Rule 1470 – Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and Rule 1110.2 – Emissions From Gaseous- and Liquid-Fueled Engines for the emergency diesel generator. The SCAQMD will be the responsible agency for issuing the permit. If there are permit questions concerning the generator, they can be directed to SCAQMD Engineering and Compliance Staff at (909) 396-2315.
33. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 774, Verizon Wireless and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Planning Department shall also be notified in writing of any such transfer or lease.
34. That Verizon Wireless, and/or the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Further, Verizon Wireless and/or the property owner shall promptly remove the facility, repair any damage to the premises

- caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Verizon Wireless' and/or the property owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements
35. That all vehicles associated with the subject telecommunications facility shall not obstruct or impede any traffic.
36. That the applicant shall comply, if applicable, with the City's Heritage Artwork in Public Places Program in conformance with City Ordinance No. 909.
37. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. The conditions of approval contained herein shall be made part of the construction drawings for the proposed development. **Constructions drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.**
38. That the contractor shall obtain all necessary permits and approval from the City Engineer (Department of Public Works) prior to commencing work in the public right-of-way.
39. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org.
40. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
41. That Conditional Use Permit Case No. 774 shall be subject to a compliance review after ten (10) years, on or before March 13, 2027, to ensure the subject telecommunications facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.

42. That the applicant, Verizon Wireless, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, 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 an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
43. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
44. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Enlarged Site, Equipment & Antenna Plan
4. Elevations
5. Photo Simulations
6. Coverage Maps
7. CUP Application
8. Letter from Verizon Wireless – RF Safety Compliance
9. Negative Declaration (previously delivered to the Planning Commission on 2/24/17)
10. Response to Negative Declaration Comments

Attachment 1 - AERIAL PHOTOGRAPH

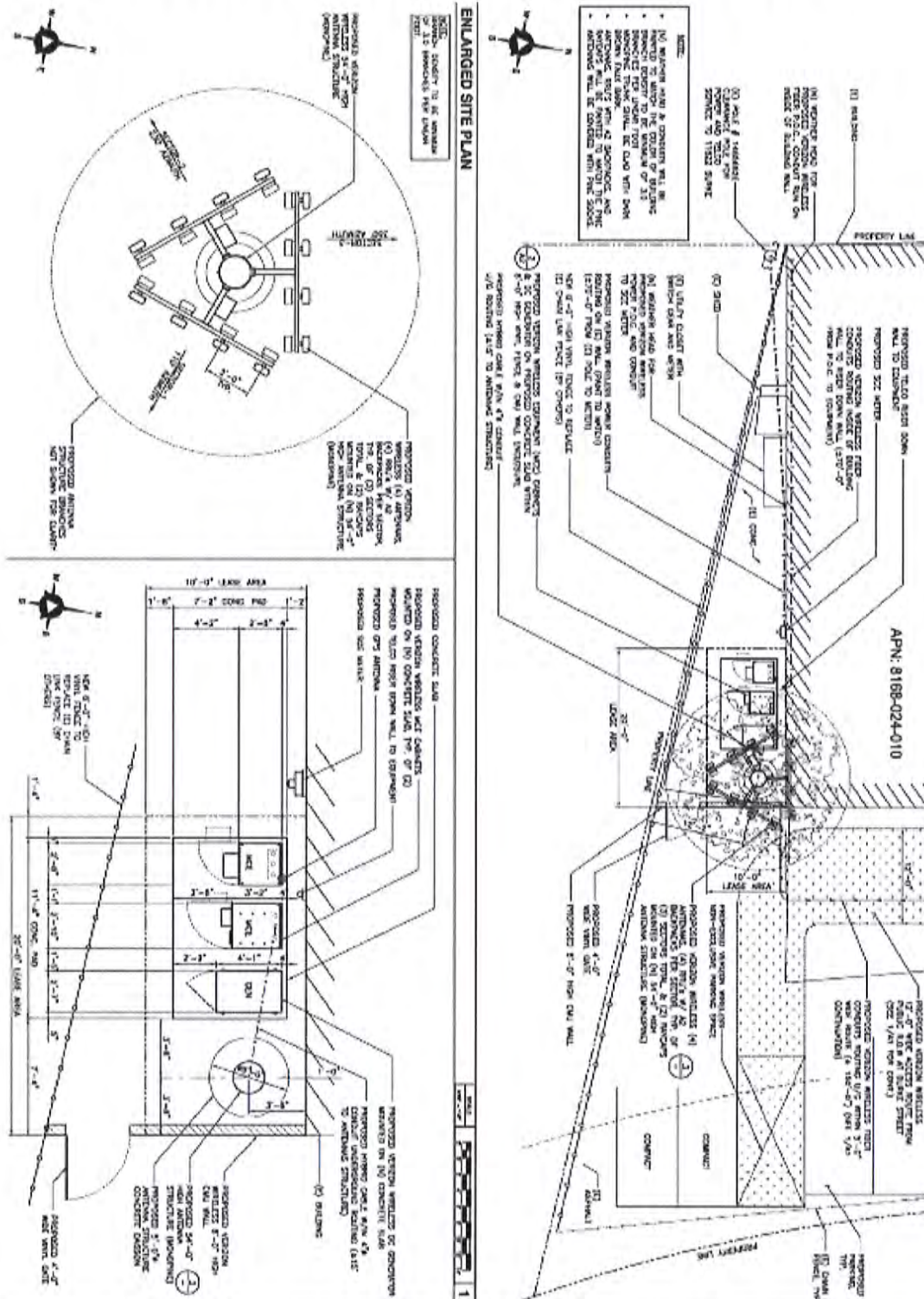


CONDITIONAL USE PERMIT CASE NO. 774

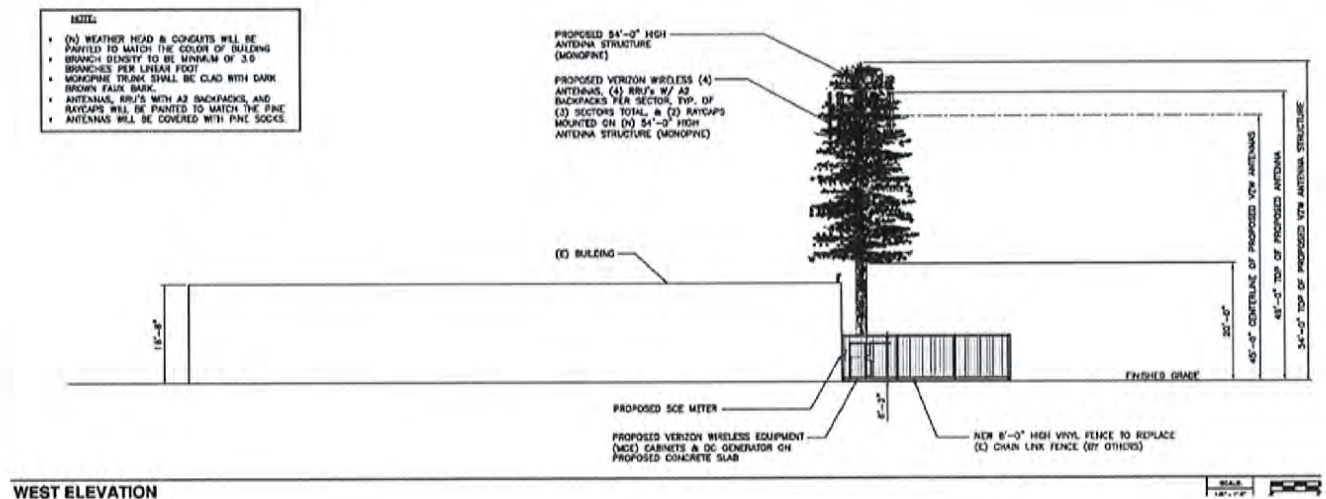
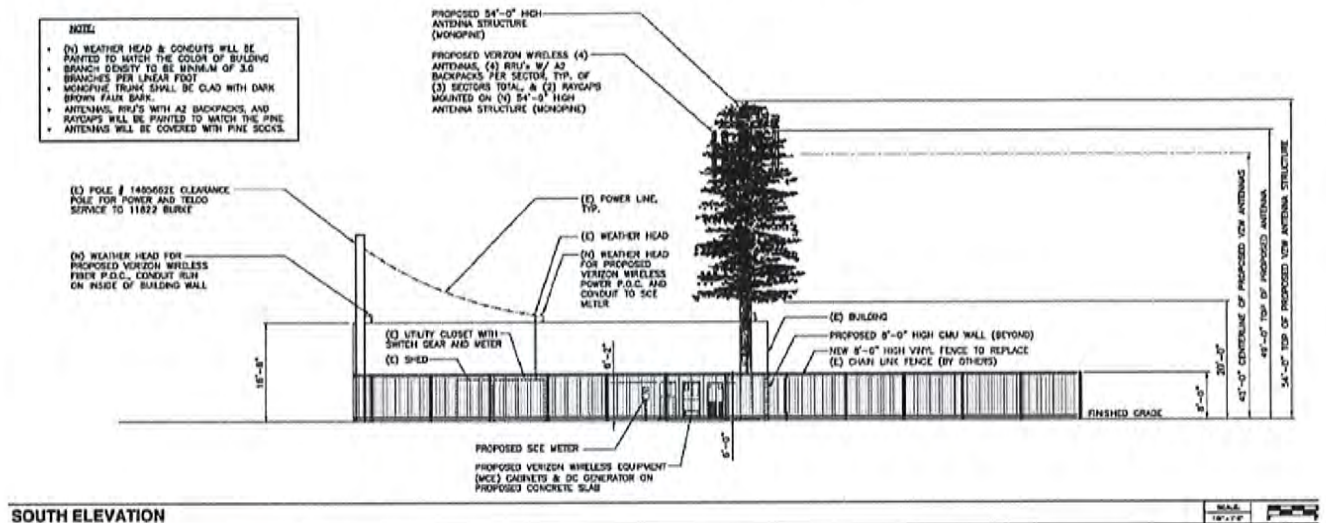
**VERIZON WIRELESS
11822 Burke Street**

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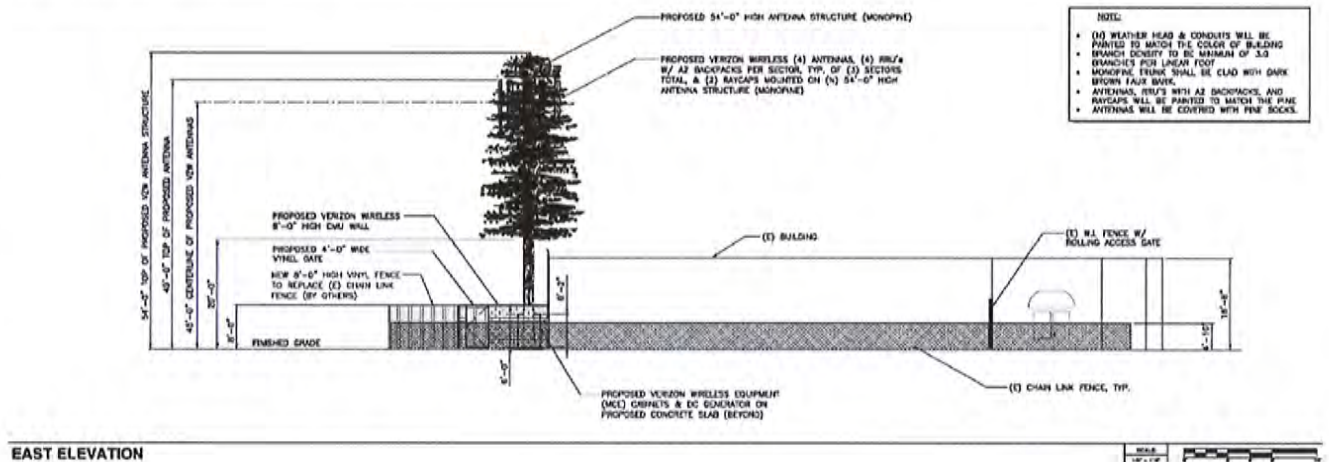
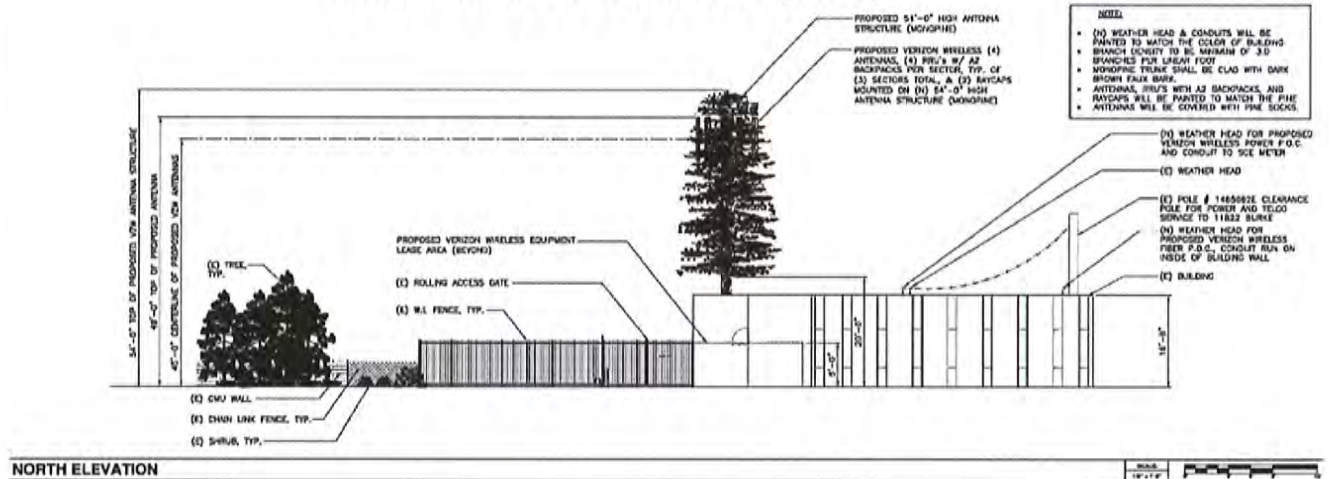
Attachment 3 - ENLARGED SITE, EQUIPMENT & ANTENNA PLAN



Attachment 4 - ELEVATIONS



Attachment 4 - ELEVATIONS (Cont.)



Attachment 5 - PHOTO SIMULATIONS



Attachment 5 - PHOTO SIMULATIONS (Cont.)



Attachment 5 - PHOTO SIMULATIONS (Cont.)



Attachment 5 - PHOTO SIMULATIONS (Cont.)

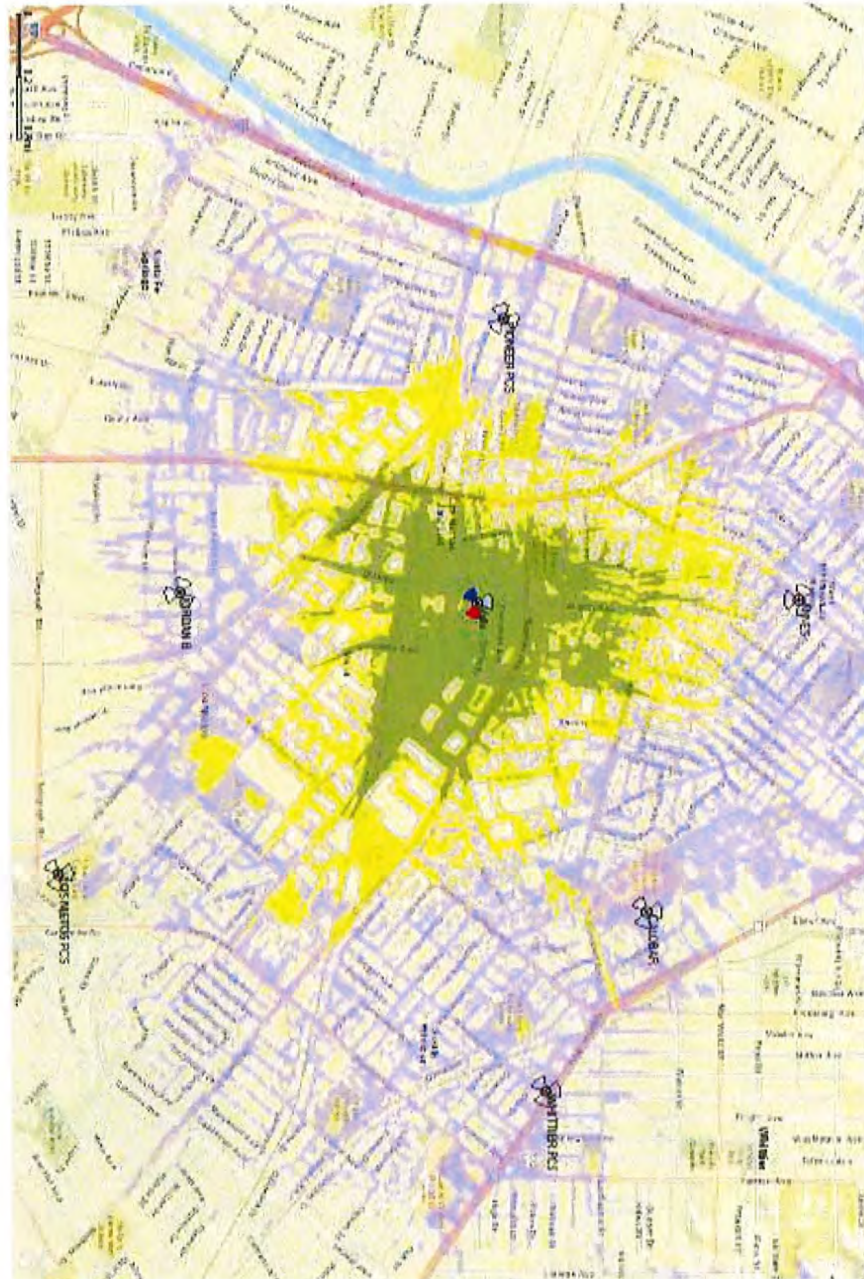


VIEW 4

Attachment 6 - COVERAGE MAPS Coverage from Proposed Site Alone

verizon

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



LTE-RSRP - Coverage (0)
GOOD
FAIR
POOR

7

Life



Attachment 6 - COVERAGE MAPS Proposed Coverage



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



LTE-RSRP - Coverage (dB)
GOOD
FAIR
POOR

Attachment 7 - CUP APPLICATION

City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

11822 Burke Street
APN: 3168-024-010

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary.)

See attached Title Report

Record Owner of the property: Michael Angeliki Harris; Harris Family Trust

Name: _____ Phone No: 714 446 1553

Mailing Address: 7416 Val Street Date of Purchase: _____

Fax No: Arcadia, CA 91006 E-mail: _____

Is this application being filed by the Record Owner? _____

(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:

Name: Lisa Desmond Phone No: 951 204 0846

Mailing Address: 2305 McGraw Avenue Irvine, CA 92614

Fax No: _____ E-mail: ldesmond@deltekcorp.com

Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

Installation and operation of unlicensed wireless telecommunication facility. Specifically the installation of 12 panel antennas and associated equipment on a new 50' monopole antenna support structure with equipment cabinets and storage generator @ grade.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

Attachment 7 - CUP APPLICATION (Cont.)**Delta Groups Engineering, Inc.**

2362 McGaw Avenue, Irvine, CA92614

Tel.: (949) 622-0333 Fax: (949) 622-0331

Justifications

Verizon Wireless "Valla" Communications Facility
11822 Burke Street
Santa Fe Springs, CA 90670

Explain why the proposed use is essential or desirable in the location requested.

There are a number of objectives that this site is designed to fill. Although there will be new coverage added to the 700 MHz frequency range over a physical area, a "significant gap" in service coverage can exist for a variety of reasons. For this particular area, the "Valla" site will significantly improve a gap in service coverage by addressing the lack of sufficient capacity for all calls and data routing through the cell sites in the area, or insufficient reliability of RF signal in the area due to interference or other issues. Propagation maps provide important information regarding the level of signal, and therefore, the anticipated coverage provided by a cell site. The propagation maps attached in this application depict the general geographic area of Verizon Wireless' coverage objectives. Just as radio waves do not stop at an arbitrary physical boundary, the general geographic area in which coverage is sought cannot be bounded. Moreover, RF coverage is not static, and is subject to fading as result of the morphology and topography of the area. For the cellular system to work properly, each cell site must provide areas of discrete coverage, as well as overlapping coverage with neighboring sites, in order to achieve effective and reliable levels of coverage in a particular geographic area. As user travels between the discrete coverage areas of two or more sites, a handoff is triggered within the zone of overlapping coverage. If the handoff is successful, it is transparent to the user and results in a seamless transition. If the handoff is not successful, the call is lost and must be reestablished once the user gets within range of the next site. Without adequate RF signal, there is no reliability in the ability to make or receive voice calls, and data throughput speed is limited. This is especially significant in that Verizon Wireless, as an FCC licensee, is mandated to provide enhanced 911 services to its users. The strength of RF signal coverage is measured in decibel level and is noted as a dBm level. As the decibel level is degraded (i.e. signal level is weakened), it is reflected in increasingly larger negative numbers. Hence, -75dBm is a stronger signal than a -85dBm, which in turn is stronger than -95dBm. In order to identify a potential site to fill this gap in coverage, Verizon Wireless engineers have created a search ring that represents an area in which a potential cell site can be located to begin the process of identifying and evaluating potential locations for a site. The specific requirements for this site are captured in a

Attachment 7 - CUP APPLICATION (Cont.)

document called a Search Area Review Form (SARF). The SARF depicts the area in which a site needs to be located in order to obtain the needed coverage. The goal for this particular site has several coverage objectives as mentioned above, making it a necessary facility to close a significant gap in coverage. Due to the location of this site within the search ring it is a good candidate for the proposal.

Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

As a carrier facility licensed by the FCC, Verizon's "Valla" site will comply with FCC regulations regarding interference with the reception or transmission of other wireless facilities within the city and surrounding community. It will operate in compliance with all applicable Federal laws, regulations, and orders, including safety. In addition, as a public utility regulated by the California Public Utilities Commission (CPUC), Verizon's facility will likewise comply with all requirements of the state of California, the CPUC, and all associated laws, regulations and orders, including safety.

What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties.

Noise generated by the equipment is limited to that produced by the heat exchanger fans necessary to cool the equipment cabinets. In the event of a power outage, and once monthly for testing purposes, a fixed emergency generator will activate. Neither the equipment nor the generator will generate noise at excessive dBA levels. The noise output from the facility will neither be annoying nor in any way detrimental to the public health, safety and welfare. There are no dust or odors associated with wireless telecommunications facilities.

Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The proposed site will not cause any hindrances in the future as the site will be maintained by the carrier and will be visited monthly for maintenance. The sites design is such that the facility will be stealth and not readily visible so as to not cause any future hindrances.

Attachment 7 - CUP APPLICATION (Cont.)

Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

The proposed Verizon site "Valla" will be an unmanned site. Therefore it will not cause any traffic hazards or burdens.

If the operator of the requested conditional use will be someone other than the property owner, state the name and address of the operator.

Verizon Wireless- SMSA Limited Partnership
15505 Sand Canyon Avenue
Irvine, CA 92618

Attachment 7 - CUP APPLICATION (Cont.)

Verizon Wireless
15505 Sand Canyon Avenue
Irvine, Ca. 92618

**LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)**

Property Address:	11822 Burke St., Santa Fe Springs, CA 90670
Vested Owner:	Michael Haronis and Angeliki Haronis aka Angela Haronis, Trustees of the Haronis Family Trust dated September 28, 2001
Assessor's Parcel Numbers:	8168-024-010
Verizon Site Name:	VALLA

The undersigned, authorizes Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility, including FAA filings, and to perform searches for building and assessor building records on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner:

By: _____

Print Name: _____

Date: _____

Attachment 7 - CUP APPLICATION (Cont.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn May 12, 2016 before me, Cynthia J. Abela
(insert name and title of the officer)personally appeared Michael H. Haronis
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

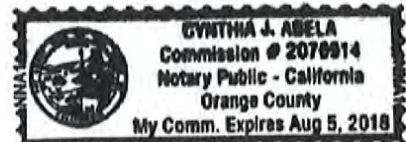
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cynthia J. Abela

(Seal)



Attachment 8 - LETTER FROM VERIZON - RF SAFETY COMPLIANCE

April 19, 2016

RE: Verizon Wireless Valla, Site Located at: 11822 Burke St., Santa Fe Springs, CA 90670

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-fags.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com.

The facility will utilize licensed frequencies in the 700, 850, 1900 and 2100 MHz bands. Verizon Wireless' telecommunications equipment will not interfere with any frequencies used by emergency personnel in the frequency range of HF, UHF, VHF, 800 MHz or with any system operating outside of Verizon Wireless' FCC licensed frequency band or with.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Lee".

Jeremy Lee
Manager-RF Design
Verizon Wireless

Attachment 9 – NEGATIVE DECLARATION

Copies of the Negative Declaration were previously delivered to the
Planning Commissioners on 2/24/17

Attachment 10 – RESPONSE TO NEGATIVE DECLARATION COMMENTS11710 Telegraph Road CA 90670-3679 (562) 868-0511 Fax (562) 868-7112 www.santafesprings.org*"A great place to live, work, and play"*

SENT VIA USPS & ELECTRONIC MAIL:

March 7, 2017

LSun@aqmd.gov

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765-4178

RE: Verizon Wireless "Valla" Monopine - Negative Declaration Response to Comments
Letter Dated March 3, 2017

The purpose of this letter is to provide a response to the written comments received regarding the proposed wireless telecommunications facility located at 11822 Burke Street. Verizon Wireless proposes to construct a 54-foot tall wireless telecommunications facility disguised as a pine tree (monopine) on a 0.38 acre parcel that is currently developed with a 6,648 sq. ft. building. Verizon Wireless will lease 200 sq. ft. of exterior space at the rear of the property to house the monopine, two (2) equipment cabinets, and one (1) 15 kW diesel standby generator. The monopine will consist of twelve (12) eight-foot long panel antennas, twelve (12) remote radio units, and two (2) raycaps.

Comment 1.

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document both as a commenting agency and a responsible agency. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final ND.

Response 1.

Comment is noted for the record. No response is required.

Comment 2.

In the project description, the Lead Agency proposes the installation, operation, and maintenance of wireless telecommunications facility consisting of 12 panel antennas, 12 remote radio units, two raycaps, cabinets, and generator.

Response 2.

The proposed project's description is accurately characterized in the above comment. No additional response is required.

Comment 3.

If the proposed project includes a diesel-fueled generator which is rated greater than 50 brake horsepower (bhp), a permit would be required in accordance with SCAQMD rules including Rule 1470 – Requirements

William K. Rounds, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Richard J. Moore • Juanita Trujillo • Joe Angel Zamora
City Manager
Thaddeus McCormack

Attachment 10 – RESPONSE TO NEGATIVE DECLARATION COMMENTS (Cont.)

for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and Rule 1110.2 – Emissions From Gaseous- and Liquid-Fueled Engines.

Response 3.

A condition of approval has been added that requires the applicant to obtain a permit from the SCAQMD if the applicant's proposed generator is rated greater than 50 brake horsepower (bhp).

Comment 4.

If there are permit questions concerning the generator, they can be directed to Engineering and Compliance Staff at (909) 396-2315.

Response 4.

Comment is noted for the record. No response is required.

Comment 5.

