



Victoria Greens, Carson

Constraints Analysis

prepared by

Integral Communities

Acquisitions and Entitlements

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August 2018

EXHIBIT NO. 6

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1 Project Description

This report is an analysis of the constraints for a proposed 176-unit condominium project located in the City of Carson, California. The report has been prepared by Rincon Consultants, Inc. under contract to Integral Communities for use in support of the development permit application that was submitted