Additionally, in the event that the diesel-fueled generator is in close proximity to sensitive receptors, the SCAQMD staff recommends that the Lead Agency evaluate, quantify, and perform a health risk assessment.

Response 5.

The facility is not in close proximity to sensitive receptors. The surrounding uses are heavy manufacturing.

Comment 6.

Please provide SCAQMD with written responses to all comments contained herein prior to the adoption of the Final ND.

Response 6.

Written responses provided prior to the March 13, 2017 Planning Commission meeting, when adoption of the Final ND will occur.

Comment 7.

The SCAQMD staff is available to work with the Lead Agency to address these issues and any other air quality questions that may arise. If you have any questions regarding these comments, please contact Jack Cheng, Air Quality Specialist, CEQA IGR, at (909) 396-2448.

Response 7.

Comment is noted for the record. No response is required.

None of the comments received affect the conclusions of the IS/ND nor require any additional mitigation. Should you have any questions regarding this matter, please call Laurel Reimer, Planning Consultant, at (562) 868-0511, ext. 7354.

Sincerely,



Laurel Reimer
Planning Consultant

William K. Rounds, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Richard J. Moore • Juanita Trujillo • Joe Angel Zamora
City Manager
Thaddeus McCormack

Attachment 10 – RESPONSE TO NEGATIVE DECLARATION COMMENTS (Cont.)

Laurel Reimer

From: Lijin Sun <LSun@aqmd.gov>
Sent: Tuesday, March 07, 2017 4:01 PM
To: Laurel Reimer
Cc: Jillian Wong; Jack Cheng
Subject: RE: Negative Declaration (ND) for the Proposed Installation, Use and Maintenance of a Wireless Telecommunications Facility Project at 11822 Burke St. (Verizon Wireless Valla Monopine)

Dear Ms. Reimer,

Thank you for providing us with responses to our comments on the ND. We have reviewed the responses and have no further comments at this time. Thank you.

Sincerely,

Lijin Sun, J.D.
Program Supervisor, CEQA/IGR
South Coast AQMD
21865 Copley Drive, Diamond Bar, CA 91765
Direct: (909) 396-3308
Fax: (909) 396-3324

From: Laurel Reimer [mailto:LaurelReimer@santafesprings.org]
Sent: Tuesday, March 7, 2017 3:04 PM
To: Jack Cheng
Cc: Jillian Wong; Lijin Sun
Subject: RE: Negative Declaration (ND) for the Proposed Installation, Use and Maintenance of a Wireless Telecommunications Facility Project at 11822 Burke St. (Verizon Wireless Valla Monopine)

Hello Lijin, Jack and Jillian,

I have attached the written response to comments and the original is in the mail. Please let me know if you have any questions.

Thank you,
Laurel

CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Valla
Lead agency name and address:	City of Santa Fe Springs Planning and Development Department 11710 Telegraph Road Santa Fe Springs, California 90670
Contact person and phone number:	Andrew Cavalcant 480-850-0575 a.cavalcant@trileaf.com
Project Location:	11822 Burke Street Santa Fe Springs, Los Angeles County, CA 90670 N 33-57-44.0 / W 118-3-53.2
Project sponsor's name and address:	Trileaf Corporation 2121 W. Chandler Blvd., Suite 203 Chandler, AZ 85254 (480)850-0575
General plan description:	Industrial
Zoning:	This site lies within the zone M-2: Heavy manufacturing Zone District. The purpose of the M-2 zone is to designate land for the use of heavy industrial uses.
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	The Site is located at 11822 Burke Street, Santa Fe Springs, Los Angeles County, CA 90670, and consists of the construction of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street. The proposed tower site is

	approximately 152 feet above mean sea level.
Surrounding land uses and setting; briefly describe the project's surroundings:	The surrounding habitat within a 0.5 mile radius of the proposed site consists predominantly of industrial developments. To the north, east, and south is predominately industrial developments. To the west are industrial and commercial developments followed by residential developments
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities/Service Systems	☐	Mandatory Findings of Significance

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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed 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. An ENVIRONMENTAL IMPACT REPORT is required, 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

 Signature:	Date: February 15, 2017
Printed Name: Andrew Cavalcant	For: Trileaf

CEQA Environmental Checklist

Dist.-Co.-Rte.

P.M/P.M.

E.A.

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA, impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

	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 There are no scenic vistas within the view shed of the project location.	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway The nearest scenic highway is more than 11 miles from the project location. This is a portion of the Orange Freeway which is an eligible state Scenic Highway. This is well beyond the view shed of the tower. Based on site reconnaissance done by Jessica Russell on April, 15, 2016. The project location is within an industrial zone of Santa Fe Springs with no visible trees, or rock outcroppings.	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings? The site and surrounding area is industrial. The project consists of the construction of a 54-foot Stealth Structure Pine Tree Communications Tower. This stealth design will minimize the impact to the site and surrounding area.	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? This proposed tower will not be lit and will not be using any building materials with highly reflective properties. Therefore, this project will not create any additional source of substantial light or glare.	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST 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 the 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 non-agricultural use? The project location and surrounding areas do not contain 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. Therefore, there will be no impact any of the above listed lands.	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The project location is not located with a zone designated for agricultural uses or under a Williams Act Contract. The project is located in an M-2 zone which is designated for heavy industrial use.	☐	☐	☐	☒
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 zoned Timberland Production (as defined by Government Code section 51104(g))? This project is not located in a zone designated for forest land, timberland, or timberland zoned Timberland Production.	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? This project is located within a developed industrial property with no forest land nearby.	☐	☐	☐	☒
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 conversion of forest land to non-forest use?	☐	☐	☐	☒

This project is located within a developed industrial property and is not located within Farmland or forest land. Therefore this project will not 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 conversion of forest land to non-forest use.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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? The project would not conflict or obstruct implementation of the applicable portions of the State Implementation air quality plan.	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? This project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions during the construction of the project would be minimal and confined.	☐	☐	☐	☒
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 which exceed quantitative thresholds for ozone precursors)? Emissions during the construction of the project would be minimal and confined. The project will have one small scale DC generator in which emissions for are minimum and will not result in a cumulatively considerable net increase of any criteria pollutant.	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations? Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. This project is within an industrial zone and there are no sensitive receptors near the project location.	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people? There are no aspects of the proposed projects that would emit objectionable odors.	☐	☐	☐	☒

IV. BIOLOGICAL RESOURCES: Would the project:Potentially
Significant
ImpactLess Than
Significant
with
MitigationLess Than
Significant
ImpactNo
Impact

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 (USFWS)?

☐☐☐☒

Trileaf performed an Informal Biological Survey and concluded that this project will have no effect 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. Trileaf conducted a site visits and determined there is no natural habitat within the area. The project is located within an industrial zone of Santa Fe Springs.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

☐☐☐☒

According to the USFWS National Wetlands Inventory map this project is not located within or near any riparian habitat or other sensitive natural community. The project is located within an industrial zone of Santa Fe Springs with no natural habitat within the area. There is a mapped riverine 50 ft. east of the project. However, based on our site visit this is a developed storm water canal. This canal is completely paved with no exposed soils or vegetation.

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?

☐☐☐☒

Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map and determined the project is not within or near a federally protected wetland.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐☐☐☒

This site is not located within a migratory bird flyway. Upon our site investigation, it was determined that the project area is not located in an National Wetlands Inventory mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐☐☐☒

This site is located within a completely developed property that is paved throughout. There are no biological resources located on the property of the project location.

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?

☐☐☐☒

This site is located within a completely developed property that is paved throughout. There are no biological resources located on the property of the project location.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
NWB Environmental Services, LLC (NWB) provide a cultural assessment for the Verizon Wireless Valla Tower Installation and concluded that that no historic properties will suffer effects from this undertaking and therefore there are no factors that have, or could potentially result in an effect from the proposed undertaking. In addition, no previously identified archaeological sites are located within the tower lease area. No artifacts were recovered or any new archaeological resources within the area of potential effects.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
No previously identified archaeological sites are located within the tower lease area. No artifacts were recovered or any new archaeological resources within the APE for direct effects.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
This project will not directly destroy a unique paleontological resource or site or unique geologic feature. The ground disturbance will only encompass a 200 square foot area with a standard excavation depth of 17 feet for the tower.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
This project will not disturb any human remains, including those interred outside of formal cemeteries. No previously identified archaeological sites are located within the tower lease area. No artifacts were recovered or any new archaeological resources within the APE for direct effects.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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:	☐	☐	☐	☒
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?	☐	☐	☐	☒
Although this site is located on or near the Whittier fault zone, due to the small scale scope of work and depth of the excavation this project will not expose people or structures to potential substantial adverse effects due to the rupture of a known earthquake fault.				
ii) Strong seismic ground shaking?	☐	☐	☐	☒
Due to the small scale scope of work and depth of the excavation this project will not expose people or structures to potential substantial adverse effects due to strong seismic ground shaking.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
Although this site is located in an area with historic occurrence of liquefaction, due to the small scale scope of work and depth of the excavation this project will have no impact on seismic-related ground failure, including liquefaction.				
iv) Landslides?	☐	☐	☐	☒
The project location is at no risk of landslides.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
This proposed project entails ground disturbance on an already paved parcel of land and will not result in substantial soil erosion or the loss of topsoil.				
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?	☐	☐	☐	☒
Soil information is not available for this project location. However, based on the small scale scope of work and depth of the excavation, this project will not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
This site is not located on expansive soil as defined in Table 18-1-B of the Uniform Building Code.				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐☐☐☒

This project is for a telecommunications tower and does not propose any septic tanks or alternative waste water disposal system.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
Due to the scope of work of the project, the amount of greenhouse gas emitted is negligible, therefore would have a less than significant impact.	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Due to the scope of work of the project, the amount of greenhouse gas emitted is negligible, therefore would have a less than significant impact.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
This project will not be using any hazardous materials.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
This project will not be using any hazardous materials.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
The closet school is over ¼ mile away from the project.				

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 a result, would it create a significant hazard to the public or the environment?

☐☐☐☒

This site is located on the grounds of the BAR B Que Express Inc. & Events, a catering company. A Phase II was conducted by Trileaf and tested the soil of the subject property on July 29, 2016 and found these following results: Concentrations of pesticides 4,4-DDE and 4,4-DDT and VOCs acetone and tetrachloroethene were detected in the soil samples below their respective US EPA RSLs. No other pesticides or VOCs were detected in the soil samples collected. Additionally, no concentrations of PAHs or TPH were detected in the soil samples analyzed. These COCs are not considered an environmental concern for the Property. The metals barium, lead, and mercury were detected in soil samples exceeding their MDL, but were below their respective US EPA RSLs. Concentrations of arsenic were detected at concentrations exceeding its respective residential and industrial US EPA RSLs. However, according to the California Department of Toxic Substances Control (CA DTSC), background levels of arsenic in California soil average approximately 12 mg/kg. Therefore, based on the proposed use of the Property, Trileaf does not consider the detections of arsenic to be an environmental concern for the Property. Total chromium was detected in three soil samples, and as previously discussed, two exceeded the US EPA RSLs for chromium VI. No concentrations of chromium VI was detected in the two samples further analyzed. Therefore, chromium III and chromium VI are not a concern for the Property.

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?

☐☐☐☒

This project is not located within an airport land use plan or within two miles of a public airport.

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?

☐☐☐☒

This project is not within the vicinity of a private airstrip.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐☐☐☒

This project is located in the back of a private property and will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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?

☐☐☐☒

The project is not located in or near wildlands.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
This project is an unmanned telecommunications facility that does not require the use of water during operation, therefore will not violate any water quality standards or waste discharge requirements.				
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)?	☐	☐	☐	☒
This project will not use any groundwater. In addition the standard excavation depths will be utilized, 17' for the tower and 4' for trenches and will not be deep enough to reach ground water.				
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?	☐	☐	☐	☒
This project will not alter the course of a stream or river. Drainage within the area will still be allowed to run off into the existing storm drainage to the east of the proposed project. The project proposes minor grading and construction for the installation of an unmanned telecommunication facility. Existing natural topography, vegetation, or drainage courses on-site or off-site will not be altered as a result of the project, therefore existing drainage patterns will not be altered and flooding would not increase. Therefore will not substantially alter the existing drainage pattern of the site.				
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?	☐	☐	☐	☒
This project will not alter the course of a stream or river. Drainage within the area will still be allowed to run off into the existing storm drainage to the east of the proposed project. The project proposes minor grading and construction for the installation of an unmanned telecommunication facility. Existing natural topography, vegetation, or drainage courses on-site or off-site will not be altered as a result of the project, therefore existing drainage patterns will not be altered and flooding would not increase. Therefore will not substantially alter the existing drainage pattern of the site.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
The proposed project will not result in a significant increase in pervious surfaces that could contribute runoff water that would exceed the capacity of existing storm water drainage systems.				

f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
Based on the above answer this project will not substantially degrade water quality.				
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?	☐	☐	☐	☒
This site is not located within a 100-year flood plain.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
This site is not located within a 100-year flood plain.				
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?	☐	☐	☐	☒
This project is not located within a 100-year flood zone and is not near a levee or dam. Therefore, this project will not 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.				
j) Inundation by seiche, tsunami, or mudflow	☐	☐	☐	☒
This project is not near land-locked body of water, ocean or any hills. Therefore this project will not be subjected to the inundation by seiche, tsunami, or mudflow.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community? This project is located on a commercial property within an industrial zone and will not divide an established community.	☐	☐	☐	☒
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? This project will not conflict with any current land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. However, this project will be reviewed by the City of Santa Fe Springs planning department.	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XI. MINERAL 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?	☐	☐	☐	☒
This project is located within an already disturbed and developed property and the scope of work is less than 0.06 acres. Due to the small scale and location of this project would not result in the loss of a mineral resource.				
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?	☐	☐	☐	☒
This project is located within an already disturbed and developed property and the scope of work is less than 0.06 acres. Due to the small scale and location of this project would not result in the loss of a mineral resource.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
This proposed project, during operation, will have two major sources of noise, communications equipment and maintenance vehicles. The equipment will be housed in cabinets surrounded by an 8' CMU wall which will dampen the noise and not be heard by sensitive receivers. Maintenance vehicles are assumed to be visiting the site at most 2 times a month. Assuming these trucks are pickup trucks no access noise will be generated.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
This proposed project, during operation, will have two major sources of noise, communications equipment and maintenance vehicles. These sources of noise will not expose people to excessive groundborne vibration.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
This proposed project, during operation, will have two major sources of noise, communications equipment and maintenance vehicles. The equipment will be housed in cabinets surrounded by an 8' CMU wall which will dampen the noise and not be heard by sensitive receivers. Maintenance vehicles are assumed to be visiting the site at most 2 times a month. Assuming these trucks are pickup trucks no access noise will be generated.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
Construction of the proposed project may create intermittent high noise levels on the site. Construction noise levels will fluctuate, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise source(s) and the receiver.				
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
This project is not located within an airport land use plane and is not within two miles of an airport.				
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?	☐	☐	☐	☒
This project is not within the vicinity of a private airstrip.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
The proposed project consists of the construction of an unmanned communication tower. It will improve communications coverage to City emergency responders, and improve the public safety for residents. The project will not induce direct or indirect substantial population growth in the area.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
This project is within an industrial area on the property of a commercial business. This project will not displace any housing.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES:				
a) Would the project result in 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, response times or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection? The project will not interrupt fire protection service; its purpose is to improve fire protection services by enhancing communications within the area. The scope of this project would require the need for additional fire protection services.	☐	☐	☐	☒
Police protection? The project not interrupt police protection service; its purpose is to improve police protection services by enhancing communications within the area. The scope of this project would require the need for additional police protection services.	☐	☐	☐	☒
Schools? The project will not negatively impact any nearby schools; its purpose is to improve public services by enhancing communications within the area.	☐	☐	☐	☒
Parks? The project will not negatively impact any nearby parks; its purpose is to improve public services by enhancing communications within the area.	☐	☐	☐	☒
Other public facilities? The project will not negatively impact any other nearby public facilities; its purpose is to improve public services by enhancing communications within the area.	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XV. RECREATION:				
a) Would the project 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?	☐	☐	☐	☒
This project does not propose any residential use. This project is within an industrial zone that will no increase the use of existing neighborhood and regional parks or other recreational facilities.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

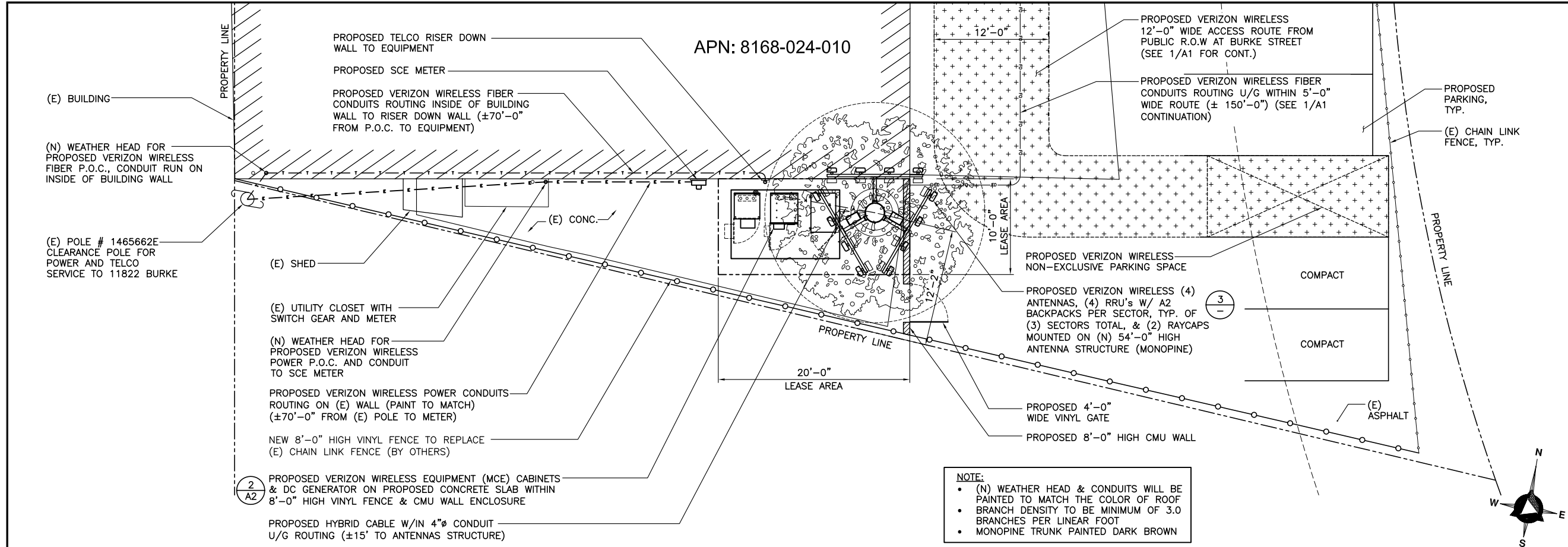
	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC: Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, 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?	☐	☐	☐	☒
The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project is located in an industrial zone on the property of a commercial business. The proposed project will not generate additional traffic beyond the current traffic already generated by the commercial business. No additional roadway infrastructure is required to be constructed.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
The proposed project will not conflict with an applicable congestion management program. The proposed project is located in an industrial zone on the property of a commercial business and an unmanned telecommunications facility that will only require a few visits a month for maintenance. This will not alter the service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.				
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?	☐	☐	☐	☒
The proposed project consists of a telecommunications tower with an overall height of 54 feet and will not alter air traffic in any way. All work during construction is ground based and the project is not near an airport or airstrip.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
The proposed project is an unmanned telecommunications facility that will not be an incompatible use in the surrounding area or have any design feature that would be considered substantially hazardous.				
e) Result in inadequate emergency access?	☐	☐	☐	☒
This project is an unmanned telecommunications facility that will not obstruct any emergency access.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements. Also, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.				
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?	☐	☐	☐	☒
This project will not 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				
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?	☐	☐	☐	☒
This project will not 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				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
This project is an unmanned telecommunications facility that will not require any water supplies.				
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?	☐	☐	☐	☒
This project is an unmanned telecommunications facility that will not require the use of water and will not produce any waste water. Therefore will not affect any wastewater treatment providers' service capacity.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
This project is an unmanned telecommunications facility that will not generate solid waste. Therefore will not affect the capacity of the landfill.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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, substantially 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? This project is located within a developed commercial property within an industrial area with no biological resources on the property. There is no 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, substantially 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	☐	☐	☐	☒
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)? This project will not have impacts that are individually limited but cumulatively considerable.	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Based on all questions answered with tin the checklist, this project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	☐	☐	☐	☒

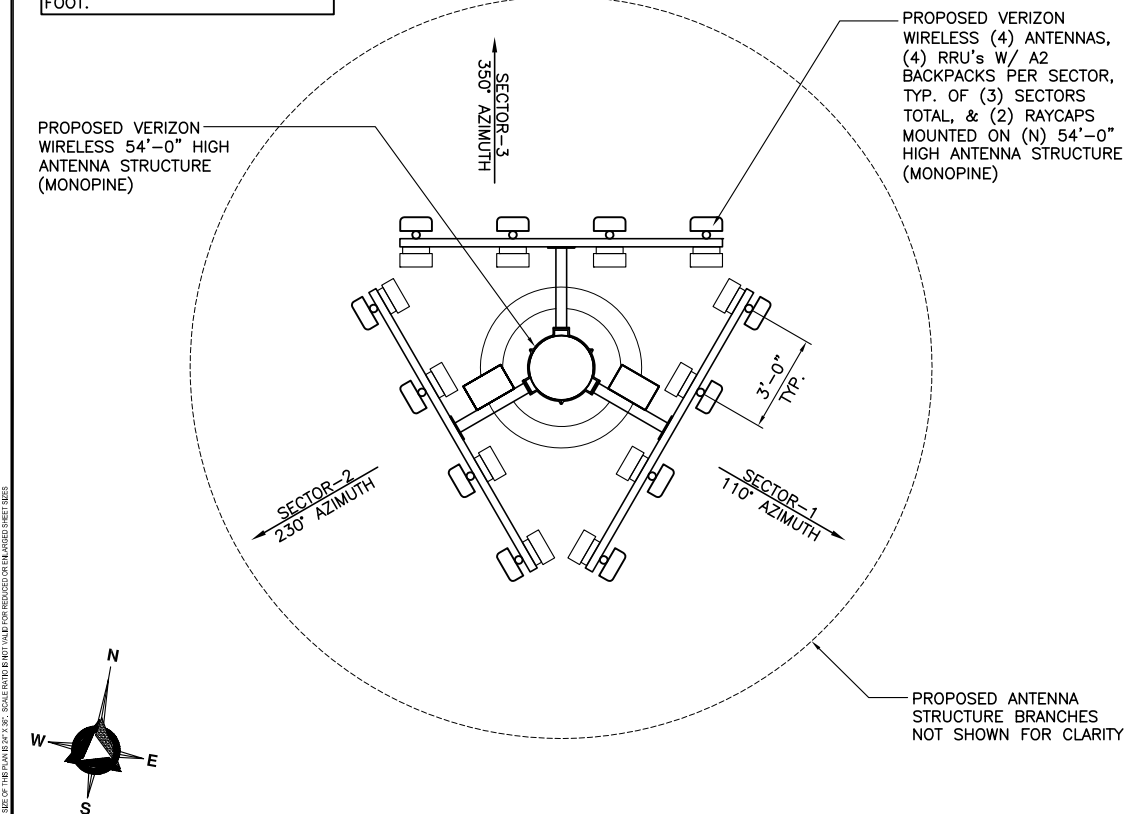
Appendix A

Site Plans

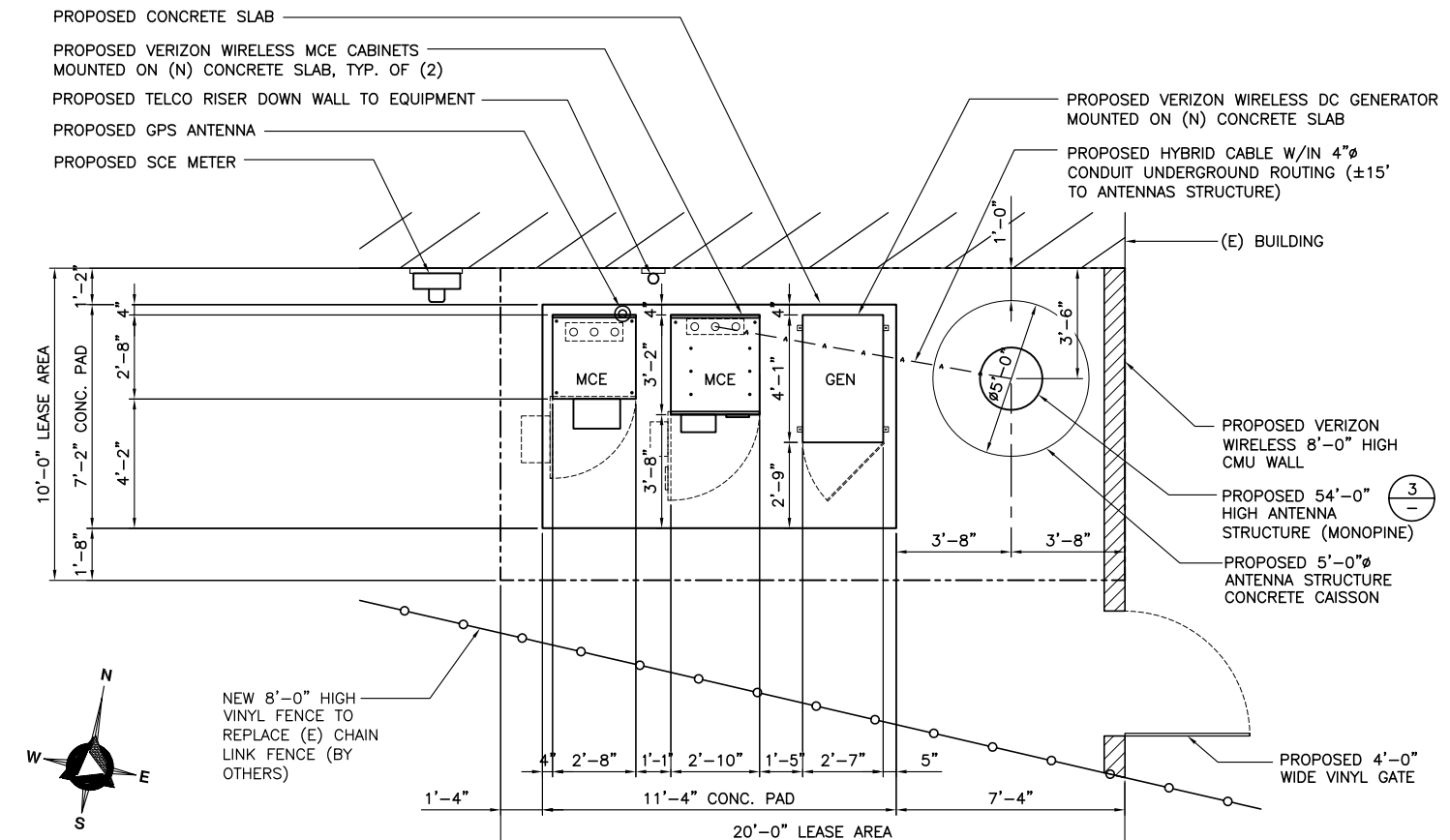


ENLARGED SITE PLAN

NOTE:
BRANCH DENSITY TO BE MINIMUM
OF 3.0 BRANCHES PER LINEAR
FOOT.



ANTENNA LAYOUT



EQUIPMENT LAYOUT

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/16/16	90% ZD	JD
1	03/22/16	100% ZD	JD
2	06/10/16	100% ZD	JD
3	06/16/16	100% ZD	JD
4	07/28/16	100% ZD	JD
5	09/01/16	100% ZD	JD



2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-417-2663
DGE JOB # I13VW039B

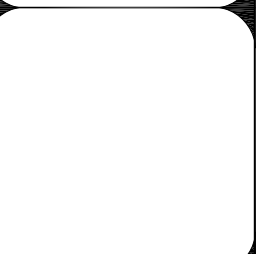
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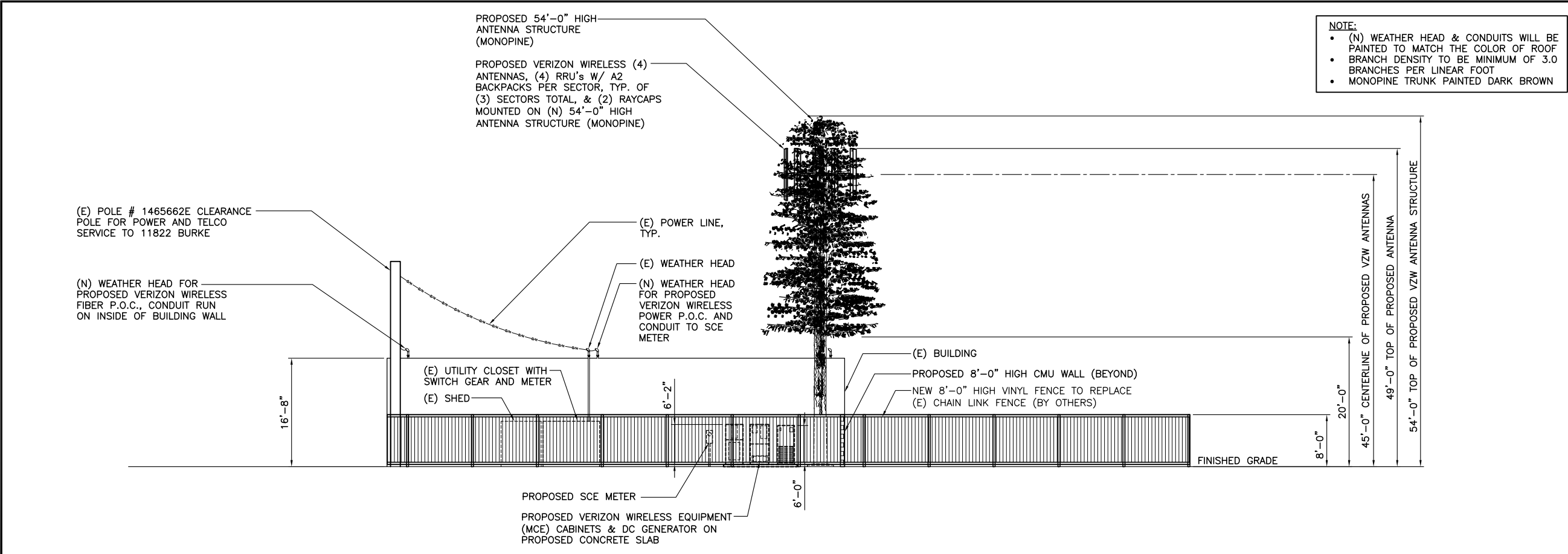
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



11822 BURKE ST
SANTA FE SPRINGS, CA 90670

SHEET TITLE:
ENLARGED SITE PLAN
EQUIPMENT LAYOUT &
ANTENNA LAYOUT

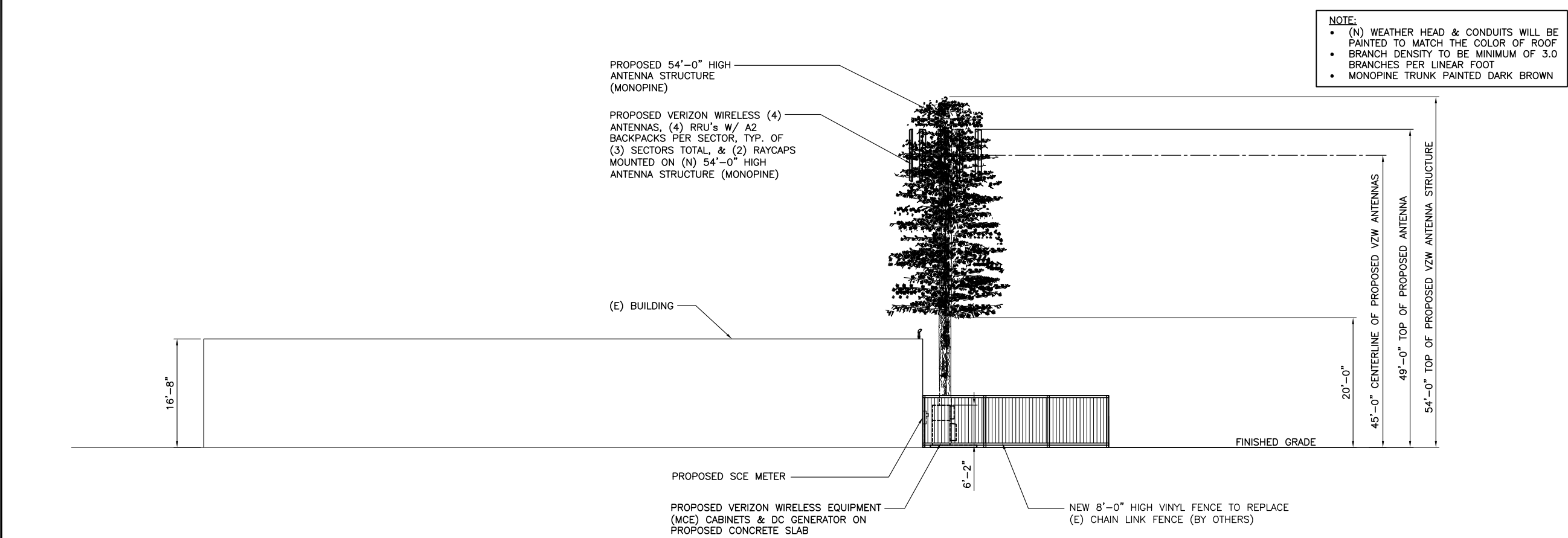
A-2



SOUTH ELEVATION

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

1



WEST ELEVATION

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

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/16/16	90% ZD	JD
1	03/22/16	100% ZD	JD
2	06/10/16	100% ZD	JD
3	06/16/16	100% ZD	JD
4	07/28/16	100% ZD	JD
5	09/01/16	100% ZD	JD

DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE., IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-417-2663
DGE JOB #113VW039B

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verizon

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IRVINE, CA 92618

VALLA

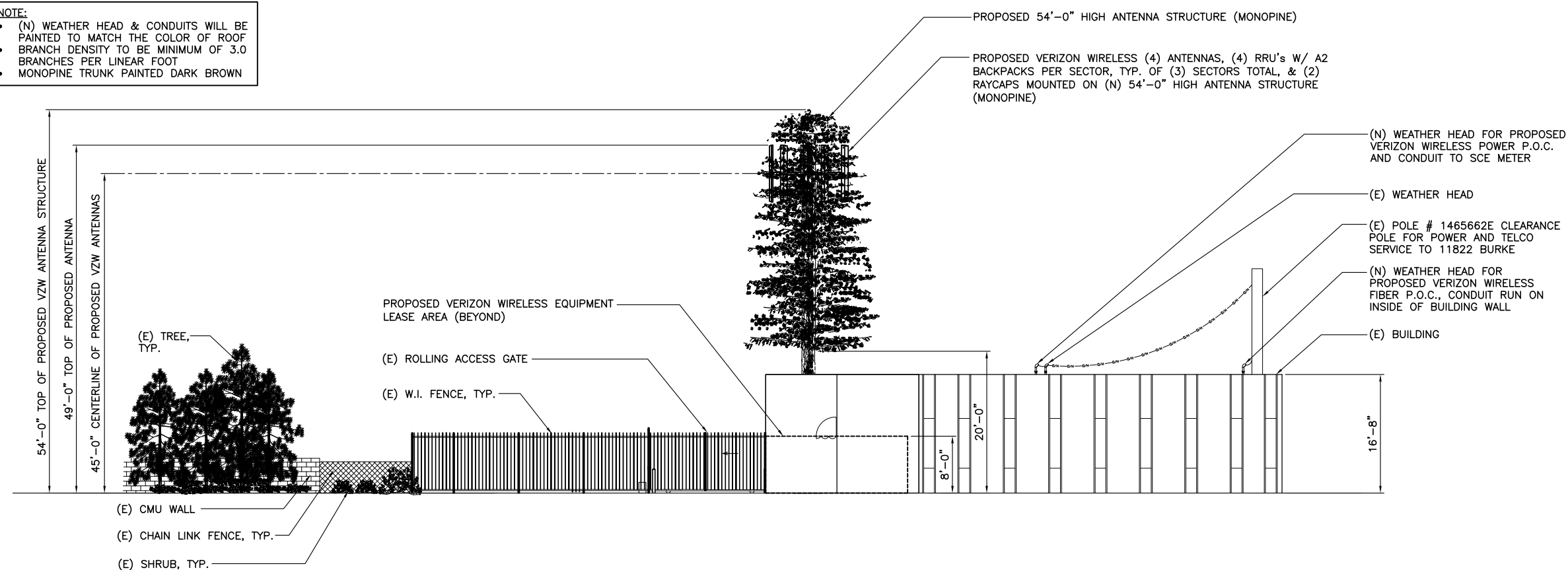
11822 BURKE ST
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-3

- NOTE:
- (N) WEATHER HEAD & CONDUITS WILL BE PAINTED TO MATCH THE COLOR OF ROOF
 - BRANCH DENSITY TO BE MINIMUM OF 3.0 BRANCHES PER LINEAR FOOT
 - MONOPINE TRUNK PAINTED DARK BROWN

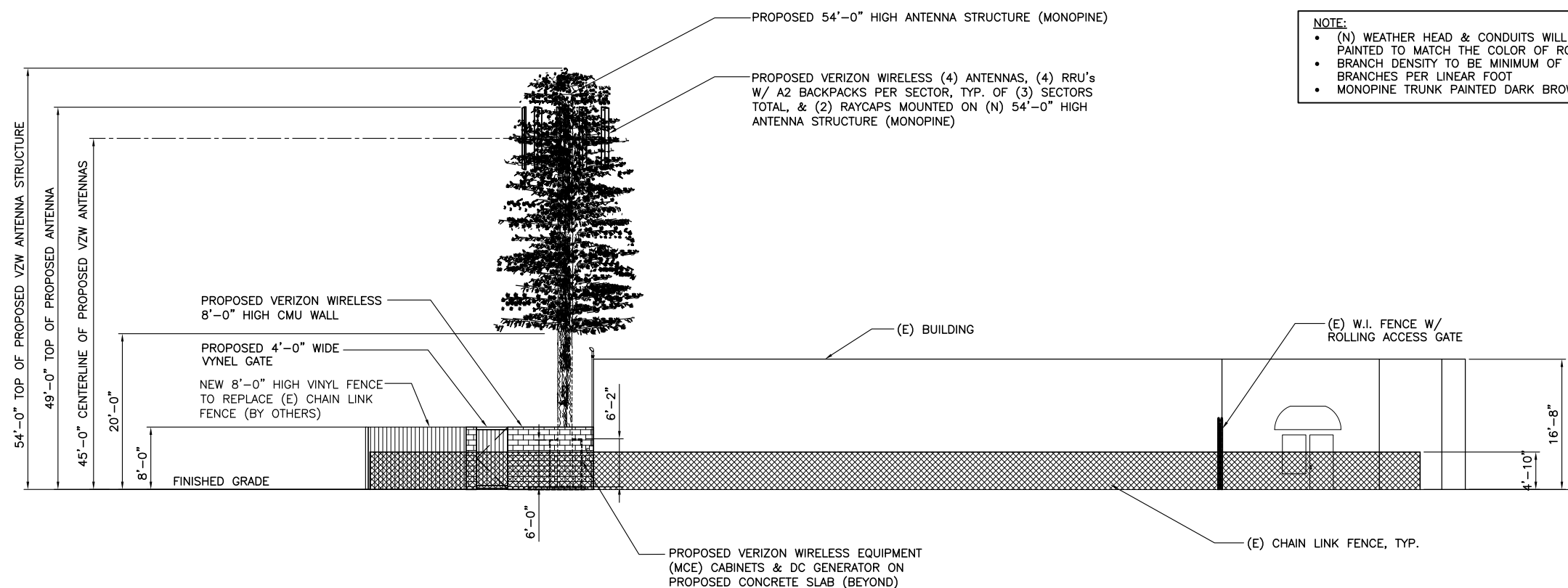


NORTH ELEVATION

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

8' 0' 4' 8' 16'

1



- NOTE:
- (N) WEATHER HEAD & CONDUITS WILL BE PAINTED TO MATCH THE COLOR OF ROOF
 - BRANCH DENSITY TO BE MINIMUM OF 3.0 BRANCHES PER LINEAR FOOT
 - MONOPINE TRUNK PAINTED DARK BROWN

EAST ELEVATION

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

8' 0' 4' 8' 16'

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/16/16	90% ZD	JD
1	03/22/16	100% ZD	JD
2	06/10/16	100% ZD	JD
3	06/16/16	100% ZD	JD
4	07/28/16	100% ZD	JD
5	09/01/16	100% ZD	JD



2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-417-2663
DGE JOB #113VW039B

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VALLA
11822 BURKE ST
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

NORTH & EAST ELEVATIONS

A-4

Appendix B

Maps

Whittier Quadrangle, California (1981)

Contour Interval = 5 Feet

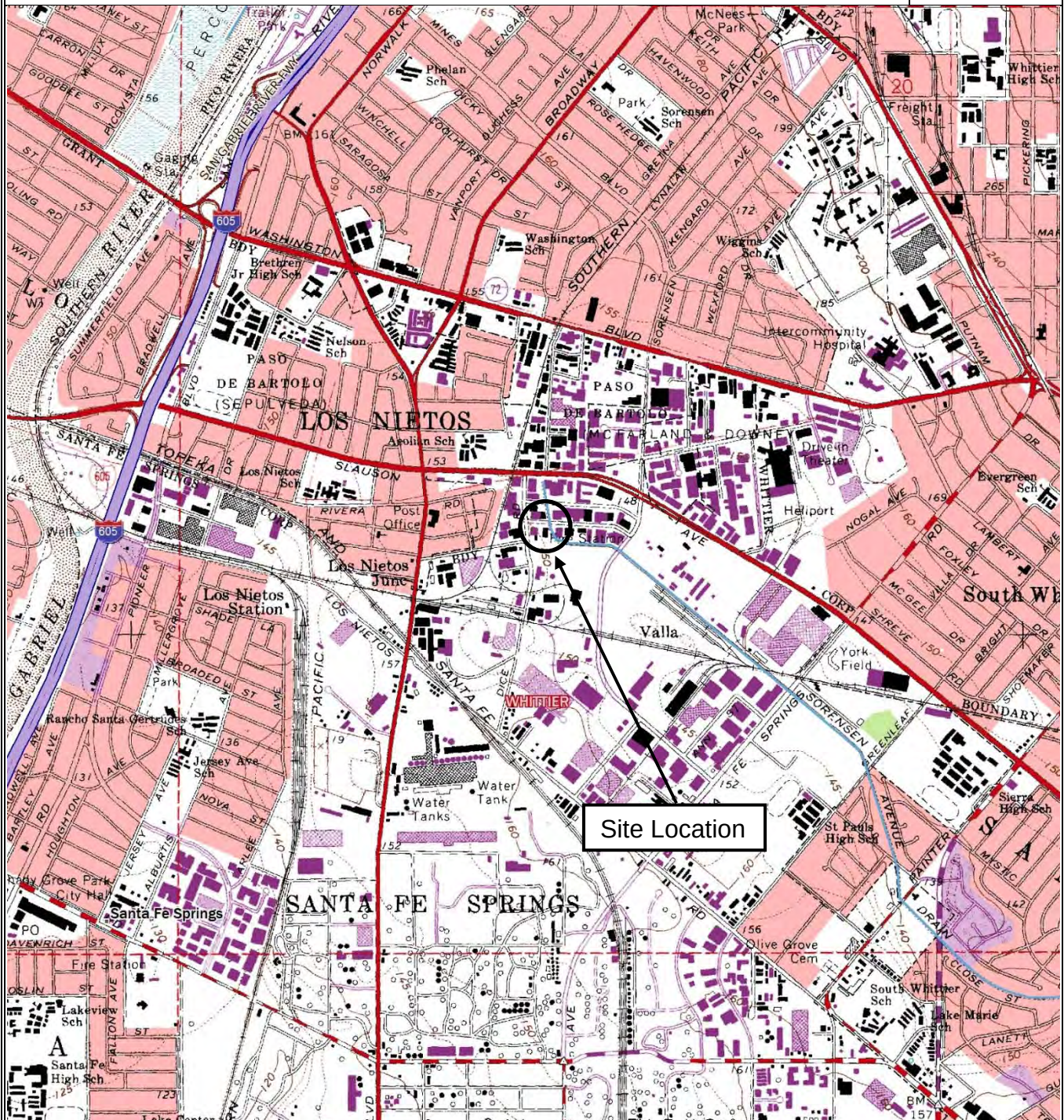
Scale 1 Inch = ~2,000 Feet

Latitude: 33° 57' 44.0" Longitude: -118° 3' 53.2"

Township: N/A Range: N/A Section: N/A



North



USGS Topographic Map – Location Map

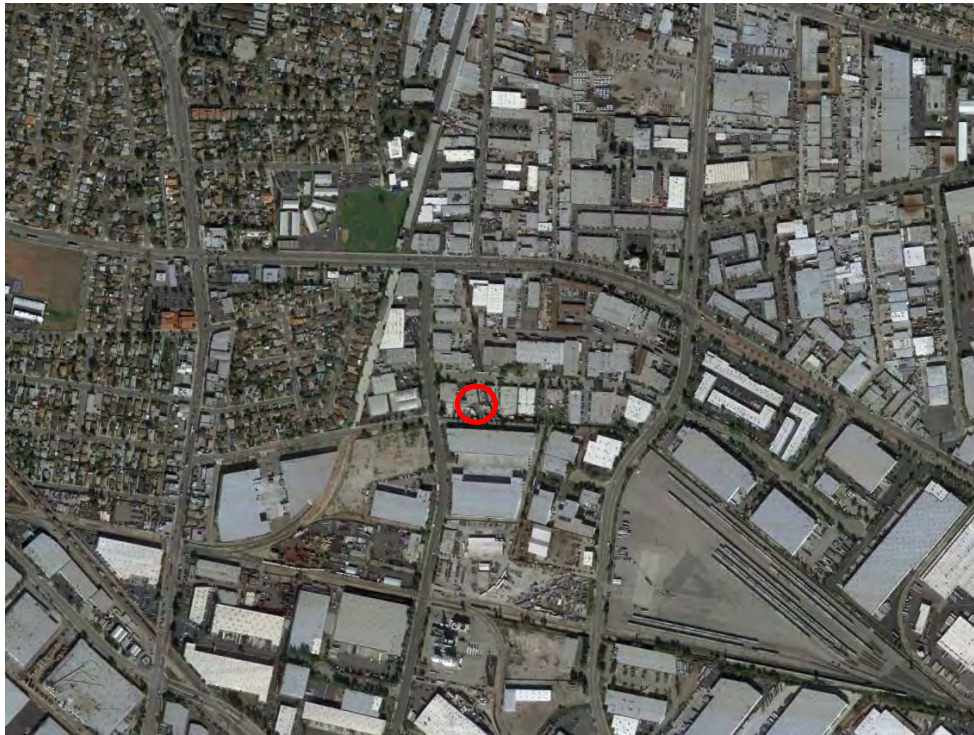
Verizon Wireless

Valla

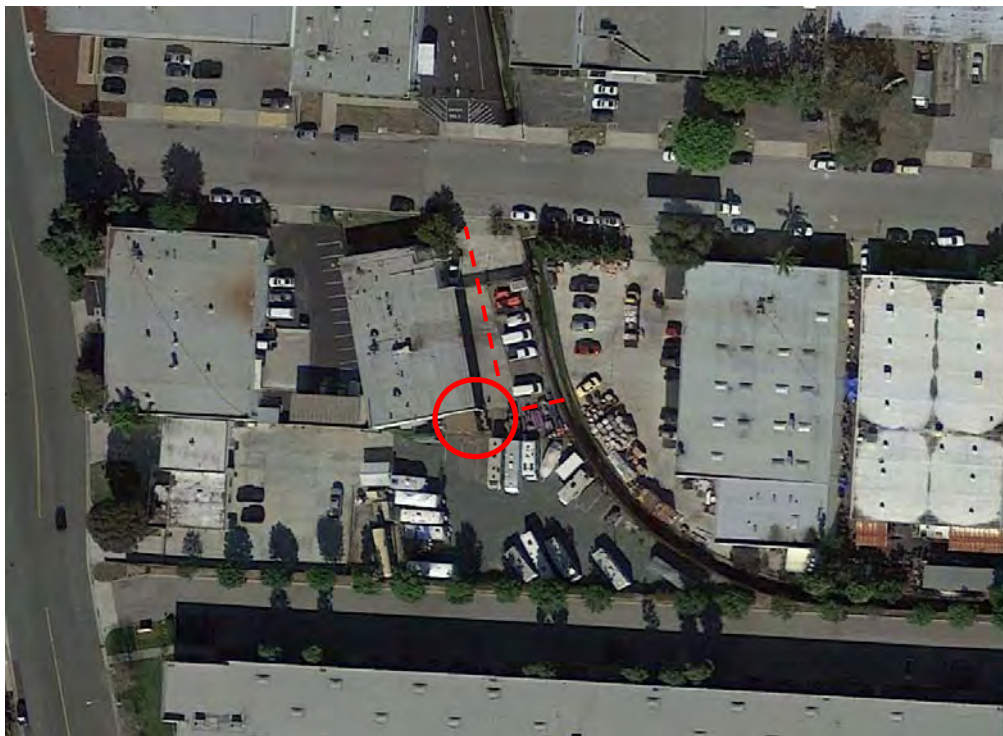
11822 Burke Street

Santa Fe Springs, CA 90670





Site Location & Surrounding Properties



Site Location



Easement

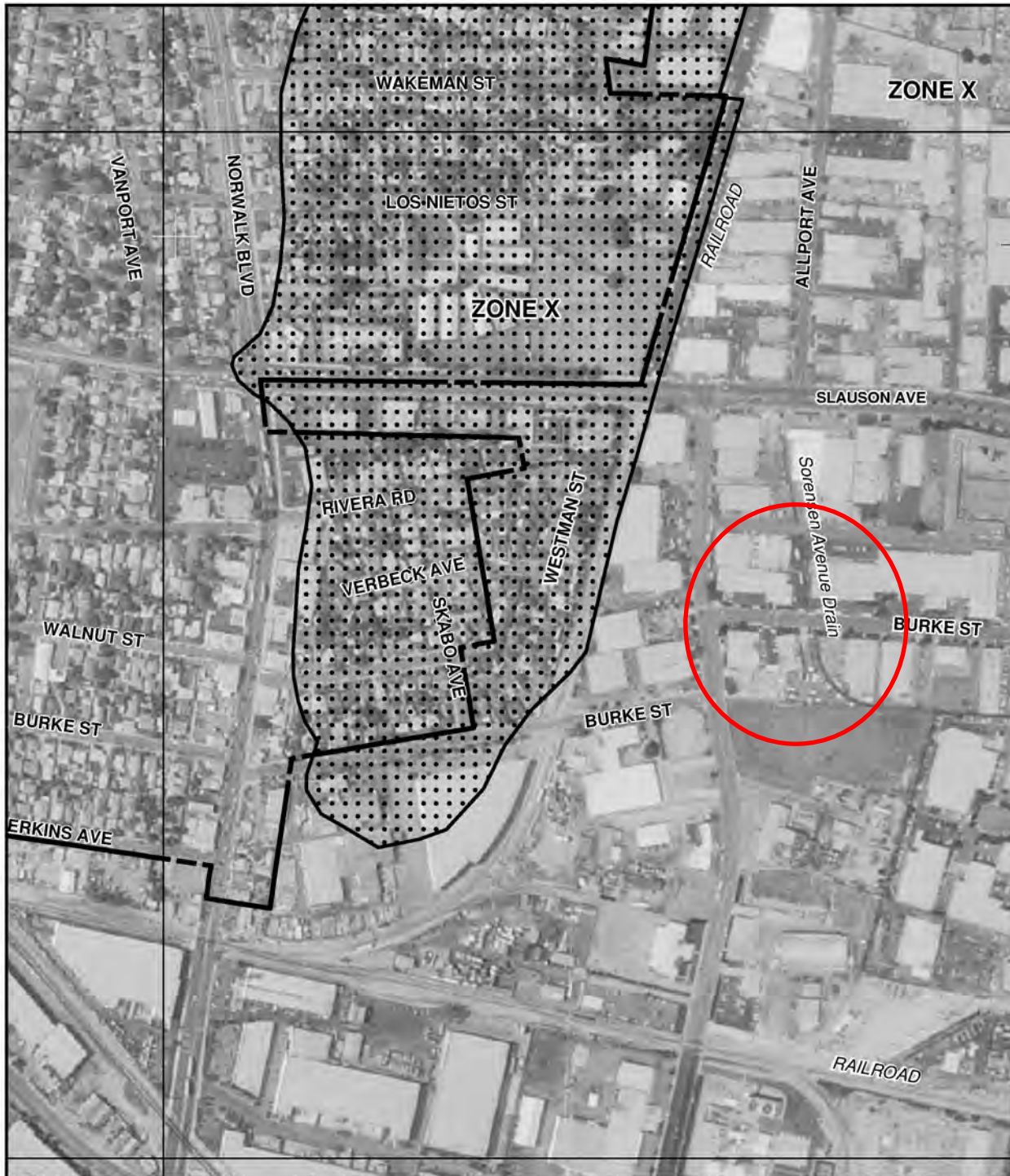
Aerial Photographs

Verizon Wireless
Valla

11822 Burke Street
Santa Fe Springs, CA 90670

Google Earth
2016





If insurance is available in this community, contact your National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'

250 0 500 1000 FEET

NFIP

PANEL 1829F

FIRM

FLOOD INSURANCE RATE MAP

**LOS ANGELES COUNTY,
CALIFORNIA**

AND INCORPORATED AREAS

PANEL 1829 OF 2350

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ANGELES COUNTY	065043	1829	F
DOWNEY, CITY OF	060645	1829	F
PICO RIVERA, CITY OF	060148	1829	F
SANTA FE SPRINGS, CITY OF	060158	1829	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
06037C1829F**

**EFFECTIVE DATE
SEPTEMBER 26, 2008**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

U.S. Fish and Wildlife Service
National Wildlife Refuge System Map



North



USFWS – Wildlife Refuge Map

Verizon Wireless - Valla
11822 Burke Street
Santa Fe Springs, CA 90670



U.S. Fish and Wildlife Service
Critical Habitat Map



North



USFWS – Critical Habitat Map

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Santa Fe Springs, CA 90670



North American Migration Flyways



North



Migratory Bird Flyways – Location Map

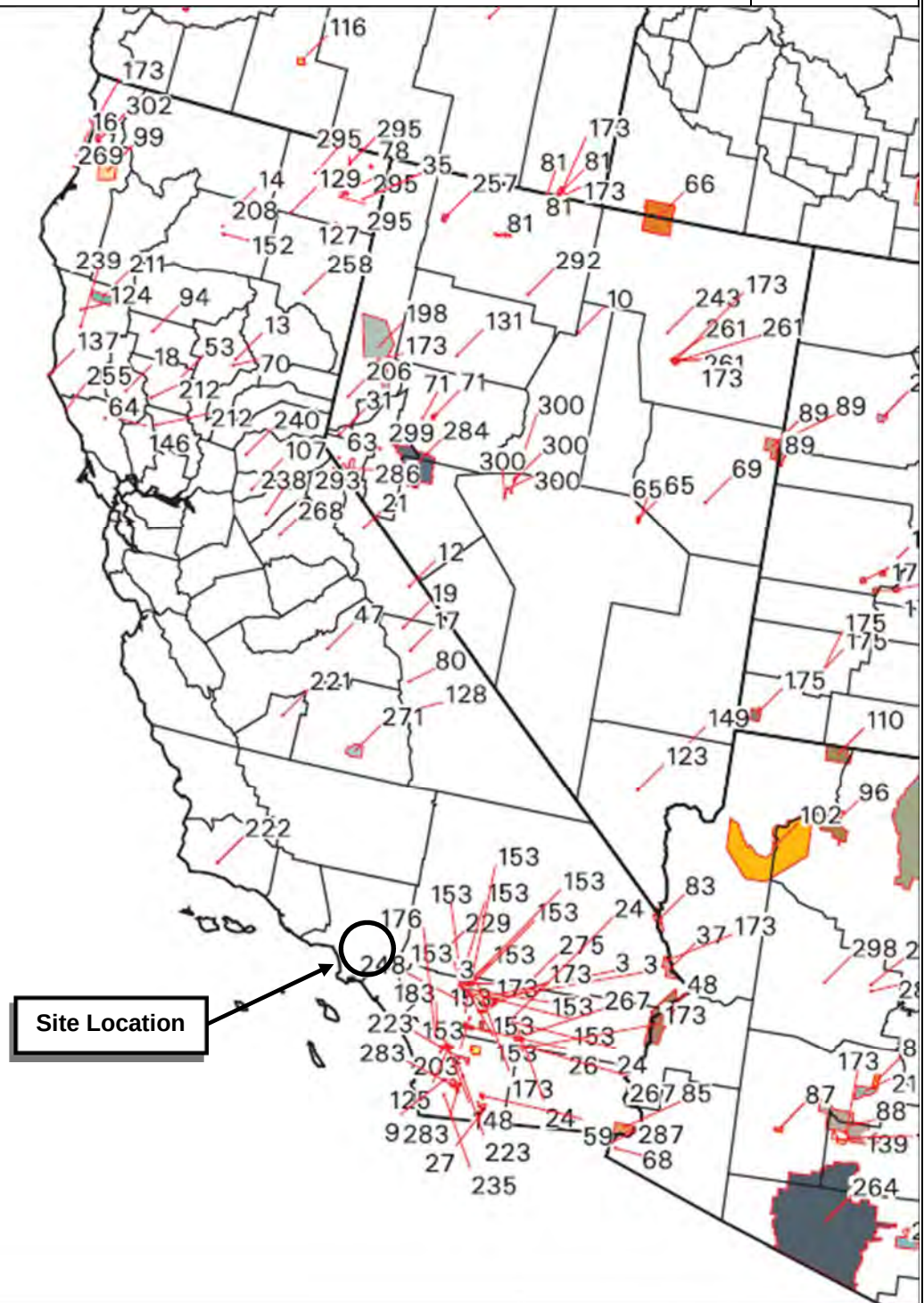
Verizon Wireless - Valla
11822 Burke Street
Santa Fe Springs, CA 90670



Bureau of Indian Affairs
Indian Reservation Map



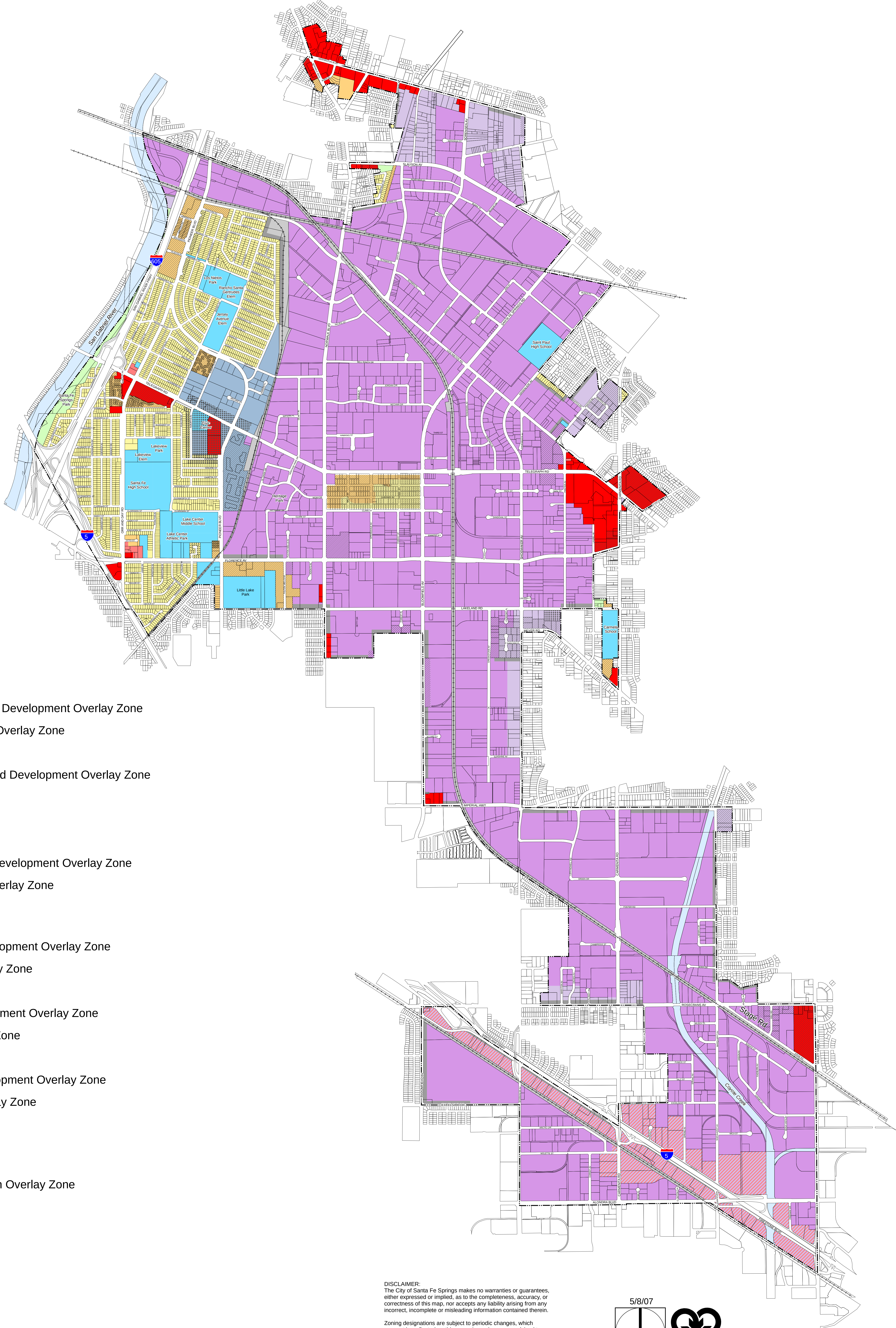
North



Bureau of Indian Affairs – Reservation Map

Verizon Wireless - Valla
11822 Burke Street
Santa Fe Springs, CA 90670





Zone

- Residential

R-1

Single Family

R-1-PD

Single Family - Planned Development Overlay Zone

R-1-D

Single Family - Design Overlay Zone

R-3

Multiple Family

R-3-PD

Multiple Family - Planned Development Overlay Zone

Commercial

C-1

Neighborhood

C-4

Community

C-4-PD

Community - Planned Development Overlay Zone

C-4-D

Community - Design Overlay Zone

Manufacturing

ML

Limited

ML-PD

Limited - Planned Development Overlay Zone

ML-D

Limited - Design Overlay Zone

M-1

Light

M-1-PD

Light - Planned Development Overlay Zone

M-1-D

Light - Design Overlay Zone

M-2

Heavy

M-2-PD

Heavy - Planned Development Overlay Zone

M-2-FOZ

Heavy - Freeway Overlay Zone

BP

Buffer Parking

PF

Public Facilities

PF-D

Public Facilities - Design Overlay Zone

A-1

Light Agriculture

Railroad

Creeks, Channels and Rivers

City Boundary
- 

City of

Santa Fe Springs
- DISCLAIMER:

The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

Zoning designations are subject to periodic changes, which may not be reflected on this map. As such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project.

The City of Santa Fe Springs Planning Department may be contacted at:

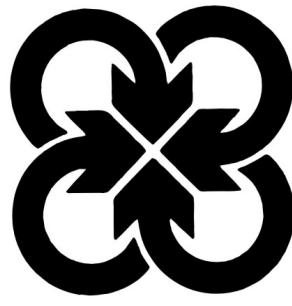
City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511 x7550
- 5/8/07

0

1,000

2,000

Feet



Choose a County ▾

Go There

California
Scenic Highway
Mapping System



Choose a Route ▾

Go There

Los Angeles County



Click on an Officially Designated Scenic Highway
route shield to view photos of that route.

Legend



Officially Designated State Scenic Highways

Officially Designated County Scenic Highways

Officially Designated State Scenic Highway and National Scenic Byway

Officially Designated State Scenic Highway and All American Road

Eligible State Scenic Highways — Not Officially Designated

Unconstructed State Highways Eligible for Scenic Designation

Historic Parkway

Connecting Federal Highways

Connecting Federal Highway & National Scenic Byway

State Highway System

Appendix C

Photos



Site Photograph 3 – Looking east at the Site



Site Photograph 4 – Looking west at the Site

Site Photographs

Verizon Wireless – Valla
11822 Burke Street
Santa Fe Springs, California 90670

Photographed:
April 15, 2016



Site Photograph 5 – Looking south away from the Site



Site Photograph 6 – Looking east away from the Site

Site Photographs

Verizon Wireless – Valla
11822 Burke Street
Santa Fe Springs, California 90670

Photographed:
April 15, 2016



Site Photograph 7 – Looking west away from the Site



Site Photograph 8 – Looking east along the access easement

Site Photographs

Verizon Wireless – Valla
11822 Burke Street
Santa Fe Springs, California 90670

Photographed:
April 15, 2016



Site Photograph 9 – Looking north along the access easement



Site Photograph 10 – Looking south along the access easement

Site Photographs

Verizon Wireless – Valla
11822 Burke Street
Santa Fe Springs, California 90670

Photographed:
April 15, 2016

Appendix D

Other Related Documents

Informal Biological Assessment

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless)

Project Name: Valla / EnSite #29381 - Trileaf #623627

Latitude: 33-57-44.0 N; Longitude: 118-3-53.2 W

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs and topographical site location maps are included in this report.

Proposed Project Description:

The Site is located at 11822 Burke Street, Santa Fe Springs, Los Angeles County, CA 90670, and consists of the construction of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level.

Site and Surrounding Habitat:

The Site is currently located within an asphalt paved portion of a commercial property. During the area reconnaissance, no trees along the access road, and generally throughout the area were identified to be removed.

The surrounding habitat within a 0.5 mile radius of the proposed site consists predominantly of commercial developments. To the north are commercial developments. To the east is a mix of commercial and industrial developments. To the south is a mix of commercial and industrial developments. To the west is commercial developments followed by residential developments. The current habitat is not mapped as critical habitat, nor does it qualify as sufficient habitat for Federal or State listed species.

Wetlands:

Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:

Water Body Type	Water Body Name	Direction from Tower	Distance from Tower
Storm Water Drain	Unnamed	E	53 feet
Freshwater Pond	Unnamed	W	1.1 miles
Riverine	San Gabriel River	W	1.27 miles

Migratory Birds:

The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has included mitigating factors such as tower placement within minimally sensitive areas, avoiding placement near wetlands and large water bodies, limiting tower height to 54 feet, and eliminating the need for guy wires. Additionally, the proposed Site is not located within a principal migratory bird flyway. Upon our site investigation, it was determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

Soils:

According to the USDA's Natural Resources Conservation Service (NRCS) Web Soil Survey of Los Angeles County, California, there is no soil data available for the site. Consultation with Mr. Randy Riddle, a Soil Scientist and the Soil Survey Project Leader for the Los Angeles County, Southeastern Part Soil Survey with the NRCS revealed that there has not been an official soil survey completed for the project location; information will be available to the public around 2016 or 2017. The area is already completely developed, surrounded by mixed-use Industrial and commercial development. Additionally, no hydrophytic vegetation or surface water was observed. Therefore, no concerns regarding hydric soils are expected.

Threatened or Endangered Species:

Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the state where the project is located. The list of federally threatened or endangered species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC). OR and is broken down by county. The state list of threatened or endangered species was acquired from the California Department of Fish and Wildlife's Biogeographic Information and Observation System (BIOS) and is broken down by quadrangle. The lease area is not located within an aquatic environment; therefore any obligate aquatic species should not be directly impacted by this project and are not included in the table below. In addition, due to the graded disturbances at the Site, no native plant species are present and are therefore not included. A list of remaining species and site observations are summarized in the following table:

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Bank Swallow (<i>Riparia riparia</i>)	State- Threatened	Open and partly open situations, frequently near flowing water. Nests are in steep sand, dirt, or gravel banks, in burrows dug near the top of the bank, along the edge of inland water, or along the coast, or in gravel pits, road embankments.	No effect	Habitat assessment indicated no potential habitat present
Coastal California Gnatcatcher (<i>Poliophtila californica californica</i>)	Federal – Threatened State – Species of Special Concern	Riparian areas, shrublands, chaparral, dry coastal slopes, washes and mesas	No effect	Habitat assessment indicated no potential habitat present
California Orcutt Grass (<i>Orcuttia californica</i>)	State – Endangered	Beds of dried vernal pools typically in grassland or chaparral	No effect	Habitat assessment indicated no potential habitat present
Coastal Whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	State – Species of Special Concern	Primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas	No effect	Habitat assessment indicated no potential habitat present

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Least Bell's Vireo (<i>Vireo bellii pusillus</i>)	Federal/State – Endangered	Riparian areas, old field, shrublands, chaparral, woodlands, dense brush, mesquite, willow-cottonwood forest, streamside thickets, moist woodlands	No effect	Habitat assessment indicated no potential habitat present
Northern Harrier (<i>Circus cyaneus</i>)	State – Species of Special Concern	Marshes, meadows, grasslands, and cultivated fields. Alpine, Cropland/hedgerow, Grassland/herbaceous, Tundra	No effect	Habitat assessment indicated no potential habitat present
Purple Martin (<i>Progne subis</i>)	State – Species of Special Concern	Cropland/hedgerow, Desert, Grassland/herbaceous, Savanna, Shrubland/chaparral, Suburban/orchard, Woodland – Conifer, Woodland – Hardwood	No effect	Habitat assessment indicated no potential habitat present
Red Diamondback Rattlesnake (<i>Crotalus ruber</i>)	State – Species of Concern	Rocky areas of tropical deciduous forest, ocean shores, desertscrub, thornscrub, open chaparral, mesquite/cactus, and pine-oak woodland, sometimes also dunes, grassland, and cultivated areas between rock outcrop	No effect	Habitat assessment indicated no potential habitat present

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
San Diego Desert Woodrat (<i>Neotoma lepida intermedia</i>)	State – Species of Special Concern	Shrubland/chaparral	No effect	Habitat assessment indicated no potential habitat present
Western Burrowing Owl (<i>Athene cunicularia hypugaea</i>)	State – Species of Special Concern	Short vegetation and presence of small mammal burrows, open grasslands, prairie, plains, savanna, vacant lots, often uses burrows from prairie dogs	No effect	Habitat assessment indicated no potential habitat present
Western Mastiff Bat (<i>Eumops perotis californicus</i>)	State – Species of Special Concern	Bare rock/talus/scree, Cliff, Desert, Grassland/herbaceous, Savanna, Shrubland/chaparral, Suburban/orchard, Woodland - Conifer, Woodland - Hardwood, Woodland – Mixed	No effect	Habitat assessment indicated no potential habitat present
Western Spadefoot (<i>Spea hammondi</i>)	State – Species of Special Concern	Lowlands to foothills, grasslands, open chaparral, pine-oak woodlands. It prefers shortgrass plains, sandy or gravelly soil	No effect	Habitat assessment indicated no potential habitat present
Western Yellow-Billed Cuckoo (<i>Coccyzus americanus occidentalis</i>)	State – Endangered	Deciduous riparian woodlands, chaparral, pastures, orchards, parks, breed in dense willow and cottonwood stands in river floodplains	No effect	Habitat assessment indicated no potential habitat present

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Yellow-Breasted Chat (Icteria virens)	State – Species of Special Concern	Forested Wetland, Shrubland/chaparral, Woodland - Hardwood	No effect	Habitat assessment indicated no potential habitat present
Yellow Warbler (Setophaga petechia)	State – Species of Special Concern	Habitat includes open scrub, second-growth woodland, thickets, farmlands, and gardens, especially near water; riparian woodlands, especially of willows	No effect	Habitat assessment indicated no potential habitat present

Conclusions:

Based on the efforts undertaken during our IBA, project specifications and the current data made available, we have concluded that there is no potential for the proposed project to have a significant effect on listed or proposed, threatened and endangered species, their designated critical habitat, or migratory birds.

It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).



Andrew Cavalcant
Natural Resource Specialist



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Carlsbad Fish and Wildlife Office
2177 SALK AVENUE - SUITE 250
CARLSBAD, CA 92008

PHONE: (760)431-9440 FAX: (760)431-5901

URL: www.fws.gov/carlsbad/



Consultation Code: 08ECAR00-2017-SLI-0170

December 01, 2016

Event Code: 08ECAR00-2017-E-00235

Project Name: Valla

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior
Fish and Wildlife Service

Project name: Valla

Official Species List

Provided by:

Carlsbad Fish and Wildlife Office
2177 SALK AVENUE - SUITE 250
CARLSBAD, CA 92008
(760) 431-9440
<http://www.fws.gov/carlsbad/>

Consultation Code: 08ECAR00-2017-SLI-0170

Event Code: 08ECAR00-2017-E-00235

Project Type: COMMUNICATIONS TOWER

Project Name: Valla

Project Description: Consists of the construction of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street.

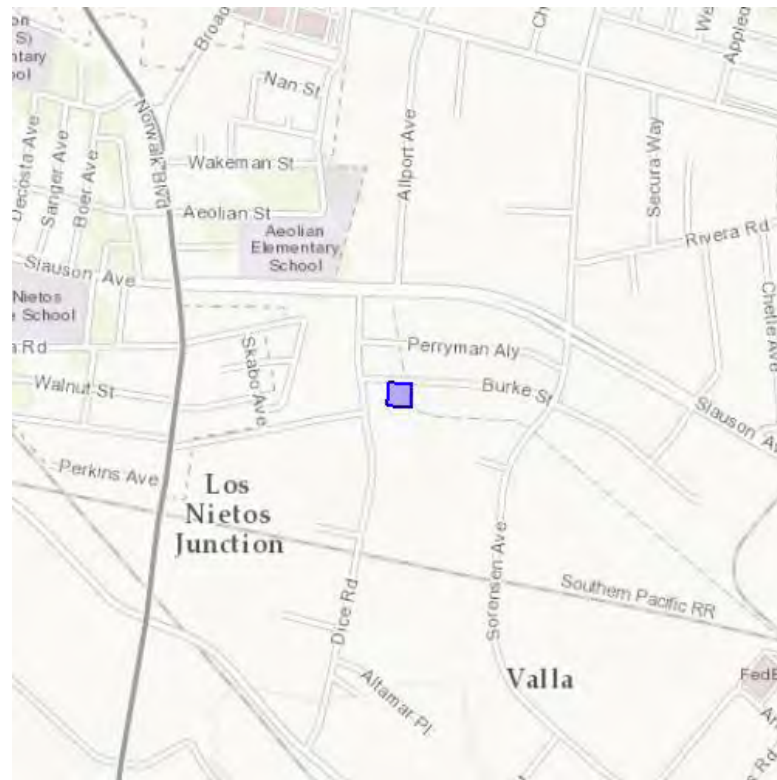
Please Note: The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.



United States Department of Interior
Fish and Wildlife Service

Project name: Valla

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-118.06509554386139 33.96260962592536, -118.06512773036955 33.962111307262525, -118.06449472904205 33.962075712960626, -118.06449472904205 33.9625562347797, -118.06509554386139 33.96260962592536)))

Project Counties: Los Angeles, CA



United States Department of Interior
Fish and Wildlife Service

Project name: Valla

Endangered Species Act Species List

There are a total of 2 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

Birds	Status	Has Critical Habitat	Condition(s)
Coastal California gnatcatcher (<i>Polioptila californica californica</i>) Population: Wherever found	Threatened	Final designated	
Least Bell's vireo (<i>Vireo bellii pusillus</i>) Population: Wherever found	Endangered	Final designated	



United States Department of Interior
Fish and Wildlife Service

Project name: Valla

Critical habitats that lie within your project area

There are no critical habitats within your project area.

CNDDDB Quad Species List 33 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<i>Spea hammondi</i>	western spadefoot	AAABF02020	None	None	SSC	-	3311881	Whittier	Mapped and Unprocessed	Animals - Amphibians - Scaphiopodidae - <i>Spea hammondi</i>
Animals - Birds	<i>Accipiter cooperii</i>	Cooper's hawk	ABNKC12040	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Accipitridae - <i>Accipiter cooperii</i>
Animals - Birds	<i>Circus cyaneus</i>	northern harrier	ABNKC11010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Accipitridae - <i>Circus cyaneus</i>
Animals - Birds	<i>Cardinalis cardinalis</i>	northern cardinal	ABPBX60010	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Cardinalidae - <i>Cardinalis cardinalis</i>
Animals - Birds	<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	-	-	3311881	Whittier	Mapped	Animals - Birds - Cuculidae - <i>Coccyzus americanus occidentalis</i>
Animals - Birds	<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	ABPBX91091	None	None	WL	-	3311881	Whittier	Unprocessed	Animals - Birds - Emberizidae - <i>Aimophila ruficeps canescens</i>
Animals - Birds	<i>Progne subis</i>	purple martin	ABPAU01010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Hirundinidae - <i>Progne subis</i>
Animals - Birds	<i>Riparia riparia</i>	bank swallow	ABPAU08010	None	Threatened	-	-	3311881	Whittier	Mapped	Animals - Birds - Hirundinidae - <i>Riparia riparia</i>
Animals - Birds	<i>Icteria virens</i>	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Parulidae - <i>Icteria virens</i>
Animals - Birds	<i>Setophaga petechia</i>	yellow warbler	ABPBX03010	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Birds - Parulidae - <i>Setophaga petechia</i>
Animals - Birds	<i>Athene cunicularia</i>	burrowing owl	ABNSB10010	None	None	SSC	-	3311881	Whittier	Mapped	Animals - Birds - Strigidae - <i>Athene cunicularia</i>
Animals - Birds	<i>Poliptila californica californica</i>	coastal California gnatcatcher	ABPBJ08081	Threatened	None	SSC	-	3311881	Whittier	Mapped and Unprocessed	Animals - Birds - Sylviidae - <i>Poliptila californica californica</i>
Animals - Birds	<i>Vireo bellii pusillus</i>	least Bell's vireo	ABPBW01114	Endangered	Endangered	-	-	3311881	Whittier	Mapped	Animals - Birds - Vireonidae - <i>Vireo bellii pusillus</i>
Animals - Fish	<i>Catostomus santaanae</i>	Santa Ana sucker	AFCJC02190	Threatened	None	-	-	3311881	Whittier	Unprocessed	Animals - Fish - Catostomidae - <i>Catostomus santaanae</i>
Animals - Fish	<i>Gila orcuttii</i>	arroyo chub	AFCJB13120	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Fish - Cyprinidae - <i>Gila orcuttii</i>
Animals - Fish	<i>Rhinichthys osculus</i> ssp. 3	Santa Ana speckled dace	AFCJB3705K	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Fish - Cyprinidae - <i>Rhinichthys osculus</i> ssp. 3
Animals - Insects	<i>Bombus crotchii</i>	Crotch bumble bee	IIHYM24480	None	None	-	-	3311881	Whittier	Mapped	Animals - Insects - Apidae - <i>Bombus crotchii</i>

Animals - Mammals	<i>Eumops perotis californicus</i>	western mastiff bat	AMACD02011	None	None	SSC	-	3311881	Whittier	Mapped	Animals - Mammals - Molossidae - <i>Eumops perotis californicus</i>
Animals - Mammals	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	AMAFF08041	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Mammals - Muridae - <i>Neotoma lepida intermedia</i>
Animals - Mammals	<i>Lasionycteris noctivagans</i>	silver-haired bat	AMACC02010	None	None	-	-	3311881	Whittier	Unprocessed	Animals - Mammals - Vespertilionidae - <i>Lasionycteris noctivagans</i>
Animals - Reptiles	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	ARADB10015	None	None	-	-	3311881	Whittier	Unprocessed	Animals - Reptiles - Colubridae - <i>Diadophis punctatus modestus</i>
Animals - Reptiles	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	ARACJ02143	None	None	SSC	-	3311881	Whittier	Mapped and Unprocessed	Animals - Reptiles - Teiidae - <i>Aspidoscelis tigris stejnegeri</i>
Animals - Reptiles	<i>Crotalus ruber</i>	red-diamond rattlesnake	ARADE02090	None	None	SSC	-	3311881	Whittier	Unprocessed	Animals - Reptiles - Viperidae - <i>Crotalus ruber</i>
Plants - Vascular	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	PDAST5L0A1	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Asteraceae - <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>
Plants - Vascular	<i>Symphotrichum defoliatum</i>	San Bernardino aster	PDASTE80C0	None	None	-	1B.2	3311881	Whittier	Mapped	Plants - Vascular - Asteraceae - <i>Symphotrichum defoliatum</i>
Plants - Vascular	<i>Atriplex parishii</i>	Parish's brittle scale	PDCHE041D0	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Chenopodiaceae - <i>Atriplex parishii</i>
Plants - Vascular	<i>Calystegia felix</i>	lucky morning-glory	PDCON040P0	None	None	-	3.1	3311881	Whittier	Mapped	Plants - Vascular - Convolvulaceae - <i>Calystegia felix</i>
Plants - Vascular	<i>Dudleya multicaulis</i>	many-stemmed dudleya	PDCRA040H0	None	None	-	1B.2	3311881	Whittier	Mapped	Plants - Vascular - Crassulaceae - <i>Dudleya multicaulis</i>
Plants - Vascular	<i>Juglans californica</i>	southern California black walnut	PDJUG02020	None	None	-	4.2	3311881	Whittier	Unprocessed	Plants - Vascular - Juglandaceae - <i>Juglans californica</i>
Plants - Vascular	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	PMLIL0D150	None	None	-	4.2	3311881	Whittier	Mapped and Unprocessed	Plants - Vascular - Liliaceae - <i>Calochortus plummerae</i>
Plants - Vascular	<i>Calochortus weedii</i> var. <i>intermedius</i>	intermediate mariposa-lily	PMLIL0D1J1	None	None	-	1B.2	3311881	Whittier	Mapped	Plants - Vascular - Liliaceae - <i>Calochortus weedii</i> var. <i>intermedius</i>
Plants - Vascular	<i>Orcuttia californica</i>	California Orcutt grass	PMPOA4G010	Endangered	Endangered	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Poaceae - <i>Orcuttia californica</i>
Plants - Vascular	<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	-	1B.1	3311881	Whittier	Mapped	Plants - Vascular - Polemoniaceae - <i>Navarretia prostrata</i>

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



Dear FCC Applicant:

Section 106 FCC submissions will not be accepted unless this cover sheet is completed and attached.

Project Name Valla
Project Address 11822 Burke Street, Santa Fe Springs, Los Angeles County, CA

Based on the information provided on the accompanying FCC Form 620 or Form 621 the following information applies to this project:

X	There are buildings or structures over 45 years of age within this project's direct/indirect area of potential effect (APE).
	There is an archeological site located within this project's direct APE.
	A qualified archeologist has determined that the proposed project area is considered moderately to highly sensitive for archeological resources.

If the above boxes are blank, there are no historic properties within the direct or indirect project area. Therefore, pursuant to Stipulation VII.B.2 of the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* as quoted below, **your Section 106 responsibilities are complete:**

If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of No Historic Properties Affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties Exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

____ Yes, this submission contains an eligibility determination requiring SHPO concurrence. ____ Yes, this submission contains tribal response.

This project will: Not X Not Adversely ____ Adversely ____ affect Historic Properties.

The qualified project archeologist acknowledges that a pedestrian survey has been completed, a record search has been conducted at the appropriate California Historic Resources Information Center (IC) and that all submitted information is true.

Archeologist's signature Jennifer Roland Date 11/18/2016

Please note, this letter pertains only to FCC projects being submitted to the California SHPO for comment.

Sincerely,

Julianne Polanco
State Historic Preservation Officer



2121 West Chandler Boulevard, Suite 203, Chandler, Arizona 85224 - 480.850.0575 - www.trileaf.com

December 2, 2016

State of California Office of Historic Preservation
Department of Parks and Recreation
Attn: Ms. Julianne Polanco, SHPO
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100
(916) 445-7000

RE: **Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) – Valla / Ensight #29381 – Trileaf Project #623627**
11822 Burke Street, Santa Fe Springs, CA 90670
Los Angeles County, Whittier Quadrangle (DeLorme)
Latitude: 33° 57' 44.0" N, Longitude: 118° 3' 53.2" W

Dear Ms. Polanco:

Trileaf Corporation is in the process of completing a NEPA at the referenced property. Our client proposes to construct a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street. Currently the site habitat consists of an unutilized paved portion of a commercial business. The antenna will be licensed by the Federal Communications Commission (FCC).

In accordance with the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission*, dated September 2004, a cultural resource investigation has been conducted. Our investigation includes determining if the site is contained in, on, or within the view shed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Summary reports of this investigation, maps, photographs and other information are provided in the attached Form 620. As noted, no historic properties listed in or eligible for inclusion in the National Register of Historic Places are located within the direct APE for this project. In addition, no archaeological sites or artifacts were encountered during the archaeological survey.

We really appreciate your co-operation in this regard and anticipate your concurrence with these findings. Please call me at (480) 850-0575 or email me, a.cavalcant@trileaf.com, if you need any additional information or have any questions. Thank you for your assistance

Sincerely,

Andrew Cavalcant
Natural Resource Specialist

New Tower ("NT") Submission Packet

FCC FORM 620

Introduction

The **NT Submission Packet** is to be completed by or on behalf of Applicants to construct new antenna support structures by or for the use of licensees of the Federal Communications Commission ("FCC"). **The Packet (including Form 620 and attachments) is to be submitted to the State Historic Preservation Office ("SHPO") or to the Tribal Historic Preservation Office ("THPO"), as appropriate, before any construction or other installation activities on the site begin. Failure to provide the Submission Packet and complete the review process under Section 106 of the National Historic Preservation Act ("NHPA")¹ prior to beginning construction may violate Section 110(k) of the NHPA and the Commission's rules.**

The instructions below should be read in conjunction with, and not as a substitute for, the "Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission," dated September 2004, ("Nationwide Agreement") and the relevant rules of the FCC (47 C.F.R. §§ 1.1301-1.1319) and the Advisory Council on Historic Preservation ("ACHP") (36 C.F.R. Part 800).²

Exclusions and Scope of Use

The NT Submission Packet should not be submitted for undertakings that are excluded from Section 106 Review. The categories of new tower construction that are excluded from historic preservation review under Section 106 of the NHPA are described in Section III of the Nationwide Agreement.

Where an undertaking is to be completed but no submission will be made to a SHPO or THPO due to the applicability of one or more exclusions, the Applicant should retain in its files documentation of the basis for each exclusion should a question arise as to the Applicant's compliance with Section 106.

¹ 16 U.S.C. § 470f.

² Section II.A.9. of the Nationwide Agreement defines a "historic property" as: "Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian Organization that meet the National Register criteria."

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3060-1039
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.5 to 10 hours

The NT Submission Packet is to be used only for the construction of new antenna support structures. Antenna collocations that are subject to Section 106 review should be submitted using the Collocation ("CO") Submission Packet (FCC Form 621).

General Instructions: NT Submission Packet

Fill out the answers to Questions 1-5 on Form 620 and provide the requested attachments. Attachments should be numbered and provided in the order described below.

For ease of processing, provide the Applicant's Name, Applicant's Project Name, and Applicant's Project Number in the lower right hand corner of each page of Form 620 and attachments.³

1. Applicant Information

Full Legal Name of Applicant: Verizon Wireless

Name and Title of Contact Person: ROBIN HAEFFNER

Address of Contact Person (including Zip Code):
1500 SOLANA BOULEVARD, WESTLAKE, TX 76262

Phone: (501) 529-5377 Fax: ✓

E-mail address: npg@verizon-wireless.com

2. Applicant's Consultant Information

Full Legal Name of Applicant's Section 106 Consulting Firm:

NWB ENVIRONMENTAL SERVICES

Name of Principal Investigator: SUSAN HECTOR

Title of Principal Investigator: _____

Investigator's Address: 3033 5th Ave, Suite 210

³ Some attachments may contain photos or maps on which this information can not be provided.

Applicant's Name: Verizon Wireless
Project Name: Valk
Project Number: 623422

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Estimated Time Per Response:

.5 to 10 hours

City: San Diego State CA Zip Code 92103

Phone (619) 546-5496 Fax: ✓

E-mail Address: jroland@nwbenvironmental.com

Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?⁴ YES / NO.

Areas in which the Principal Investigator meets the Secretary of the Interior's Professional Qualification Standards: ARCHAEOLOGIST

Other "Secretary of the Interior qualified" staff who worked on the Submission Packet (provide name(s) as well as the area(s) in which they are qualified):

JENNIFER ROLAND - Archaeologist

3. Site Information

a. Street Address of Site: 11822 Burke Street

City or Township: SANTA FE SPRINGS

County / Parish: LOS ANGELES State: CA Zip Code: 70670

b. Nearest Cross Roads: BURKE ST / DICE ROAD

c. NAD 83 Latitude/Longitude coordinates (to tenth of a second):

N 33° 57' 44.0"; W 118° 53.2"

⁴ The Professional Qualification Standards are available on the cultural resources webpage of the National Park Service, Department of the Interior: <http://www.cr.nps.gov/local-law/arch_stnds_9.htm>. The Nationwide Agreement requires use of Secretary-qualified professionals for identification and evaluation of historic properties within the APE for direct effects, and for assessment of effects. The Nationwide Agreement encourages, but does not require, use of Secretary-qualified professionals to identify historic properties within the APE for indirect effects. See Nationwide Agreement, §§ VI.D.1.d, VI.D.1.e, VI.D.2.b, VI.E.5.

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

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d. Proposed tower height above ground level:⁵ _____ feet; 16.5 meters

e. Tower type:

☐ guyed lattice tower ☐ self-supporting lattice ☒ monopole

☐ other (briefly describe tower) _____

4. Project Status:⁶

- a. ☒ Construction not yet commenced;
b. ☐ Construction commenced on [date] _____; or,
c. ☐ Construction commenced on [date] _____ and was completed on [date] _____.

5. Applicant's Determination of Effect:

a. Direct Effects (check one):

- i. ☒ No Historic Properties in Area of Potential Effects ("APE") for direct effects;
ii. ☐ "No effect" on Historic Properties in APE for direct effects;
iii. ☐ "No adverse effect" on Historic Properties in APE for direct effects;
iv. ☐ "Adverse effect" on one or more Historic Properties in APE for direct effects.

b. Visual Effects (check one):

- i. ☒ No Historic Properties in Area of Potential Effects ("APE") for visual effects;
ii. ☐ "No effect" on Historic Properties in APE for visual effects;
iii. ☐ "No adverse effect" on Historic Properties in APE for visual effects;
iv. ☐ "Adverse effect" on one or more Historic Properties in APE for visual effects.

⁵ Include top-mounted attachments such as lightning rods.

⁶ Failure to provide the Submission Packet and complete the review process under Section 106 of the NHPA prior to beginning construction may violate Section 110(k) of the NHPA and the Commission's rules. See Section X of the Nationwide Agreement.

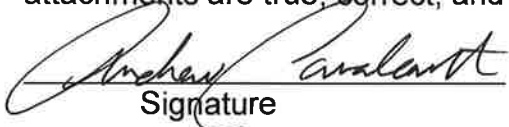
Applicant's Name: Verizon Wireless
Project Name: Valk
Project Number: 623627

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Certification and Signature

I certify that all representations on this FCC Form 620 and the accompanying attachments are true, correct, and complete.


Signature

12/2/16
Date

Andrew Cavalcanti
Printed Name

ENVIRONMENTAL SCIENTIST IV
Title

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1) AND/ OR FORFEITURE (U.S. Code, Title 47, Section 503).

Applicant's Name: Verizon Wireless
Project Name: Va119
Project Number: 623627

Attachments

Provide the following attachments in this order and numbered as follows:

Attachment 1. Résumés / Vitae.

Provide a current copy of the résumé or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in the Submission Packet for this proposed facility.

Attachment 2. Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site in conjunction with the proposed facility.

Attachment 3. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations (“NHOs”) to assist in the identification of historic properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to historic properties that may be affected by the undertaking within the Areas of Potential Effects (“APE”) **for direct and visual effects**. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by either the FCC, the Applicant, or the Applicant’s representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Attachment 4. Local Government

- a. Has any local government agency been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Agreement? If so, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).
- b. If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.

Attachment 5. Public Involvement

Describe measures taken to obtain public involvement in this project (e.g., notices, letters, or public meetings). Provide copies of relevant documentation.

Attachment 6. Additional Consulting Parties

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

Attachment 7. Areas of Potential Effects

- a. Describe the APE for direct effects and explain how this APE was determined.
- b. Describe the APE for visual effects and explain how this APE was determined.

Attachment 8. Historic Properties Identified in the APE for Visual Effects

- a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.1.a. of the Nationwide Agreement.⁷
- b. Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in Attachment 8a, identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).
- c. For any properties listed on Attachment 8a that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

⁷ Section VI.D.1.a. of the Nationwide Agreement requires the Applicant to review publicly available records to identify within the APE for visual effects: i) properties listed in the National Register; ii) properties formally determined eligible for listing by the Keeper of the National Register; iii) properties that the SHPO/THPO certifies are in the process of being nominated to the National Register; iv) properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and, v) properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register criteria, and that are identified accordingly in the SHPO/THPO Inventory.

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Attachment 9. Historic Properties Identified in the APE for Direct Effects

- a. List all properties identified in Attachment 8a or 8b that are within the APE for direct effects.
- b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in Attachment 9a, that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.
- c. Describe the techniques and the methodology, including any field survey, used to identify historic properties within the APE for direct effects.⁸ If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.⁹

Attachment 10. Effects on Identified Properties

For each property identified as a Historic Property in Attachments 8 and 9:

- a. Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.
- b. Provide copies of any correspondence and summaries of any oral communications with the SHPO/THPO.
- c. Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.

⁸ Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological historic properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

⁹ Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if one of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

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Attachment 11. Photographs

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map (see Item 12 below) or text, and dated; the focal length of the lens should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

- a. Photographs taken from the tower site showing views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed tower.
- b. Photographs of all listed and eligible properties within the Areas of Potential Effects.
- c. If any listed or eligible properties are visible from the proposed tower site, photographs looking at the tower site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included.
- d. Aerial photos of the APE for visual effects, if available.

Attachment 12. Maps

Include one or more 7.5-minute quad USGS topographical maps that:

- a. Identify the Areas of Potential Effects for both direct and visual effects. If a map is copied from the original, include a key with name of quad and date.
- b. Show the location of the proposed tower site and any new access roads or other easements including excavations.
- c. Show the locations of each property listed in Attachments 8 and 9.
- d. Include keys for any symbols, colors, or other identifiers.

Attribution and Bibliographic Standards. All reports included in the Submission Packet should be footnoted and contain a bibliography of the sources consulted.

- a. Footnotes may be in a form generally accepted in the preparer's profession so long as they identify the author, title, publisher, date of publication, and pages referenced for published materials. For archival materials/documents/letters, the citation should

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include author, date, title or description and the name of the archive or other agency holding the document.

- b. A bibliography should be appended to each report listing the sources of information consulted in the preparation of the report. The bibliography may be in a form generally accepted in the preparer's profession.

FCC NOTICE TO INDIVIDUALS REQUIRED BY THE PRIVACY ACT AND THE PAPERWORK REDUCTION ACT

The FCC is authorized under the Communications Act of 1934, as amended, to collect the personal information we request in this form. We will use the information provided in the application to determine whether approving this application is in the public interest. If we believe there may be a violation or potential violation of a FCC statute, regulation, rule or order, your application may be referred to the Federal, state or local agency responsible for investigating, prosecuting, enforcing or implementing the statute, rule, regulation or order. In certain cases, the information in your application may be disclosed to the Department of Justice or a court or adjudicative body when (a) the FCC; (b) any employee of the FCC; or (c) the United States Government is a party to a proceeding before the body or has an interest in the proceeding. In addition, all information provided in this form will be available for public inspection.

If you owe a past due debt to the federal government, any information you provide may also be disclosed to the Department of Treasury Financial Management Service, other federal agencies and/or your employer to offset your salary, IRS tax refund or other payments to collect that debt. The FCC may also provide this information to these agencies through the matching of computer records when authorized.

If you do not provide the information requested on this form, the application may be returned without action having been taken upon it or its processing may be delayed while a request is made to provide the missing information. Your response is required to obtain the requested authorization.

We have estimated that each response to this collection of information will take an average of .50 to 10 hours. Our estimate includes the time to read the instructions, look through existing records, gather and maintain the required data, and actually complete and review the form or response. If you have any comments on this estimate, or on how we can improve the collection and reduce the burden it causes you, please write the Federal Communications Commission, AMD-PERF, Paperwork Reduction Project (3060-1039), Washington, DC 20554. We will also accept your comments via the Internet if you send them to Judith-B.Herman@fcc.gov. Please DO NOT SEND COMPLETED APPLICATIONS TO THIS ADDRESS. Remember - you are not required to respond to a collection of information sponsored by the Federal government, and the government may not conduct or sponsor this collection, unless it displays a currently valid OMB control number of if we fail to provide you with this notice. This collection has been assigned an OMB control number of 3060-1039.

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See instructions for
Public burden estimates

Attachment 1. Consultant Information

Provide a current copy of the resume or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in this filing.

A current copy of the resume for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in this filing.

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620

Jennifer Roland, MA, RPA

Archaeologist

Ms. Roland is NWB's senior archaeologist who has worked professionally in cultural resource management of Southern California for over two years. She has participated in multiple energy projects including Phase I pedestrian surveys, site recordation and construction monitoring of solar facilities, as well as field surveys, monitoring and letter reports for San Diego Gas & electric (SDGE). She has worked on telecommunication projects for Verizon Wireless, highly sensitive land development projects, and several diverse projects for various California state parks.

Professional Experience

SDGE FiRM Survey San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, conducted field survey and site update.

Verizon Wireless Bolz Ranch Tower Installation Project, San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, assessed records search from the South Central Coast Information Center, and wrote Archaeological Resource Management Report (ARMR).

Verizon Wireless Merchant Antenna Installation Project, San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, conducted records search at the South Central Coast Information Center, and wrote Archaeological Resource Management Report (ARMR).

Verizon Wireless Hayward Tower Installation Project, San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, conducted records search at the South Central Coast Information Center, project location field survey, photo documentation, and wrote Archaeological Resource Management Report (ARMR).

SDGE Pine Hill Egg Ranch Survey San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, conducted field survey and completed letter report.

SDGE Replace Ground Rod, P106555 Survey San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, conducted field survey and completed letter report.

SDGE Monitor Old Pole Butt P715300 Project, San Diego, CA NWB Environmental Services, LLC. As Senior Archaeologist, monitored equipment staging and pole butt removal near sensitive cultural resources and completed monitoring letter report.

Metropolitan Airpark Project, Otay Mesa, San Diego, CA, ECORP Consulting, Inc. As field technician, monitored backhoe trench excavations for soil studies, prepared daily monitoring and photo logs.

Torrey Pines State Natural Reserve ADA Trails and Overlooks Project, San Diego, CA, California State Parks As Archaeological Project Leader, monitored ground disturbing work of trail improvements for compliance with ADA regulations, recorded sites and prepared DPR 523 forms, completed daily monitoring and photo logs.

High Point Trail Improvement Project, Torrey Pines State Natural Reserve, San Diego, CA, California State Parks As Archaeological Project Leader, conducted small trail survey, assessment of cultural resource impacts, site recordation and wrote DPR 649 Archaeological Survey Report.

Replace 50K gal. Tank DMP Phase 2 Project, Gaviota State Park, Santa Barbara County, CA, California State Parks As Archaeological Project Leader, monitored ground disturbing work of water tank demolition and footing excavation, completed daily monitoring & photo logs, recorded & collected buried historic trash pit features, conducted lab analysis & cataloging of collected artifacts.

Los Angeles State Historic Park Planning and Phase I Project, Los Angeles County, CA, California State Parks As Archaeological Project Leader, conducted monitoring, excavation and mitigation of heavy machinery, earth moving construction; completed daily monitoring & photo logs, recorded cultural/historic features, collected, and processed cultural materials for lab analysis

Cudahy Camp Update and Assessment Project, Red Rock Canyon State Park, Kern County, CA Dept. of Parks and Rec. As Archaeological Project Leader, with a team, performed site survey and recordation, map production using GIS equipment and ArcMap to update the assess the condition of a 1940s mining camp and prehistoric sites.

Archaeological Monitoring for Rattlesnake Creek Stabilization Project, San Diego County, ECORP Consulting, Inc. As field technician, monitored heavy machinery, earth moving construction; completed daily monitoring and photo logs.

Archaeological Monitoring for Desert Sunlight Solar Farm (DSSF), Riverside County, ECORP Consulting, Inc. As field technician, monitored heavy machinery, earth moving construction of 6 sq. mile solar power facility; completed daily monitoring logs, pedestrian survey and shovel tests.

Phase I Pedestrian Survey for California Edison Energy Project, Riverside County, URS Corporation. As field technician began project with team lead by Rachael Nixon to conduct full coverage survey within proposed project area.

Bureau of Land Management (BLM) Solar Survey, Riverside County, Laguna Mountain Environmental, Inc. As field technician, worked with a team lead by Chris Millington (SWCA) to complete pedestrian survey and site recordation of historic and prehistoric sites as part of a Phase I study for the BLM in the Palm Springs/South Coast region in anticipation of future solar projects.

Viking Way Salvage Project, La Jolla, San Diego County, Laguna Mountain Environmental, Inc. As field technician, worked with a team lead by Andy Pignuolo to wet sieve culturally sensitive material from private residence retaining wall construction.

Border Fields State Park Phase III Excavation, San Diego County, Golden State Environmental, Inc. As a field technician, conducted intensive land development testing and excavation of significant, in-situ prehistoric cultural deposits located along US-Mexico coast and border.

Camp Pendleton Phase II Lab Analysis, San Diego County, ASM Affiliates, Inc. As an intern, with a team lead by Dr. Mark Becker, performed historic and prehistoric artifact cleaning and identification, data entry and shellfish species identification.

Professional Reports/Publications/Papers/Presentations

Reports

2014 SDGE Pine Hill Egg Ranch Survey Letter Report

2014 SDGE Replace Ground Rod, P106555 Survey Letter Report

Susan M. Hector, Ph.D., RPA
Principal Investigator, NWB Environmental Services
Anthropologist

Total Years of Experience: 40

Employment History:

2014-	Principal Investigator, NWB Environmental Services
2013-2014	Instructor, Anthropology Department, San Diego City College
2012-2013	Manager, Environmental Programs, SDG&E
2009-2012	Principal Environmental Specialist, Cultural Resources, SDG&E and SCG
2005-2008	Principal/Senior Archaeologist, ASM Affiliates, Inc., Carlsbad, California
2001-2005	Principal, Susan Hector Consulting, San Diego, California
1999-2001	Director, County of San Diego Department of Parks and Recreation, San Diego, California
1996-1999	Chief, County of San Diego Department of Parks and Recreation, San Diego, California
1992-1996	Senior Project Manager, County of San Diego Department of Parks and Recreation, San Diego, California
1989-1992	Project Manager, County of San Diego Department of Parks and Recreation, San Diego, California
1980-1989	Director of Cultural Resources, RECON, San Diego, California
1977-1980	Senior Museum Preparator, UCLA Museum of Cultural History (now the Fowler Museum), Los Angeles, California
1974-1980	Research Collaborator, UCLA Institute of Archaeology, Los Angeles, California
1973-1974	Archaeological Field Assistant, UCLA Archaeological Survey, Los Angeles, CA

Education:

Ph.D.	1984/Anthropology/University of California, Los Angeles
M.A.	1978/Anthropology/University of California, Los Angeles
B.A.	1975/Anthropology/University of California, Los Angeles (cum laude)

Additional Training:

2011	Fiber Preparation and Processing Workshop. Celia Quinn
2010-2011	Spinning. Margaret Tyler, Grossmont Adult School
2008	Section 106 Essentials. Advisory Council on Historic Preservation
2006	Section 106: How to Negotiate and Write Agreements, National Preservation Institute
2005	Kumeyaay Ethnobotany. Kumeyaay Community College, Sycuan Reservation

2005	Gourd Rattle Making and Usage. Agua Caliente Culture Museum
2004	Traditional Southern California Basketweaving Workshop. California Indian Basketweavers Association
2002	Identification and Management of Traditional Cultural Places, National Preservation Institute
2002	Section 106: A Review for Experienced Practitioners, National Preservation Institute

Registrations:

Register of Professional Archaeologists (RPA)

Orange County

County of Los Angeles

County of San Diego

City of San Diego

Bureau of Land Management, Permit for Archaeological Investigations, SDG&E/SCG areas

Professional Memberships:

2008-	State Historic Resources Commission, Archaeology Subcommittee
2004-2006	Governor's Appointee/Governing Board, San Diego River Conservancy
2002-2005	Board of Directors/San Diego Archaeology Center
2002-2005	Board of Directors/Planning and Research Collaborative
2001-2005	Board of Directors/Save Our Heritage Organisation (SOHO)
2001-2003	Communications Committee Chairman/Altrusa International Service Club
2001-2005	Advisory Board/Volcan Mountain Preserve Foundation
2000-2004	Editorial Board/Archaeological Conservancy
1999-2004	Board of Directors/Presidio Park Council
1998-2000	ad hoc Member/City of Oceanside Historical Site Board
1987-1995	Member/City of San Diego Historical Site Board
1987-1989	Founder/Society for California Archaeology (SCA) Proceedings
1989-1995	Editor-in-chief/Society for California Archaeology (SCA) Proceedings
1995	Board of Advisors/Society for Amateur Scientists
1987-present	Member/Sigma Xi
1987-1991	Coordinator/South Coastal Information Center, San Diego State University
1987-1988	President/Society for California Archaeology (SCA)
1986-1987	Southern Vice President/Society for California Archaeology (SCA)

Awards/Commendations:

2014	Lifetime Achievement Award, Society for California Archaeology
2012	Outstanding Achievement Award, Environmental Services, SDG&E

2012	Nomination for Governor's Award (Sempra Cultural Resources Screening Tool)
2011	Governor's Award (co-authoring SB 1034, Cal-ARPA)
2011	ACRA Award in the Private Sector (Sempra Cultural Resources Screening Tool)
2011	Special Recognition Award, Society for California Archaeology (SB 1034 – CalARPA)
2009	Presidential Commendation, Society for California Archaeology (SCA Proceedings founding and editorship)
2007	Outstanding Environmental Resource Document, Association of Environmental Professionals (SDG&E Cultural Resources Training Video)
2003	Award of Excellence for Historic Preservation, City of San Diego Historical Resources Board (San Dieguito River Valley Archaeology Project)
2002	San Diego County Department of Parks and Recreation, Departmental Recognition as Director
2000	California Preservation Foundation (CPF) Preservation Design Award (restoration of the Spring House at Los Peñasquitos Ranch House National Register District)
2000	People in Preservation (PIP) Award from Save Our Heritage Organisation (SOHO) for the restoration of the Spring House, Los Penasquitos
2000	Certificate of Appreciation from Assembly Member Susan Davis (restoration of the Spring House, Los Penasquitos)
1998	Governor's Award (restoration of Vallecito Stage Station)
1997	Governor's Award (restoration of Rancho Guajome Adobe)
1997	California Preservation Foundation (CPF) Preservation Design Award (restoration of Rancho Guajome Adobe)
1996	Orchid Award from the AIA (restoration of Rancho Guajome Adobe)
1996	Orchid Award from the AIA (restoration of Vallecito Stage Station)
1994	Park Project Manager of the Year, County of San Diego
1994	Outstanding Achievement, County of San Diego, for Los Peñasquitos Ranch House restoration and research (with Mary Ward)
1992	Park Project Manager of the Year, County of San Diego
1991	Park Project Manager of the Year, County of San Diego

Clearances:

MCB Camp Pendleton

MCAS Miramar

Edwards AFB

Naval Base San Diego

Professional Profile:

Dr. Susan Hector has 40 years of experience with prehistoric, historic, and ethnographic cultural resources in southern California. In addition, she has substantial management experience beyond the cultural resources subject area. She served as the Director for San Diego County Department of Parks and Recreation, and the Environmental Programs Manager for San Diego Gas & Electric Company. Dr. Hector has taught classes in anthropology and archaeology at San Diego City College. She is currently the Principal Investigator for NWB Environmental Services, managing cultural resources projects for the company.

Dr. Hector has prepared more than 250 compliance technical reports for federal, state, and local agencies. She has authored many scientific articles and publications, and made technical and popular presentations on prehistoric and historic archaeology and has professional experience with the cultural resources of the Great Basin, American Southwest, and California. She has special expertise in the development of management plans for cultural resources located within undeveloped areas such as utility corridors, open space preserves, or parks. Dr. Hector worked for the County of San Diego Department of Parks and Recreation for 12 years, ending as the Director of the department. While working for the County of San Diego, Dr. Hector successfully obtained grants for historic preservation and natural resource conservation. She was directly responsible for the development of a cultural resources management program for the County. From 2009 – 2012, she was a Principal Environmental Specialist, Cultural Resources, and provided services for both San Diego Gas and Electric and Southern California Gas Company, where she developed their first cultural resource management program. A significant part of this program is its GIS capabilities to screen projects for impacts to archaeological sites. She developed the Arc Avoid GIS tool that is used to manage operations and maintenance work within the SDG&E service area, and the company received an ACRA award in 2011 for her work.

Dr. Hector has directed and completed archaeological and historical research projects, field surveys and inventories, test programs, and data recovery projects throughout the west. She has special expertise in ethnobotany, shellfish analysis, lithic tool analysis, historic artifacts, ethnography and ethnohistory, and hunter-gatherer special activity areas. Her diverse background also includes museum curation and project management. She has also taught classes in anthropology and archaeology at the college level in Los Angeles and San Diego.

Dr. Hector successfully completed five National Register nominations (resulting in listing in the National Register of Historic Places), and a sixth will be submitted in 2014. Four of the six include traditional cultural landscapes, and were prepared in collaboration with local Native American tribes.

NT SUBMISSION PACKET – FCC FORM 620

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3060-1039
See instructions for
Public burden estimates

Attachment 2. Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site.

The Valla Tower Project is located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010).

Verizon Wireless proposes to construct a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level.

The construction drawings provided by *Verizon Wireless* are included in this attachment.

Applicant's Name: Verizon Wireless
Project Name: Valla
Project Number: 623627
FCC Form 620

Please refer to Appendix A for Site Plans

Attachment 3. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations (“NHOs”) to assist in the identification of Historic Properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the construction within the Areas of Potential Effects (“APE”) for direct and visual effects. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by either the FCC, the Applicant, or the Applicant’s representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Trileaf Corporation completed the Tower Construction Notification System (TCNS) on November 1, 2016, and received the notification of interested tribes on November 4, 2016. The attached FCC Notification email lists the Tribes identified through the TCNS process. A second notice will be sent to all interested tribes/organizations, after a period of 30 days and the consultation process will continue per the FCC’s guidelines. Any relevant comments from Tribes received by Trileaf will be forwarded to your office.

Applicant’s Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620

From: towernotifyinfo@fcc.gov
To: [tribal](#)
Cc: Jonathan.Jonas@fcc.gov; diane.dupert@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #4783876
Date: Friday, November 04, 2016 2:03:13 AM

Dear Sir or Madam:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the information you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter).

Persons who have received the information that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The information you provided was forwarded to the following Tribal Nations and NHOs. If a Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Declaratory Ruling released on October 6, 2005 (FCC 05-176).

1. THPO Wilfred Ferris III - Eastern Shoshone Tribe - (PO Box: 538) Fort Washakie, WY - wferris.eshoshone@gmail.com; falene.russette@nei-yahw.com - 307-349-6406
Details: The Eastern Shoshone Tribe has established a new online procedure for FCC TCNS review/consultation. Online submissions can now be completed at <http://app.tribal106.com>. The data platform is currently being administered by a third party who are providing consultation servicing through the online system on behalf of the Eastern Shoshone Tribe. For questions, please call Shastelle Swan at 406-395-4700

Based on the location of the proposed project and the pole(s) that you will be constructing as part of the Section 106 process in our particular aboriginal homelands, we are REQUESTING TO BE CONSULTED on this proposed project.

Please utilize the Tribal 106 NHPA consultation processing system website. Online submissions can be completed at <http://app.tribal106.com>

The Eastern Shoshone Tribe through the Historic Preservation Department has established a fee of \$400.00 per consultation. We are only accepting checks at this time. All checks should be mailed to the following address:

CCCRPD-EST
PO Box 87
Box Elder, MT 59521

If you have questions, please feel free to contact Mr. Wilfred Ferris, III THPO at wferris.eshoshone@gmail.com

Sincerely,
Wilfred J. Ferris, III, THPO
Eastern Shoshone Tribe

2. Director of Cultural Department Andreas J Heredia - Cahuilla Band of Indians - 52701 HWY 371 Suite B Anza, CA - culturaldirector@cahuilla.net - 951-763-5549

Details: If the proposed location is within Riverside, Los Angeles or Orange Counties in California, please send:

- 1) Project contact person(s) name, email and phone number
- 2) A vicinity map showing the project APE;
- 3) Assessor Parcel Number(s);
- 4) Conceptual grading plans, if any;
- 5) Archeological/cultural resources study, including confidential appendices, photographs and site records, if any; and,
- 6) If a local agency is involved, please provide name and contact information of project planner along with environmental documents, mitigation measures and conditions of approvals.
- 7) SHPO package (when it is available) to

Cahuilla Cultural Department
Andreas Heredia
Cahuilla Cultural Director
52701 Highway 371
Cahuilla Indian Reservation
Anza CA, 92539

Additionally, please email a copy of the map and any archaeological studies/records to Andreas Heredia, Cahuilla Cultural Director at culturaldirector@cahuilla.net.

The Cahuilla Band of Indians is a federally recognized Tribe with dominion over lands located in Southern California that are held in trust by the United States for the benefit of the Tribe (such lands, together with the Tribe's land use area, are known as the "Indian Lands"). In order to maintain compliance with the National Historic Preservation Act Section 106 consultation process, the Federal Communications Commission has provided for Tribal review a Tower Construction Notification System (TCNS) database of Section 106 - eligible projects that could affect the Indian Lands.

While the Tribe has an established Tribal Historic Preservation Office, the Office has limited staff and resources to respond to such notifications adequately. Therefore in order to sustain capacity for review and comment, the Tribe

has implemented a \$250 assessment fee to review each proposed TCNS project within its Indian Lands. The Tribe must receive this fee prior to commencement of document review and consultation.

Please remit your fee in the amount of \$300.00, payable to:

Cahuilla Band of Indians
Cultural Department (Include TCNS Number)
52701 Highway 371
Cahuilla Indian Reservation
Anza CA, 92539

3. Chairman Shane Chapparosa - Los Coyotes Reservation - (PO Box: 189) Warner Springs, CA - los_coyotes@ymail.com; loscoyotes_ta@yahoo.com - 760-782-0711

Details: If the Applicant receives no response from the Los Coyotes Reservation within 30 days after notification through TCNS, the Los Coyotes Band of Indians has no interest in participating in pre-construction review for the proposed site. The Applicant, however, must immediately notify the Los Coyotes Band of Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. Cultural Preservation Consultant Freddie Romero - Santa Ynez Band of Mission Indians - 100 Via Juana Lane (PO Box: 517) Santa Ynez, CA - freddyromero1959@yahoo.com - 805-688-7997 (ext: 4109)

Details: The Santa Ynez Band of Chumash Indians REQUIRES the following for EVERY proposed site:

1. A street map with the proposed location marked with an 'x' or an arrow.
2. If there will be ground disturbance please let us know.
3. If an access road will be constructed, please let us know.
4. Drawings, site plans and any photographs.
5. The placement of communication huts and utility corridors.

If you have not already attached this information to your initial TCNS notification, please e-mail it ASAP to Freddie Romero at freddyromero1959@yahoo.com.

Thank you!
Freddie Romero, Cultural Preservation Consultant
Santa Ynez Band of Chumash Indians

5. Director of Cultural Resources Joseph Ontiveros - Soboba Band of Luiseno Indians - 23906 Soboba Road (PO Box: 487) San Jacinto, CA - lshaker@soboba-nsn.gov - 951-654-5544

Details: For ALL proposed sites the Soboba Band of Luiseno Indians requires a \$200 tribal review processing fee. The review will commence immediately following the payment being posted.

During the review process the tribe will request the proposed project description, as well as a copy of any archaeological and cultural resources documentation for the project.

We may also request additional information such as:

- Copies of maps and photographs of the area
- Additional site surveys and site visits

Please include the TCNS number on the check, the project name, and the project address.

Check may be made payable to:

Soboba Band of Luiseno Indians

P.O. Box 487

San Jacinto, CA 92581

For additional concerns, please contact me directly.

Joseph Ontiveros

Director of Cultural Resources

Soboba Band of Luiseno Indians

951-663-5279 (cell)

jontiveros@soboba-nsn.gov

The information you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA.

6. Deputy SHPO Carol Griffith - Arizona State Parks - 1300 West Washington Phoenix, AZ -
cgriffith@pr.state.az.us - 602-542-4174

7. Deputy SHPO William Collins - Arizona State Parks - 1300 West Washington Phoenix, AZ -
wcollins@pr.state.az.us - 602-542-4174

"Exclusions" above set forth language provided by the Tribal Nation or SHPO. These exclusions may indicate types of PTC wayside pole notifications that the Tribal Nation or SHPO does not wish to review. TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. Exclusions may also set forth policies or procedures of a particular Tribal Nation or SHPO (for example, types of information that a Tribal Nation routinely requests, or a policy that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above opened and reviewed an electronic or regular mail notification. If you learn any of the above contact information is no longer valid, please contact the

FCC. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 11/01/2016
Notification ID: 145164
Tower Owner Individual or Entity Name: Verizon Wireless
Consultant Name: Mindi L Okai
Street Address: 10845 Olive Blvd.
Suite 260
City: St. Louis
State: MISSOURI
Zip Code: 63141
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 33 deg 57 min 44.0 sec N
Longitude: 118 deg 3 min 53.2 sec W
Location Description: 11822 Burke Street
City: Santa Fe Springs
State: CALIFORNIA
County: LOS ANGELES
Detailed Description of Project: Legal Description: No Township Found
Ground Elevation: 46.3 meters
Support Structure: 16.5 meters above ground level
Overall Structure: 16.5 meters above ground level
Overall Height AMSL: 62.8 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic mail form located on the FCC's website at:

<http://wireless.fcc.gov/outreach/notification/contact-fcc.html>.

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8 a.m. to 7:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

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Approved by OMB

3060-1039

See instructions for
Public burden estimates

Attachment 4. Local Government

- a. **If any local government has been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Programmatic Agreement, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).**

On December 2, 2016, the Santa Fe Springs Planning Department was notified of the proposed project and has been invited to comment on the proposed project's potential effect on Historic Properties as well as indicate whether they are interested in consulting further on the proposed project. A copy of Trileaf Corporation's correspondence with the local government's office is attached. As of the date of this submission packet, no comments from Ms. Reimer have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.

- b. **If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.**

N/A

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620



2121 West Chandler Boulevard, Suite 203, Chandler, Arizona 85224 - 480.850.0575 - www.trileaf.com

December 2, 2016

City of Santa Fe Springs Planning and Development

ATTN: Laurel Reimer

11710 E. Telegraph Road

Santa Fe Springs, CA 90670

(562)868-0511

laurelreimer@santafesprings.org

RE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) – Valla / Ensite #29381 – Trileaf Project #623627

11822 Burke Street, Santa Fe Springs, CA 90670

Los Angeles County, Whittier Quadrangle (DeLorme)

Latitude: 33° 57' 44.0" N, Longitude: 118° 3' 53.2" W

Dear Ms. Reimer:

Trileaf Corporation is in the process of completing a NEPA Checklist at the referenced property. Our client proposes to construct a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north northeast away from the lease area towards Burke Street. Currently the site habitat consists of an unutilized paved portion of a commercial business. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map, aerial photograph and a construction drawing are enclosed for your reference.

Please call me at (480) 850-0575 or email a.cavalcant@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Andrew Cavalcant
Natural Resource Specialist

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB

3060-1039

See instructions for
Public burden estimates

Attachment 5. Public Involvement

Attached, please find a copy of a legal notice regarding the proposed telecommunications tower construction that was posted in the *Daily Commerce* on December 1, 2016. As of the date of this submission packet, no comments regarding this notice have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.

Applicant's Name: Verizon Wireless

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FCC Form 620

(When required)

RECORDING REQUESTED BY AND MAIL TO:

DAILY COMMERCE

~ SINCE 1917 ~

915 E FIRST ST, LOS ANGELES, CA 90012
Mailing Address: P.O. Box 54026, Los Angeles, California 90054-0026
Telephone (213) 229-5300 / Fax (213) 229-5481

This space for filing stamp only

ANDREW CAVALCANT
TRILEAF - ENVIRONMENTAL & PROPERTY CONSULT
2121 W. CHANDLER BLVD., STE 203
CHANDLER, AZ - 85224

DC#: 2951703

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 54-foot Stealth Structure Pine Tree Communications Tower at the approx. vicinity of 11822 Burke Street, Santa Fe Springs, Los Angeles County, CA 90670. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Andrew Cavalcant, a.cavalcant@trileaf.com, 2121 W Chandler Blvd, Suite 203, Chandler, AZ 85224, 480-850-0575.
12/1/16

DC-2951703#

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Los Angeles) ss

Notice Type: GOV - GOVERNMENT LEGAL NOTICE

Ad Description:
PN: VALLA

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the DAILY COMMERCE, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 10/30/1981, Case No. 599760. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/01/2016

Executed on: 12/01/2016
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



Email

* A 0 0 0 0 0 4 2 9 3 0 6 2 *

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Approved by OMB

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See instructions for
Public burden estimates

Attachment 6. Additional Consulting Parties

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

N/A

Native American Heritage Commission (NAHC) Involvement

Trileaf Corporation requested a Sacred Lands File Search and a list of potentially interested Tribes on October 31, 2016, and received the information and list on November 29, 2016. Notifications to the Tribes were sent on November 29, 2016. The attached NAHC letter lists the Tribes identified. A second notice will be sent to all interested tribes/organizations, after a period of 14 days. Any relevant comments from Tribes received by Trileaf will be forwarded to your office.

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Attachment 7. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:

a. Describe the APE for direct effects and explain how this APE was determined.

The project will include the tower and associated cabinets and generator, which will require a DE-APE of 200 square feet. As defined by the NPA, “the APE for direct effects is limited to the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the Undertaking.”

The Verizon Wireless Valla Project proposes to install a telecommunications facility consisting of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north/northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level. The DE-APE for the proposed facility is obscured by concrete or gravel; the native ground surface is not visible. Grading has disturbed the soil present in the DE-APE associated with construction of the current surrounding buildings, parking lot and concrete drainage. The DE-APE has been disturbed to depth by grading of the area; due to the previous disturbance, it is not considered sensitive for historic or prehistoric archaeological resources, and there is little potential to impact any unrecorded archaeological sites. The area is not sensitive for prehistoric resources, and the potential for buried resources to be present is low due to the surrounding previous subsurface disturbances. Given these considerations, no further archaeological studies or monitoring are recommended.

b. Describe the APE for visual effects and explain how this APE was determined.

The APE for visual effects is the geographic area in which the Project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP). The presumed APE for visual effects for construction of new facilities is the area from which the tower will

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be visible. Due to the height of the proposed undertaking (54 feet), the presumed APE for visual effects for this project is a 0.5-mile radius from the tower site.

The Verizon Wireless Valla Tower Project is located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010). The current physical setting consists completely of a modern developed industrial area.

The project lies within the central block of the Los Angeles Basin physiographic province. The Los Angeles Basin is a broad low-lying flood plain surrounded by mountain ranges and the Pacific Ocean. The Santa Monica Mountains, the San Gabriel Mountains and the San Bernardino Mountains bind it to the north and east. To the south lie the Peninsular Ranges consisting of the Santa Ana and San Jacinto Mountains. The Pacific Ocean forms the western boundary. The basin's river system includes three major rivers, the Los Angeles River, the San Gabriel River, and the Santa Ana River.

The Los Angeles Basin is characterized by a predominantly Mediterranean climate, typified by hot, dry summers and moderate winters. Due to persistent high-pressure zones the basin receives very little rainfall in the summers with temperatures reaching into the 80's and 90's on average with high temperatures reaching over the 100 degree Fahrenheit mark. Winter is typically characterized by alternating sporadic rainstorms and clear sunny days. The Los Angeles Basin is home to a variety of biotic communities which include Coastal Sage Scrub, Chaparral, Southern Oak Woodland, Valley Grasslands, Pine Forest and Alpine

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Attachment 8. Historic Properties Visual Effects

Historic Properties Identified for Visual Effects Guidelines

- a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.I.a. of the Nationwide Agreement.

N/A

- b. Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part “a”, identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).

N/A

- c. For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

N/A

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Project Name: Valla

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FCC Form 620

Attachment 9. Historic Properties Direct Effects

a. List all properties within the APE for direct effects.

No cultural materials or features were observed on the surface of the direct APE. A finding of No Historic Properties in the APE for Direct Effects is recommended for this project.

b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part “a” (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant’s research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.

N/A

Applicant’s Name: Verizon Wireless

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Attachment 9. Continued

- c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.¹ If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.²

Jennifer Roland of NWB Environmental Services, LLC, conducted the archaeological field survey on November 15, 2016. A pedestrian survey of the entire DE-APE was not possible to conduct as a locked and unattended gate blocked access. Attempts to call the property owner and Verizon Wireless were unsuccessful as all numbers located on the project plans were disconnected. While it was not possible to directly examine the ground surface for the presence of cultural resources and historic properties, from the locked gate it was possible to determine that the ground was a graded and paved parking lot currently being used to store large recreational vehicles. The locations of the proposed tower and equipment lease areas are all located within this parking lot. The native ground surface would not be visible in such an environment during the field investigation. Given the level of disturbance within the graded and paved project area, the likelihood of uncovering subsurface cultural materials appears low. Based on field observations and available project information, no archaeological resources or historic properties are located within the project area.

Based on the information gathered, no previously identified archaeological sites are located within the tower lease area. No artifacts were recovered or any new archaeological resources within the APE for direct effects. Please refer to the Archaeological Resources Management Report (ARMR).

¹ Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

² Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

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Attachment 10. Effects on Identified Properties

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

- a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**

N/A

- b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**

N/A

For each property identified as a Historic Property in the online e-106 form:

- a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

Based on a review of the historic resources, a recommendation of No Historic Properties within the APE for direct effects is recommended. No cultural properties were observed at this location and subsurface archaeological properties are highly unlikely to exist, therefore no further archeological work is recommended.

Based on a review of the historic resources, no historic properties have been previously recorded within 0.5 mile of the proposed cell tower area. A recommendation of No Historic Properties within the Visual APE is recommended and the project may proceed without further archaeological review.

Please see the attached Archaeological Resource Management Report.

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620

Cover Letter

The Verizon Wireless Valla Tower Installation Project

NWB Environmental Services LLC
3033 Fifth Ave. Ste. 210
San Diego, California 92103

NWB Environmental Services, LLC (NWB) is under subcontract to Trileaf Corporation to provide a cultural assessment for the Verizon Wireless Valla Tower Installation Project (Valla Tower Project) located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010). Verizon Wireless proposes to install a telecommunications facility consisting of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north/northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level. This project includes two Areas of Potential Effect (APE). The Direct Effect Area of Potential Effects (DE- APE) is considered to be the location where ground-disturbing activities will occur, and the location of any supporting facilities or construction. The indirect APE, or visual APE is considered to be extending out from the DE-APE to a limit of .5-mile in all directions. The project will include the tower and associated cabinets and generator, which will require a DE-APE of 200 square feet.

The Valla Tower Project cultural resources study was conducted following the Federal Communications Commission (FCC) document FCC04-222 guidelines titled the Nationwide Programmatic Agreement For Review of Effects on Historic Properties For Certain Undertaking Approved By the Federal Communications Commission, September 2004. Under these stipulations, this project has been conducted to conform with Section 106 of the National Historic Preservation Act of 1966, as amended ("NHPA") (codified at 16 U.S.C. §470f).

This project has been conducted as a Phase I investigation of potential adverse effects on archaeological resources and historical properties as a result of the installation of the proposed Verizon Wireless Tower. As a part of this investigation NWB Environmental Services, LLC (NWB), conducted a records search with the South Central Coastal Information Center (SCCIC) part of the California Historical Resources Information System (CHRIS). The records search was conducted at the SCCIC on November 02, 2016. Trileaf Corporation will conduct correspondence with the Native American Heritage Commission (NAHC), and participate in local Public Notification procedures in efforts to thoroughly document and evaluate potential adverse effect to any archaeological and/or historical resources.

The SCCIC records search for the Valla Tower Project indicated that there are no known archaeological resources, or historical properties located at/within the DE-APE for this project.

Nineteen previously recorded historical resources were located within the .5-mile indirect (visual) APE (P-19-176663, -191557, -191558, -191559, -191560, -191561, -191562, -191563, -191564, -191565, -191566, -191567, -191568, -191675, -191576, -191577, -

191580, -191581, and -191592). None of these resources are listed or eligible as historic properties on the National Register of Historic Places (NRHP).

NWB has determined that no historic properties will suffer effects from this undertaking and therefore there are no factors that have, or could potentially result in an effect from the proposed undertaking.

Under the guidance set in place by the FCC, in conformance with Section 106 of the NHPA, there are no further actions recommended by NWB for the avoidance of adverse effects to cultural resources required for the Verizon Wireless Valla Tower Installation.

The NWB contact for the Verizon Wireless Valla Tower Installation project is Jennifer Roland, Senior Archaeologist, NWB Environmental Services, LLC (619) 546-5196x104.

**Phase I Investigation for the Verizon Wireless Valla Tower Installation Project,
Santa Fe Springs, Los Angeles County, California.**

Prepared and Submitted by

Jennifer Roland, M.A., RPA

Reviewed by

Susan M. Hector, Ph.D., RPA

NWB Environmental Services, LLC
3033 Fifth Ave. Ste. 210
San Diego, California 92103

Prepared for, and submitted to

Andrew Cavalcant
Trileaf Corporation
2121 West Chandler Blvd
Chandler, AZ 85224

November 18, 2016

Whittier California 7.5' United States Geological Services Quadrangle Map

This study included a 504-acre area.

NADB Keywords: Verizon Wireless Valla Tower Location, Whittier USGS Quad Map, Los Angeles County, P-19-176663, P-19-191557, P-19-191558, P-19-191559, P-19-191560, P-19-191561, P-19-191562, P-19-191563, P-19-191564, P-19-191565, P-19-191566, P-19-191567, P-19-191568, P-19-191675, P-19-191576, P-19-191577, P-19-191580, P-19-191581, P-19-191592, APN: 8168-024-010

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MANAGEMENT SUMMARY/ABSTRACT

NWB Environmental Services, LLC (NWB) is under subcontract to Trileaf Corporation to provide a cultural assessment for the Verizon Wireless Valla Tower Installation Project (Valla Tower Project) located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010). Specifically, the project is located in Township 2 South, Range 11 West, Section 30, San Bernardino Baseline and Meridian, and is on the Whittier United States Geological Survey (USGS) 7.5-minute topographic quadrangle map.

The Valla Tower Project proposes to install a telecommunications facility consisting of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north/northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level. Under guidelines specified by the FCC, which conform to the standards set forth by Section 106 of the National Historic Preservation Act of 1966, as amended ("NHPA") (codified at 16 U.S.C. §470f), NWB conducted a cultural resources study of the potential for adverse effects to any known archaeological resources and historic properties within the area of direct impact, as well as within the half-mile records search area of the APE for the proposed Valla Tower Project. An area of 504 acres was included as the APE for this study of the proposed Verizon Wireless tower location. The Direct Effect Area of Potential Effects (DE-APE) is considered to be the location where ground-disturbing activities will occur. The indirect APE, or visual APE is considered to be extending out from the DE-APE to a limit of .5-mile in all directions. The records search was conducted by NWB with the South Central Coastal Information Center (SCCIC) on November 02, 2016. Trileaf Corporation will conduct correspondence with the Native American Heritage Commission (NAHC) and participate in local Public Notification procedures in efforts to thoroughly document and evaluate potential adverse effect to any archaeological and/or historical resources. NWB conducted the evaluation of the records search, conducted a field survey of the APE, and drafted the following report following the Archaeological Resource Management Report (ARMR) guidelines.

The SCCIC records search for the Valla Tower Project indicated that there are no known archaeological resources or historic properties located at/or within the DE-APE. Nineteen previously recorded historical resources were located within the .5-mile indirect (visual) APE (P-19-176663, -191557, -191558, -191559, -191560, -191561, -191562, -191563, -191564, -191565, -191566, -191567, -191568, -191675, -191576, -191577, -191580, -191581, and -191592). None of these resources are listed or eligible as historic properties on the NRHP.

NWB has determined that no significant archaeological resources or historic properties would suffer effects due to the Valla Tower Project, based on the results of the records search information and a field survey conducted by NWB. The field survey was conducted on November 15, 2016.

The Valla Tower Project cultural resources study was conducted following the FCC guidelines titled the Nationwide Programmatic Agreement For Review of Effects on Historic Properties For Certain Undertaking Approved By the Federal Communications Commission, September 2004. Under these stipulations, this project has been

conducted to conform with Section 106 of the NHPA. With the guidance set in place by the FCC, abiding by Section 106 of the NHPA, there are no further actions recommended by NWB for the avoidance of adverse effects to cultural resources required for the Valla Tower Project.

INTRODUCTION

The Verizon Wireless Valla Tower Installation Project proposes to install a telecommunications facility consisting of a 54-foot Stealth Structure Pine Tree Communications Tower. The proposed tower will be within a 20-foot by 10-foot (200 square foot) lease area with associated equipment. In addition, the project includes an access easement, measuring approximately 12 feet wide extending north/northeast away from the lease area towards Burke Street. The proposed tower site is approximately 152 feet above mean sea level at this site located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010) (Figure 1). Under guidelines specified by the FCC, which conform to the standards set forth by Section 106 of the National Historic Preservation Act of 1966, as amended ("NHPA") (codified at 16 U.S.C. §470f), NWB conducted an evaluation of the potential for adverse effects to any known archaeological resources and historic properties within the Area of Potential Effect (APE) for the proposed Valla Tower Project. This project includes two APEs; the Direct Effect Area of Potential Effects (DE-APE), considered to be the location where ground-disturbing activities will occur, and the indirect APE, or visual APE, considered to be extending out from the DE-APE to a limit of .5-mile in all directions. An area of 504 acres was included as the APE for this study of the proposed Verizon Wireless tower location. NWB conducted the records search with the South Central Coastal Information Center (SCCIC) on November 02, 2016, and performed a pedestrian survey on November 15, 2016. NWB Senior Archaeologist Jennifer Roland subsequently evaluated the records search and drafted the following report adhering to the Archaeological Resource Management Report (ARMR) guidelines. Dr. Susan Hector reviewed the documents related to the project, and reviewed and revised the technical report. Trileaf Corporation will conduct correspondence with the NAHC, and participate in local Public Notification procedures.

BACKGROUND

Natural Setting

The project lies within the central block of the Los Angeles Basin physiographic province. The Los Angeles Basin is a broad low-lying flood plain surrounded by mountain ranges and the Pacific Ocean. The Santa Monica Mountains, the San Gabriel Mountains and the San Bernardino Mountains bind it to the north and east. To the south lie the Peninsular Ranges consisting of the Santa Ana and San Jacinto Mountains. The Pacific Ocean forms the western boundary. The basin's river system includes three major rivers, the Los Angeles River, the San Gabriel River, and the Santa Ana River.

The Los Angeles Basin is characterized by a predominantly Mediterranean climate, typified by hot, dry summers and moderate winters. Due to persistent high-pressure zones the basin receives very little rainfall in the summers with temperatures reaching into the 80's and 90's on average with high temperatures reaching over the 100 degree Fahrenheit mark. Winter is typically characterized by alternating sporadic rainstorms and clear sunny days. The Los Angeles Basin is home to a variety of biotic communities which include Coastal Sage Scrub, Chaparral, Southern Oak Woodland, Valley Grasslands, Pine Forest and Alpine (Schoenherr 1992, Ramirez and Turner 2008).

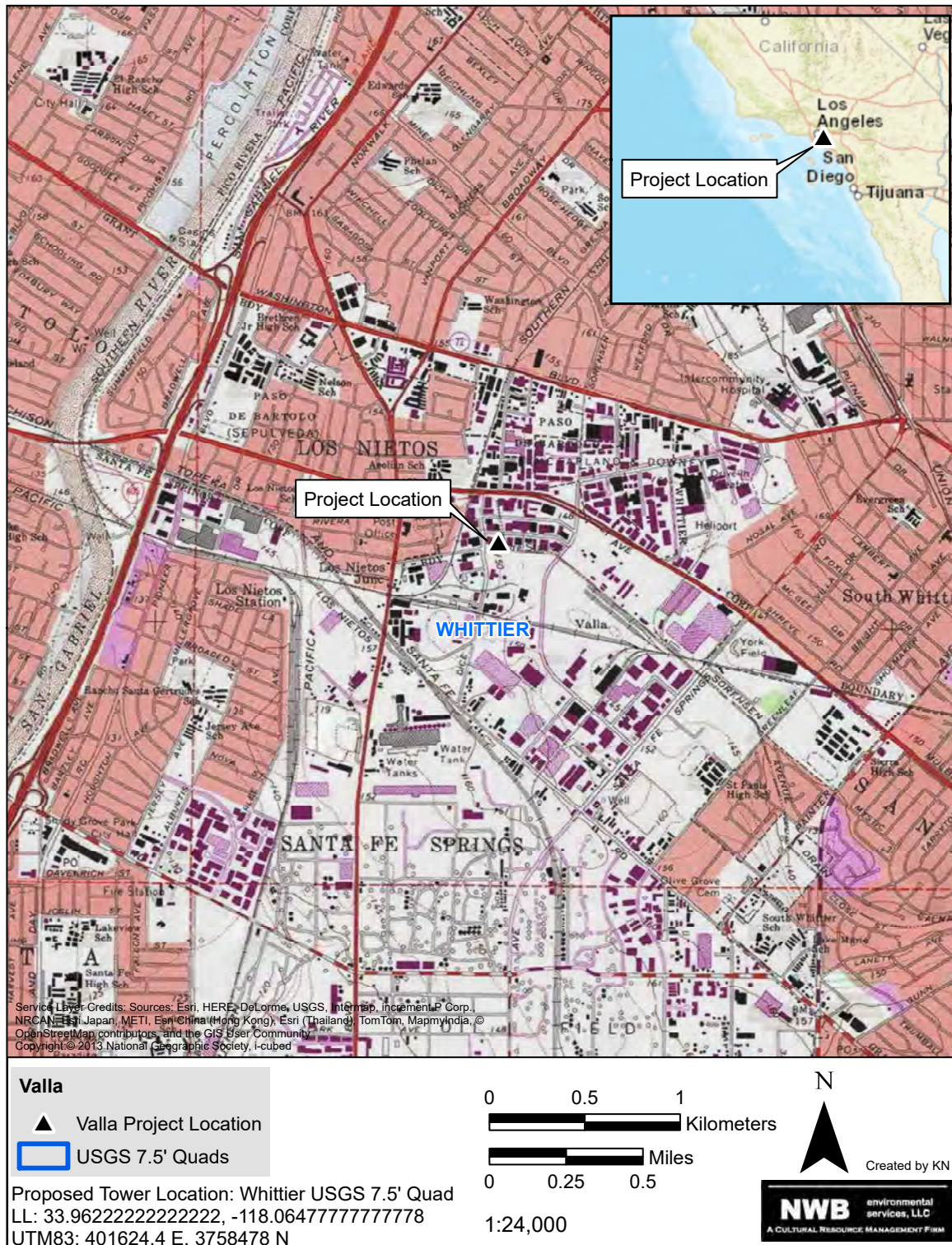


Figure 1. The Valla Tower Project Location Map

Current Project Physical Setting

The Verizon Wireless Valla Tower Project is located at 11822 Burke Street, City of Santa Fe Springs, Los Angeles County, California (APN 8168-024-010). The current physical setting consists completely of a modern developed industrial area. The location of the area of DE-APE (the proposed physical location of the tower and equipment lease area) consists of a concrete-paved parking lot of an used car retailer and vehicle storage facility surrounded by industrial/warehouse buildings (Figures 2-5).



Figure 2. View to the southwest towards proposed tower location



Figure 3. View to the north from locked and unattended gate blocking direct access to DE-APE



Figure 4. Overview to the east from locked and unattended gate blocking direct access to DE-APE



Figure 5. Overview to the west from locked and unattended gate blocking direct access to DE-APE

Cultural Setting

Prehistoric Setting

The prehistoric occupation of Southern California can be divided chronologically into four distinct cultural periods or horizons (Moratto 1984) as briefly described below:

Horizon I, described as the **Early Man Period**, began with the arrival of the first inhabitants

of the region from approximately 12,000 years ago to about 6,000 B.C. This period is characterized by the presence of nomadic to semi-nomadic hunter-gatherer groups who exploited both coastal and inland environments for resources. These groups are understood as primarily big game hunters following animals throughout the seasonal changes.

Horizon II, the **Millingstone Period**, dates from around 6,000 B.C. to 1,000 B.C. This horizon is characterized by the extensive use of millingstone (traditionally referred to as manos and metates) and core tools. This period saw the transition from predominant reliance of hunting and fishing to a greater emphasis on shellfish and plant resource exploitation.

Horizon III, identified as the **Intermediate Period**, from 1,000 B.C. to 750 A.D. suggests an extreme reliance on the acorn as a food source. Increasing mortar and pestle technologies have been recorded at Native sites associated with this period. This horizon is also characterized by increased faunal remains and abundant projectile points suggesting a greater exploitation of both land and sea mammals.

Horizon IV, or the **Late Prehistoric Period**, began from 750 A.D. and ended with European contact. This horizon is characterized by both increased population density and social complexity. Fishing and sea mammal exploitation intensified and bow and arrow technology were widely used during this period. Artifact assemblages are characterized as diverse and elaborate with extensive trade networks, demonstrating an increased social mobility and contact with other Native groups.

Historic Setting

Los Angeles Area

The Spanish were the first known non-native people to occupy the Los Angeles area. In 1771, the mission San Gabriel was established in the area now known as the San Gabriel Valley (Laylander 2000). The establishment of the pueblo of Los Angeles followed in 1781.

During the latter part of the 18th Century and continuing through the 19th Century Los Angeles was dominated by agricultural and the epicenter of Los Angeles grew from the establishment of the Zanja system, an early system of aqueducts consisting of open ditches which in time would eventually be added to and transformed to wood and subsequent brick-lined aqueducts and canals (Loftus 2011).

In 1821, with the Mexican independence from Spain, the Los Angeles pueblo continued as an outpost in Mexico's northern territory. It was during this time that the pueblo saw an increased growth with cattle ranching, and the hide and tallow trade becoming increasing aspects of the local economy. It was during this time that Mexico ended the mission system and the lands became secularized (Ramirez and Turner 2008).

Mexican rule ended with the Mexican-American war and the Treaty of Guadalupe Hidalgo in 1848. The beginning of the American period was officially ushered in with the introduction of California to the Union in 1850. This was a time of great growth for Los Angeles with a remarkable influx of people and technologies in response the growth of various new industries in the region, such as gold and precious to semi-precious metal mining. It was during 19th Century that saw the introduction of Freight and Dray, stagecoach, coastal

lighters, and the transcontinental railroad to the area in response to the growth of the population and associated industries of Los Angeles. In the 1890's oil was discovered and by the turn of the century oil wells were in operation across Los Angeles County.

The Los Angeles region underwent significant transformations during the first half of the 20th Century with major urban improvements such as the completion of the California Aqueduct in 1913. However these transformations pale in comparison to those following the United States' introduction into, and the close of World War II. Associated with WWII was a massive influx in the population of the region and the agricultural industries gave way to manufacturing and technology industries as urban residential/commercial sprawl.

The 1950s continued to see the sprawl and suburbanization of Los Angeles County, heavily facilitated by President Eisenhower's Federal Highways Act of 1956 and large-scale highway building efforts. Population and urban growth continued throughout the twentieth century and by the turn of the century, Los Angeles had grown to a city of almost 4 million people (U.S. Census Bureau). Los Angeles had become the largest city in California, as well as in the Western United States, and continues to be a diverse city of industries including technology, commerce, manufacturing, freight, filmmaking, hospitality, and recreation (Loftus 2011).

METHODS

Archival Research

A records search was conducted at the SCCIC located at California State University Fullerton; it included a review of all recorded historic and prehistoric archaeological sites, as well as a review of known cultural resources reports within a .5-mile radius of the proposed tower location. In addition, NWB examined the National Register, California Register of Historic Resources (CRHR), California Historical Landmarks (CHL), California Points of Historical Interest (CHPI), and the Historic Resources Inventory (HRI). Historic Properties Directory was inspected for the address of the location of the proposed Valla Tower Project.

Field Survey

Along with reviewing available records held at the SCCIC, NWB Senior Archaeologist Jennifer Roland attempted to complete an intensive field survey of the Subject Property on November 15, 2016. The field survey was not possible due to a locked and unattended gate blocking access to the DE-APE. There was no one present at the building and the phone numbers located on the project plans were disconnected. In general, field surveys take into account potential impacts to properties within the APE for direct and visual effects. It was possible to determine from outside the gate that the location of the DE-APE is highly disturbed from modern development. Direct access to the project location would not have altered the results of the survey.

RESULTS

The SCCIC records search indicated that there have been a total of seven cultural resource reports completed within the .5-mile APE (Table 1).

Table 1. SCCIC Reports within the Valla Tower Project .5-mile APE

SCCIC ID	Author	Date	Title
LA-1546	J. Price (UCLA Archaeological Survey)	1986	An Archaeological Resource Survey and Impact Assessment of the Proposed Los Nietos Realignment Project, Santa Fe Springs, California
LA-3408	G. Stickel (Environmental Research Archaeologists)	1994	Draft Report: a Cultural Resources Literature Search for the Rio Hondo Water Reclamation Project
LA-11054	D. Sims (Sims and Associates)	2009	Los Nietos 11703 Los Nietos Rd. Santa Fe Springs Rd Santa Fe Springs, CA 90670
LA-294	A. Adams (UCLA Archaeological Survey)	n.d.	A Preliminary Archaeological Literature Search for the Community Development Plan
LA-2665	M. Cottrell, J. Hill, S. Van Wormer, and J. Cooper (ARMC)	1985	Cultural Resource Overview and Survey for the Los Angeles County Drainage Area Review Study
LA-3508	S. Van Wormer (Archaeological Resource Management Corp.)	1985	Historical Resource Overview and Survey for the Los Angeles County Drainage Area Review Study
LA-7871	B. Tang and T. Woodard (CRM Tech)	2003	Historical Resource Compliance Report-Third Main Track and Grade Separation Project Hobart (mp 148.9) to Basta (mp 163.3), Bnsf/metrolink East-west Min Line Railroad Track, Vernon to Fullerton, Los Angeles and Orange Counties, California

The SCCIC records search results indicate that there are no known archaeological or historical resources previously recorded within the DE-APE. Nineteen previously recorded historical resources were located within the .5-mile indirect (visual) APE (P-19-176663, -191557, -191558, -191559, -191560, -191561, -191562, -191563, -191564, -191565, -191566, -191567, -191568, -191675, -191576, -191577, -191580, -191581, and -191592). None of these resources are listed or eligible as historic properties.

All but one of these resources were recorded by Peter Moruzzi for a 2010 Metropolitan Transportation Authority EIS/EIR that was not on file at the SCCIC.

There are no CHLs, and no CPHIs within the .5-mile Valla APE. The HRI, which include the National Register and California Register, list no properties or cultural monuments within the APE.

Non-Eligible Resources Located within the Indirect APE

Table 2. Non-Eligible Historic Resources in Indirect APE

Resource ID	Recordation	Description	Distance from DE-APE
P-19-176663	2002 D. Ballester and B. Tang (CRM TECH), 2003 B. Tang (CRM TECH), 2007. S. McCormick, 2012 M. K. Meiser (AECOM), 2016 M. Diss and M. Connolly (HDR EOC, Inc.)	Historic Burlington Northern Santa Fe (BNSF, formerly Atchison, Topeka and Santa Fe) Railway	Approximately 1180-ft. E/SE
P-19-191557	2010 P. Moruzzi (ICF International)	Historic industrial building (8024 Allport Avenue)	Approximately 2615-ft. north
P-19-191558	2010 P. Moruzzi (ICF International)	Historic industrial building (8036 Allport Avenue)	Approximately 2500-ft. north
P-19-191559	2010 P. Moruzzi (ICF International)	Historic commercial building (8037 Allport Avenue)	Approximately 2150-ft. north
P-19-191560	2010 P. Moruzzi (ICF International)	Historic industrial building (8101 Allport Avenue)	Approximately 2555-ft. north
P-19-191561	2010 P. Moruzzi (ICF International)	Historic industrial building (8107 Allport Avenue)	Approximately 2485-ft. north
P-19-191562	2010 P. Moruzzi (ICF International)	Historic industrial building (8118 Allport Avenue)	Approximately 2335-ft. north
P-19-191563	2010 P. Moruzzi (ICF International)	Historic industrial building (8122 Allport Avenue)	Approximately 2200-ft. north
P-19-191564	2010 P. Moruzzi (ICF International)	Historic industrial building (8124 Allport Avenue)	Approximately 2165- ft. N/NE
P-19-191565	2010 P. Moruzzi (ICF International)	Historic industrial building (8130 Allport Avenue)	Approximately 2225-ft. north
P-19-191566	2010 P. Moruzzi (ICF International)	Historic industrial building (8135 Allport Avenue)	Approximately 2155-ft. north
P-19-191567	2010 P. Moruzzi (ICF International)	Historic industrial building (8140 Allport Avenue)	Approximately 2125-ft. north
P-19-191568	2010 P. Moruzzi (ICF International)	Historic industrial building (8205 Allport Avenue)	Approximately 2045-ft. north
P-19-191675	2010 P. Moruzzi (ICF International)	Historic industrial building (8030 Freestone Avenue)	Approximately 2565-ft. N/NE
P-19-191576	2010 P. Moruzzi (ICF International)	Historic industrial building (8035 Freestone Avenue)	Approximately 2480-ft. N/NE
P-19-191577	2010 P. Moruzzi (ICF International)	Historic industrial building (8112 Freestone Avenue)	Approximately 2375-ft. N/NE
P-19-191580	2010 P. Moruzzi (ICF International)	Historic industrial building (11807 Slauson Avenue)	Approximately 1570-ft. N/NE
P-19-191581	2010 P. Moruzzi (ICF International)	Historic industrial building (11809 Slauson Avenue)	Approximately 1660-ft. NE
P-19-191592	2010 P. Moruzzi (ICF International)	Historic commercial building (11668 Washington Blvd)	Approximately 2625-ft. N/NE

Field Survey Results

A pedestrian survey of the entire DE-APE was not possible to conduct as a locked and unattended gate blocked access. Attempts to call for access were unsuccessful as all numbers located on the project plans were disconnected. While it was not possible to directly examine the ground surface for the presence of cultural resources and historic properties, from the locked gate it was possible to determine that the ground was a graded and paved parking lot currently being used to store large recreational vehicles. The locations of the proposed tower and equipment lease areas are all located within this parking lot. The native ground surface would not be visible in such an environment during the field investigation.

Given the level of disturbance within the graded and paved project area, the likelihood of uncovering subsurface cultural materials appears low. Based on field observations and available project information, no archaeological resources or historic properties are located within the project area.

MANAGEMENT CONSIDERATIONS

In accordance with the guidance set in place by the FCC, conforming with Section 106 of the NHPA, NWB has assessed the potential for adverse effects of the Valla Tower Project on any archaeological sites and historic properties. No cultural resources were identified in the DE-APE. Nineteen previously recorded historical resources were located within the .5-mile indirect (visual) APE (P-19-176663, -191557, -191558, -191559, -191560, -191561, -191562, -191563, -191564, -191565, -191566, -191567, -191568, -191675, -191576, -191577, -191580, -191581, and -191592). None of these resources are listed or eligible as historic properties.

Therefore, the results of NWB's assessment indicate that no archaeological resources or Historic Properties will be affected by installation of the Verizon Wireless Valla Tower.

The DE-APE for the proposed facility is obscured by concrete or gravel; the native ground surface is not visible. Grading has disturbed the soil present in the DE-APE associated with construction of the current surrounding buildings, parking lot and concrete drainage. The DE-APE has been disturbed to depth by grading of the area; due to the previous disturbance, it is not considered sensitive for historic or prehistoric archaeological resources, and there is little potential to impact any unrecorded archaeological sites. The area is not sensitive for prehistoric resources, and the potential for buried resources to be present is low due to the surrounding previous subsurface disturbances. Given these considerations, no further archaeological studies or monitoring are recommended.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 48 hours of being granted access to the site. The MLD may recommend scientific removal and nondestructive analysis

of human remains and items associated with Native American burials. If cultural materials are discovered during any excavation, a qualified archaeologist should be notified to assess the significance of such material.

REFERENCES:

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- 2000 In: *Archives of California Prehistory: Early Ethnography of the Californians; 1533-1825*, Number 47, pp. 70. Coyote Press, Salinas, CA.

Loftus, Shannon

- 2011 *Cultural Resource Records Search and Site Survey, AT&T Site LAC209, North Hollywood, 12444 Victory Boulevard, North Hollywood, Los Angeles County, CA* Submitted to Black and Veatch Corporation on behalf of AT&T on file at the SCCIC, California State University, Fullerton.

Moratto, Michael J.

- 1984 *California Archaeology*, Chapter 4. Academic Press, Inc. Orlando FL.

Ramirez, Robert S. and Robin D. Turner

- 2008 *A Phase I Cultural Resource and Paleontologic Assessment for the Proposed Los Angeles Department of Water and Power Distribution Center #144 in the City of Los Angeles, Los Angeles County, California*. Prepared for the Los Angeles Department of Water and Power on file at the SCCIC, California State University, Fullerton.

Schoenherr, Allan A.

- 1992 *A Natural History of California*, Chapter 8. University of California Press. Berkeley, CA.

Appendix A:

Project Personnel Resumes

Susan M. Hector, Ph.D., RPA
Principal Investigator, NWB Environmental Services
Anthropologist

Total Years of Experience: 40

Employment History:

2014-	Principal Investigator, NWB Environmental Services
2013-2014	Instructor, Anthropology Department, San Diego City College
2012-2013	Manager, Environmental Programs, SDG&E
2009-2012	Principal Environmental Specialist, Cultural Resources, SDG&E and SCG
2005-2008	Principal/Senior Archaeologist, ASM Affiliates, Inc., Carlsbad, California
2001-2005	Principal, Susan Hector Consulting, San Diego, California
1999-2001	Director, County of San Diego Department of Parks and Recreation, San Diego, California
1996-1999	Chief, County of San Diego Department of Parks and Recreation, San Diego, California
1992-1996	Senior Project Manager, County of San Diego Department of Parks and Recreation, San Diego, California
1989-1992	Project Manager, County of San Diego Department of Parks and Recreation, San Diego, California
1980-1989	Director of Cultural Resources, RECON, San Diego, California
1977-1980	Senior Museum Preparator, UCLA Museum of Cultural History (now the Fowler Museum), Los Angeles, California
1974-1980	Research Collaborator, UCLA Institute of Archaeology, Los Angeles, California
1973-1974 CA	Archaeological Field Assistant, UCLA Archaeological Survey, Los Angeles, CA

Education:

Ph.D.	1984/Anthropology/University of California, Los Angeles
M.A.	1978/Anthropology/University of California, Los Angeles
B.A.	1975/Anthropology/University of California, Los Angeles (cum laude)

Additional Training:

2011	Fiber Preparation and Processing Workshop. Celia Quinn
2010-2011	Spinning. Margaret Tyler, Grossmont Adult School
2008	Section 106 Essentials. Advisory Council on Historic Preservation
2006	Section 106: How to Negotiate and Write Agreements, National Preservation

	Institute
2005	Kumeyaay Ethnobotany. Kumeyaay Community College, Sycuan Reservation
2005	Gourd Rattle Making and Usage. Agua Caliente Culture Museum
2004	Traditional Southern California Basketweaving Workshop. California Indian Basketweavers Association
2002	Identification and Management of Traditional Cultural Places, National Preservation Institute
2002	Section 106: A Review for Experienced Practitioners, National Preservation Institute

Registrations:

Register of Professional Archaeologists (RPA)
Orange County
County of Los Angeles
County of San Diego
City of San Diego
Bureau of Land Management, Permit for Archaeological Investigations, SDG&E/SCG areas

Professional Memberships:

2008-	State Historic Resources Commission, Archaeology Subcommittee
2004-2006	Governor's Appointee/Governing Board, San Diego River Conservancy
2002-2005	Board of Directors/San Diego Archaeology Center
2002-2005	Board of Directors/Planning and Research Collaborative
2001-2005	Board of Directors/Save Our Heritage Organisation (SOHO)
2001-2003	Communications Committee Chairman/Altrusa International Service Club
2001-2005	Advisory Board/Volcan Mountain Preserve Foundation
2000-2004	Editorial Board/Archaeological Conservancy
1999-2004	Board of Directors/Presidio Park Council
1998-2000	ad hoc Member/City of Oceanside Historical Site Board
1987-1995	Member/City of San Diego Historical Site Board
1987-1989	Founder/Society for California Archaeology (SCA) Proceedings
1989-1995	Editor-in-chief/Society for California Archaeology (SCA) Proceedings
1995	Board of Advisors/Society for Amateur Scientists
1987-present	Member/Sigma Xi
1987-1991	Coordinator/South Coastal Information Center, San Diego State University
1987-1988	President/Society for California Archaeology (SCA)
1986-1987	Southern Vice President/Society for California Archaeology (SCA)

Awards/Commendations:

2014	Lifetime Achievement Award, Society for California Archaeology
2012	Outstanding Achievement Award, Environmental Services, SDG&E
2012	Nomination for Governor's Award (Sempra Cultural Resources Screening Tool)
2011	Governor's Award (co-authoring SB 1034, Cal-ARPA)
2011	ACRA Award in the Private Sector (Sempra Cultural Resources Screening Tool)
2011	Special Recognition Award, Society for California Archaeology (SB 1034 – CalARPA)
2009	Presidential Commendation, Society for California Archaeology (SCA Proceedings founding and editorship)
2007	Outstanding Environmental Resource Document, Association of Environmental Professionals (SDG&E Cultural Resources Training Video)
2003	Award of Excellence for Historic Preservation, City of San Diego Historical Resources Board (San Dieguito River Valley Archaeology Project)
2002	San Diego County Department of Parks and Recreation, Departmental Recognition as Director
2000	California Preservation Foundation (CPF) Preservation Design Award (restoration of the Spring House at Los Peñasquitos Ranch House National Register District)
2000	People in Preservation (PIP) Award from Save Our Heritage Organisation (SOHO) for the restoration of the Spring House, Los Penasquitos
2000	Certificate of Appreciation from Assembly Member Susan Davis (restoration of the Spring House, Los Penasquitos)
1998	Governor's Award (restoration of Vallecito Stage Station)
1997	Governor's Award (restoration of Rancho Guajome Adobe)
1997	California Preservation Foundation (CPF) Preservation Design Award (restoration of Rancho Guajome Adobe)
1996	Orchid Award from the AIA (restoration of Rancho Guajome Adobe)
1996	Orchid Award from the AIA (restoration of Vallecito Stage Station)
1994	Park Project Manager of the Year, County of San Diego
1994	Outstanding Achievement, County of San Diego, for Los Peñasquitos Ranch House restoration and research (with Mary Ward)
1992	Park Project Manager of the Year, County of San Diego
1991	Park Project Manager of the Year, County of San Diego

Clearances:

MCB Camp Pendleton

MCAS Miramar

Edwards AFB

Naval Base San Diego

Professional Profile:

Dr. Susan Hector has 40 years of experience with prehistoric, historic, and ethnographic cultural resources in southern California. In addition, she has substantial management experience beyond the cultural resources subject area. She served as the Director for San Diego County Department of Parks and Recreation, and the Environmental Programs Manager for San Diego Gas & Electric Company. Dr. Hector has taught classes in anthropology and archaeology at San Diego City College. She is currently the Principal Investigator for NWB Environmental Services, managing cultural resources projects for the company.

Dr. Hector has prepared more than 250 compliance technical reports for federal, state, and local agencies. She has authored many scientific articles and publications, and made technical and popular presentations on prehistoric and historic archaeology and has professional experience with the cultural resources of the Great Basin, American Southwest, and California. She has special expertise in the development of management plans for cultural resources located within undeveloped areas such as utility corridors, open space preserves, or parks. Dr. Hector worked for the County of San Diego Department of Parks and Recreation for 12 years, ending as the Director of the department. While working for the County of San Diego, Dr. Hector successfully obtained grants for historic preservation and natural resource conservation. She was directly responsible for the development of a cultural resources management program for the County. From 2009 – 2012, she was a Principal Environmental Specialist, Cultural Resources, and provided services for both San Diego Gas and Electric and Southern California Gas Company, where she developed their first cultural resource management program. A significant part of this program is its GIS capabilities to screen projects for impacts to archaeological sites. She developed the Arc Avoid GIS tool that is used to manage operations and maintenance work within the SDG&E service area, and the company received an ACRA award in 2011 for her work.

Dr. Hector has directed and completed archaeological and historical research projects, field surveys and inventories, test programs, and data recovery projects throughout the west. She has special expertise in ethnobotany, shellfish analysis, lithic tool analysis, historic artifacts, ethnography and ethnohistory, and hunter-gatherer special activity areas. Her diverse background also includes museum curation and project management. She has also taught classes in anthropology and archaeology at the college level in Los Angeles and San Diego.

Dr. Hector successfully completed five National Register nominations (resulting in listing in the National Register of Historic Places), and a sixth will be submitted in 2014. Four of the six include traditional cultural landscapes, and were prepared in collaboration with local Native American tribes.

**Jennifer Roland, M.A., RPA
NWB Senior Archaeologist**

Total Years of Experience: 4

Employment History:

2014- Senior Archaeologist, NWB Environmental Services, LLC
2014- Archaeological Project Leader, California State Parks, San Diego, California
2012- Field Archaeologist, ECORP Consulting, Inc. Redlands & San Diego, CA
2012 Field Technician, Laguna Mountain Environmental, Inc., San Diego, CA
2008-2012 Graduate Teaching Fellow, University of Pittsburgh, Pittsburgh, PA
2008 Field Technician, Golden State Environmental, Inc., San Diego, CA

Education:

M.A. 2012/Anthropology/University of Pittsburgh, Pittsburgh
B.A. 2007/Anthropology/University of California, San Diego

Additional Training:

2016 Advanced CEQA Workshop, Association of Environmental Professionals
2016 From Assessment to Treatment: Determining Integrity and Applying the Standards, California Preservation Foundation Workshop
2015 Section 106 of the National Historic Preservation Act from the National Preservation Institute
2015 Surveys, Historic Structure Reports, and EIRs: A Practitioner's Toolkit, California Preservation Foundation Workshop
2014 40-hour training HAZWOPER certified
2007 Archaeology Field School, Rio Muerto Archaeological Project, Moquegua, Peru
2006 Archaeology Field School, Edom Lowlands Regional Project, Jordan
2006 Archaeology Field School, Fort Garland, CO
2006 Laboratory Internship at the ASM Affiliates, Inc., San Diego, CA

Registrations:

Register of Professional Archaeologists (RPA)

Professional Memberships:

Society of American Archaeology
Society for California Archaeology
San Diego Archaeological Center
San Diego County Archaeological Society

Professional Profile:

Ms. Roland is an archaeologist who has worked professionally in cultural resource management of Southern California for four years. She has participated in multiple energy projects including Phase I pedestrian surveys, site recordation and construction monitoring of solar facilities, as well as field surveys, monitoring and letter reports for San Diego Gas & electric (SDGE). She has worked on telecommunication projects for Verizon Wireless, highly sensitive land development projects, and several diverse projects for various California state parks.

Selected Project Experience:

Verizon Wireless Cellular Installation Services On-call. As Senior Archaeologist, Ms. Roland combines information provided by Verizon Wireless, records and archival data from California Historical Resources Information System various Information Centers, and field survey results to write Archaeological Resources Management Reports (ARMR), and conducts NAHC consultation. In conformance with Section 106 of the National Historic Preservation Act, documents are submitted to the FCC and the California SHPO office. The proposed cellular installations include towers, panels, and other structures and devices located throughout California. Projects have been completed in the following counties; Alameda, Amador, Butte, Calaveras, Los Angeles, Mariposa, Monterey, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, and Tuolumne.

San Diego Gas & Electric Company Cultural Resources On-call. As Senior Archaeologist, Ms. Roland evaluates records searches, conducts field surveys, drafts letter reports, Archaeological Resources Management Reports (ARMR) and Archaeological Survey Reports for submittal to SDGE and Caltrans and provides support for utility work as requested. NWB provides cultural resources consulting services to SDG&E, services cover gas and electric operations and maintenance, and capital projects. Proposed activities include survey, monitoring, analysis, and report preparation for gas line and electric pole replacement, new distribution circuits and transmission lines, reconductor and wood-to-steel projects, and other services as needed.

American's with Disability Act (ADA) Trails and Overlooks Project | Torrey Pines State Natural Reserve, San Diego County, CA As Archaeological Project Leader, Ms. Roland monitored ground disturbing work of trail improvements for compliance with ADA regulations, recorded sites and prepared DPR 523 forms, completed daily monitoring and photo logs.

High Point Trail Improvement Project | Torrey Pines State Natural Reserve, San Diego County, CA As Archaeological Project Leader, Ms. Roland conducted a small trail survey, assessment of cultural resource impacts, site recordation and drafted a DPR 649 Archaeological Survey Report.

Replace 50K Gallon Tank DMP Phase 2 Project | Gaviota State Park, Santa Barbara County, CA As Archaeological Project Leader, Ms. Roland monitored ground disturbing work of water tank demolition and footing excavation, completed daily monitoring & photo logs, recorded & collected buried historic trash pit features, conducted lab analysis &

cataloging of collected artifacts.

Pio Pico State Historic Park Monitoring Project | Los Angeles County, CA As Archaeological Project Leader, Ms. Roland conducted monitoring of roof demos of the Pio Pico Adobe house, completed daily monitoring & photo logs and wrote the monitoring report.

Los Angeles State Historic Park Planning and Phase I Project | Los Angeles County, CA As Archaeological Project Leader, Ms. Roland conducted monitoring, excavation and mitigation of heavy machinery, earth moving construction; completed daily monitoring & photo logs, recorded cultural/historic features, collected, and processed cultural materials for lab analysis

Cudahy Camp Update and Assessment Project | Red Rock Canyon State Park, Kern County, CA As Archaeological Project Leader, Ms. Roland performed site survey and recordation, map production using GIS equipment and ArcMap to update the assess the condition of a 1940s mining camp and prehistoric sites, and wrote portions of the project report.

Desert Sunlight Solar Farm (DSSF) Monitoring Project | Desert Center, Riverside County, CA As field technician, Ms. Roland monitored heavy machinery, earth moving construction of 6 sq. mile solar power facility; completed daily monitoring logs, pedestrian survey and shovel tests.

Bureau of Land Management (BLM) Phase I Solar Survey Project | Riverside County, CA As field technician, Ms. Roland worked with a team lead by Chris Millington (SWCA) to complete pedestrian survey and site recordation of historic and prehistoric sites as part of a Phase I study for the BLM in the Palm Springs/South Coast region in anticipation of future solar projects.

Border Fields State Park Phase III Excavation | Border Fields State Park, San Diego County, CA As a field technician, Ms. Roland conducted intensive land development testing and excavation of significant, in-situ prehistoric cultural deposits located along US-Mexico coast and border.

Attachment 11. Site Information – Photographs

You are required to provide photographs and maps as part of this filing. Additional site information can be provided in an optional attachment.

Photograph Requirements:

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map or text, and dated; the focal length of the lens and the height of the camera should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

- a. Photographs taken from the site should show views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed site.**

Please see attached photographs, which were taken by Jessica Russell of Trileaf on April 15, 2016, unless otherwise noted.

- a. Photographs of all listed in and eligible properties within the Areas of Potential Effects.**

N/A

- b. If any listed or eligible properties are visible from the proposed site, photographs looking at the site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included. If any listed or eligible properties are within the APE, photos looking at each historic property should be included.**

N/A

Aerial photographs were obtained using Google Earth and are dated 2016.

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB

3060-1039

See instructions for
Public burden estimates

Attachment 11. SHPO Specific Forms

The cover sheet it is attached.

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620

Attachment 12. Maps

Include one or more 7.5-minute quad USGS topographical maps that:

- a. Identify the Areas of Potential Effects for both Direct and Visual Effects. If a map is copied from the original, include a key with the name of quad and date.**
- b. Show the location of the proposed site and any access roads or other easements including excavations.**
- c. Show the locations of each property listed.**
- d. Include keys for any symbols, colors, or other identifiers.**
- e. Submit color maps whenever possible.**

The following map has been attached to this report:

Topographic Map

0.5-Mile Area of Potential Effect Map

Applicant's Name: Verizon Wireless

Project Name: Valla

Project Number: 623627

FCC Form 620



City of Santa Fe Springs

Planning Commission Meeting

March 13, 2017

CONSENT ITEM

Conditional Use Permit Case No. 605-4

Review for compliance with conditions of approval related to the operation and maintenance of a school of interpretation use located at 10012 Norwalk Boulevard, Suite 120, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (The Southern California School of Interpretation-Nora Wagner)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of a school of interpretation use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Approve extension of CUP Case No. 605-4, subject to a compliance review in five (5) years, to ensure the use is still operating in strict compliance with the conditions of approval.

BACKGROUND:

Since 2002, the Southern California School of Interpretation (SCSI) has leased a ± 6,903 square foot unit within the Colonnade Business Center located on the east side of Pioneer Boulevard, between Bell Ranch Drive, to the north, and McCann Drive, to the south.

The SCSI, founded in 1993, is a private school specialized in preparing bilingual (Spanish & English) individuals that are interested in becoming a certified Medical Interpreter, Administrative Hearings Interpreter, and/or Court Interpreter. The SCSI interpretation programs are approved by the Bureau for Private Postsecondary and Vocational Education.

The SCSI specializes in preparing students for the State interpreter certification examinations. Currently, 85% of the candidates who become certified interpreters in the state of California are graduates from the SCSI program. The certified interpreters often find employment in a variety of industries: hospitals, school districts, law enforcement and various government entities. SCSI students that test for the Federal Exam for certified court interpreters have a pass rate between 78% - 90%, the highest pass rate in California.

ZONING CODE REQUIREMENT

In accordance with Section 155.243 (J)(4) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a business, technical, trade or professional schools use within the M-2 (Heavy Manufacturing) Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.243 – CONDITIONAL USES (J)(4)

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

- (J) Also the following:
(4) Business, technical, trade or professional schools.

OPERATIONS:

Update: The SCSI is open Monday through Thursday from 6 p.m. to 9:30 p.m. and Saturday from 8 a.m. to 6 p.m. Classes are held on Monday to Thursday evening from 6:00 p.m. to 9:20 p.m., and all day Saturday from 8:00 a.m. to 3:00 p.m. The school is closed on Friday and Sunday. Since classes are held during evening hours and Saturday (non-peak), the Colonnade Business Center provides adequate parking for SCSI staff members and students.

STAFF CONSIDERATIONS

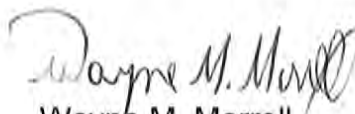
As standard practice for all compliance reviews, an inspection of the property was conducted by City staff on January 31, 2017 to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Upon Staff's review of the use, the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the school of interpretation continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 605 be subject to a compliance review in five (5) years, on or before, March 13, 2022, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL**PLANNING AND DEVELOPMENT DEPARTMENT:****(Contact: Jimmy Wong 562.868-0511 x7451)**

1. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
(condition is ongoing)
2. That all other requirements of the City's Zoning Regulation, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
(condition is ongoing)
3. That all aspects of the proposed use shall be conducted inside the enclosed building, except for the off-street parking of students, faculty and administrative staff.
(condition is ongoing)
4. That street parking for students, faculty and administrative staff shall be prohibited from parking vehicles on Norwalk Boulevard.
(condition is ongoing)
5. That the total number of students, faculty and administrative staff shall be limited to the maximum capacity of the facility as determined by the Building and Fire Codes.
(condition is ongoing)
6. That the Applicant shall submit a letter at the beginning of the school year to the Department of Planning and Development summarizing any change in the number of students enrolled at the school and hours of operation. In the event of a significant increase in the number of students enrolled in the program or classes being held during day-time hours, the Director of Planning and Development may require reconsideration of this Permit for further reconsideration of this Permit for further review and approval.
(condition is ongoing)

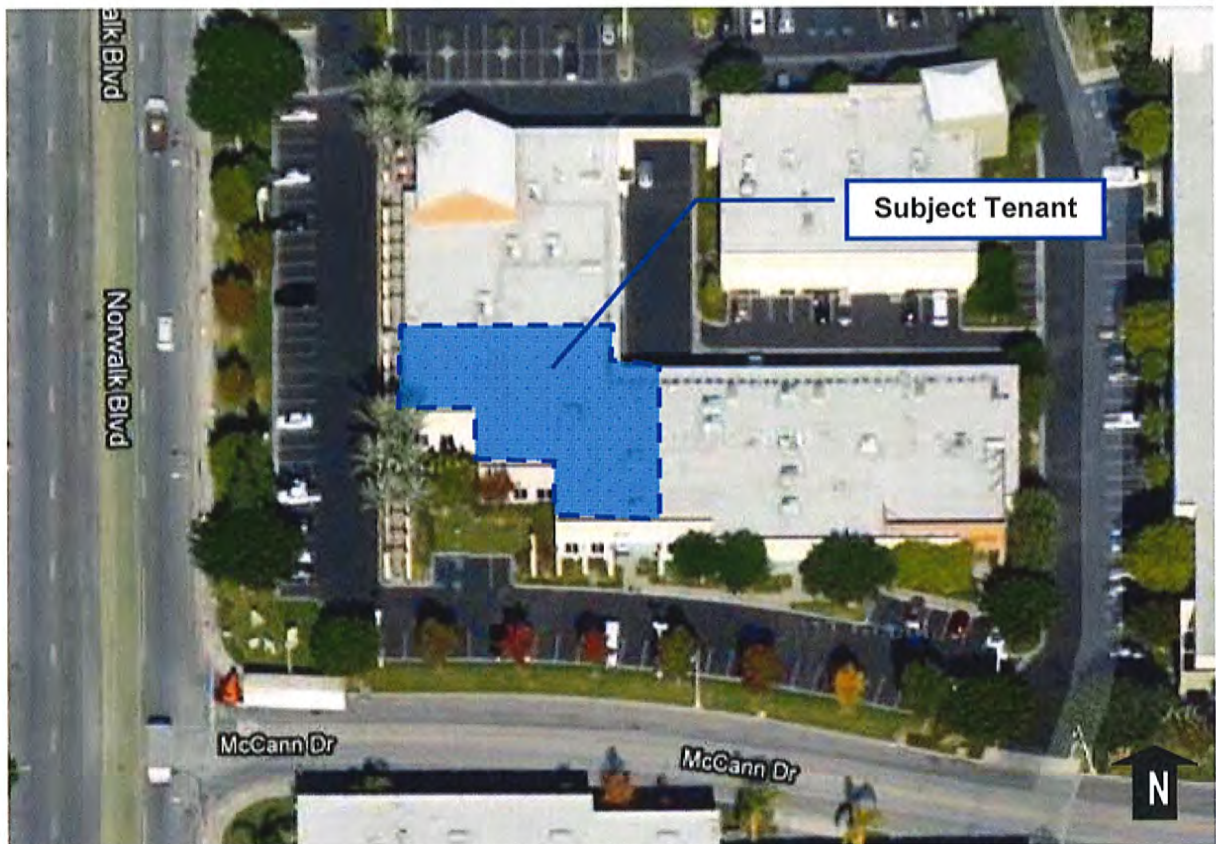
7. That the Applicant will be subject to a compliance review of the Conditions of Approval in five (5) years to ensure that the interpretation school use is in strict compliance with the original conditions of approval.
(condition is ongoing)
8. That CUP Case No. 605-4 shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all of the required conditions of approval.
(condition is ongoing)
9. That the Applicant, Nora Wagner, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, 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 an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 605-4, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
(condition is ongoing)
10. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
(condition is ongoing)


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph

AERIAL PHOTOGRAPH



CONDITIONAL USE PERMIT CASE NO. 605-4
SOUTHERN CALIFORNIA SCHOOL OF INTERPRETATION
10012 PIONEER BOULEVARD, SUITE 120



CONSENT ITEM

Conditional Use Permit Case No. 751-2

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

RECOMMENDATION: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 751 (until March 13, 2018), subject to the conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is a triangular-shaped lot located at 15718 Marquardt Avenue (APN: 7003-01-904). The property is bordered by Marquardt Avenue to the west, Alondra Boulevard to the south, and the I-5 Freeway to the northeast. It measures 18,915 sq. ft. (approximately .43-acres) and is located within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone.

The property is currently a vacant parcel that was previously used as an overflow lot for Mike Thompsons RV. A 50' tall freestanding sign, measuring approximately 30' x 20', is still currently located on the subject site. The subject sign, used by the Santa Fe Springs Swap Meet, was originally permitted under Conditional Use Permit Case No. 488. The existing sign is located within an easement that is on a remnant parcel of land that is currently owned by the State of California (Caltrans). A remnant parcel is defined as a parcel that is left over as a result of a public improvement project, which is typically not large enough to accommodate development that complies with the required development standards such as lot width, depth, or setbacks.

Due to the Santa Ana (I-5) Freeway widening project, the existing sign must be re-located to accommodate the new freeway layout/expansion. In order to avoid conflict

with the freeway expansion and thus remain outside the freeway limits, Caltrans has asked that the applicant re-locate the existing sign approximately 15-20 feet southeast from its current location. It should be noted that the applicant also took the opportunity to upgrade the existing freestanding static sign to a new contemporary two-sided digital billboard sign which would be an economic benefit for both the swap meet and the City.

On March 9, 2015, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 751 to allow the applicant, Newport Diversified Inc., to construct operate and maintain a new double face billboard on the subject property. In accordance with Section 155.721 of the City's Zoning Regulations (see Code Section below), a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations**Section 155.721 – Expiration**

Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

On February 17, 2016, the Planning Commission granted a one (1) year time extension to allow the applicant additional time to obtain proper permits and thereafter construct and operate the subject billboard. Since the applicant must still go through Caltrans for subsequent approval, the applicant has requested that a further extension be granted.

STAFF CONSIDERATIONS

The Commission should note that although construction of the proposed digital billboard has not begun, it has already been plan checked and the building permits have been issued by the City. Staff believes the applicant has diligently worked to keep this project moving forward and towards development; however, the project has experienced a delay because the application going through Caltrans Outdoor Advertising Department has taken longer than expected. The applicant is expecting a resolution within 90 days and will thereafter proceed with fabrication and installation. Staff is confident that the project will continue to move forward to be fully constructed in the upcoming year. Staff, therefore, is recommending that the subject CUP be extended for an additional year, until March 13, 2018. At which time, staff will conduct a compliance review of the digital billboard.

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact: Robert Garcia 562.868-0511 x7545)**

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. **(ongoing)**

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Matson 562.868-0511 at x3319)**

2. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. **(ongoing)**
3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**
4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale the billboard(s). **(ongoing)**
5. That should any of the lights, illuminated letters or decorative illuminated elements, cease to function on the signs, the operator shall repair them within 72 hours. Otherwise, the operator shall contact the City to present alternatives in addressing the malfunctions. **(ongoing)**
6. That the Applicant shall maintain a fence around the subject property with an operable gate(s). The Applicant shall not place or install any type of barbed-wire, razor wire, or similar materials anywhere on the fence. **(ongoing)**

7. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night. **(ongoing)**
8. That lighting, if installed for the parcel, shall be installed so that it does not become distracting to the traffic on the street and/or freeway. **(ongoing)**
9. That personnel during the construction phase, and/or maintaining the sign thereafter, shall park on-site at all times. **(ongoing)**

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(ongoing)**
11. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(ongoing)**

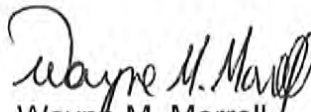
PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Cuong Nguyen 562.868-0511 x7359)**

12. That this approval allows the applicant, Newport Diversified Inc., to establish, operate and maintain a new digital billboard on property located at 15718 Marquardt Avenue (*previous* APN: 7003-001-904). **(ongoing)**
13. That the subject billboard shall be in conformance with Section 155.384 (Billboards) of the City of Santa Fe Springs Zoning Regulations. **(ongoing)**
14. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(ongoing)**
15. That approval of Conditional Use Permits No. 751 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(ongoing)**
16. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans). **(ongoing)**

17. That Conditional Use Permit No. 751 (CUP) shall be subject to the execution of a Development Agreement between the City Council and Newport Diversified, Inc. regarding the operation of the subject billboard. The applicant and the City shall commence the preparation of the Development Agreement upon the approval of the CUP and shall complete related negotiations and execute the Agreement within nine (9) months from effective date of approval of the CUP. **(ongoing)**
18. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard. **(ongoing)**
19. That prior to completion of the billboard installation, the Applicant shall provide the Planning Department with the telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that the billboard becomes dilapidated, damaged and/or malfunctioning. **(ongoing)**
20. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(ongoing)**
21. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(ongoing)**
22. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(ongoing)**
23. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 21 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant. **(ongoing)**
24. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(ongoing)**
25. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(ongoing)**

26. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(ongoing)**
27. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(ongoing)**
28. That the project shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes. **(ongoing)**
29. That Conditional Use Permit Case No. 751 shall be subject to a compliance review in one (1) year, on or before ~~February 18, 2017~~ **March 13, 2018**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised ongoing)**
30. That the applicant, Newport Diversified Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, 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 an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
31. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Newport Diversified Inc. with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Newport Diversified Inc. to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(ongoing)**

32. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Newport Diversified Inc. or the city of the benefits of this CUP. **(ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Photos of Existing Sign
4. Elevation for Proposed Sign
5. Photo Simulations of Proposed Sign

Aerial Photograph



CITY OF SANTA FE SPRINGS

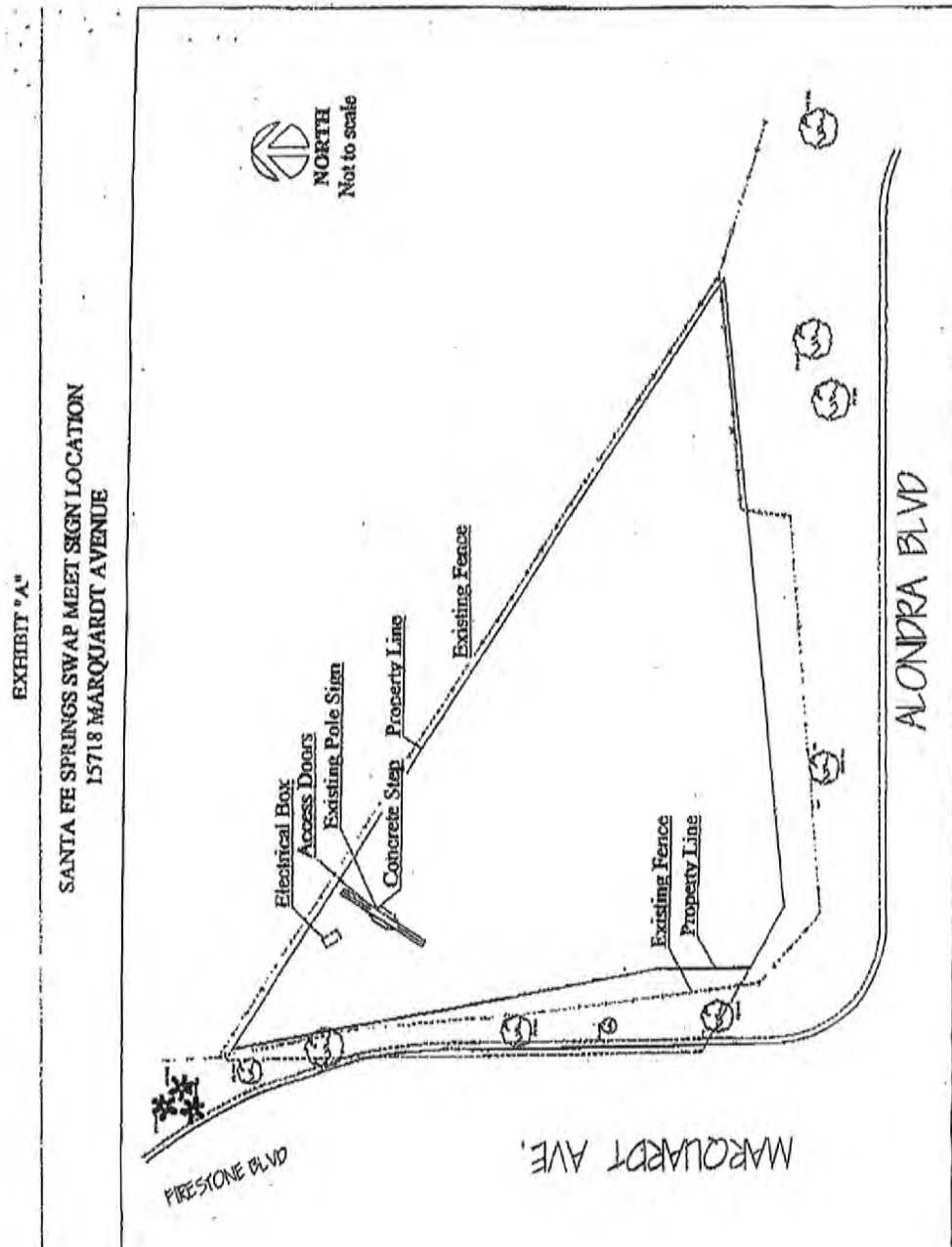


AERIAL PHOTOGRAPH – 15718 Marquardt Avenue

CONDITIONAL USE PERMIT No. 751

APPLICANT: Newport Diversified, Inc.

Site Plan



[illegible]

Photos of Existing Sign



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HEATH**
SIGN COMPANY
www.federalheath.com
3900 N. Orange Grove
Las Vegas, NV 89115
(702) 734-8600
FAX (702) 734-8118

NORTH AT 500 FT

EXISTING SWAP MEET PYLON AT 500 FT NORTH VIEW



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SOUTH AT 400 FT

EXISTING SWAP MEET PYLON AT 400 FT SOUTH VIEW

Elevation for Proposed Sign

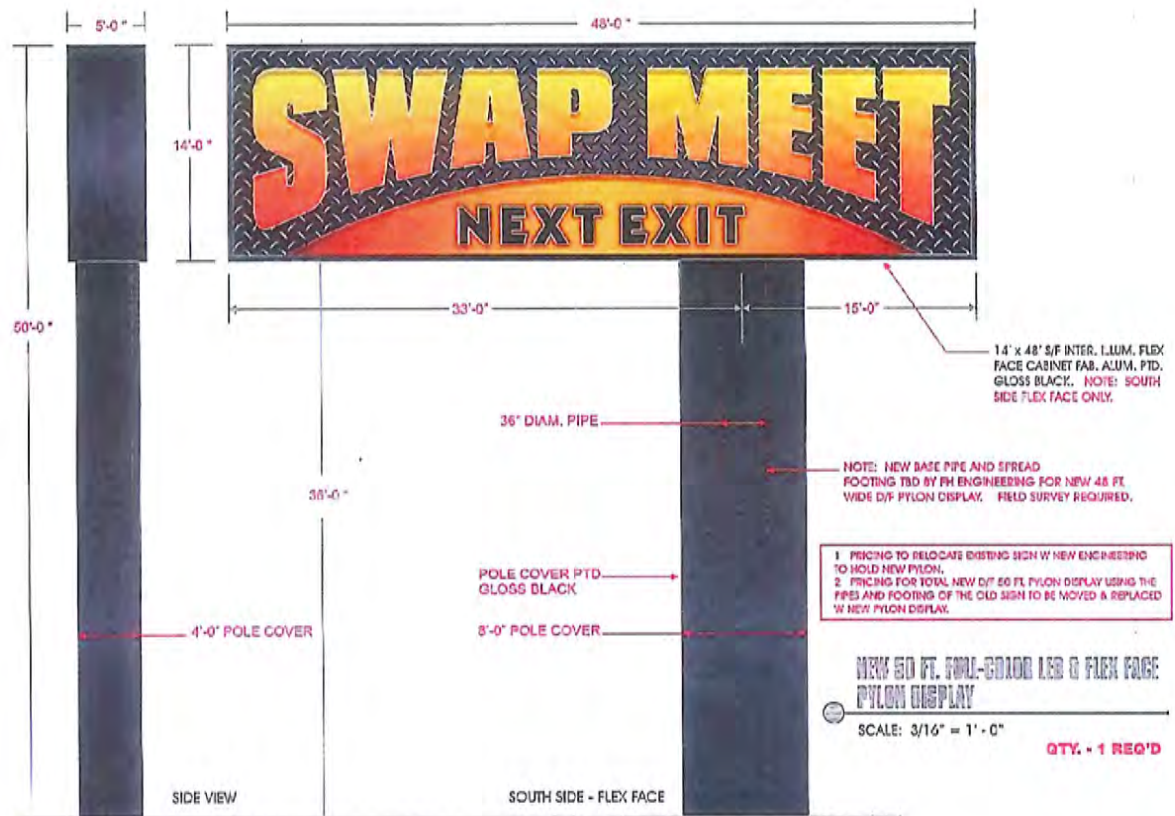


Photo Simulations of Proposed Sign



**FEDERAL
HEATH**
SIGN COMPANY
10000 E. 10th Ave.
Denver, CO 80231
303.755.1111
Fax 303.755.1112

SOUTH AT 400 FT

3 OF 4

NEW 50' SWAP MEET PYLON AT 400 FT SOUTH VIEW



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NORTH AT 500 FT

4 OF 4

NEW 50' SWAP MEET PYLON AT 500 FT NORTH VIEW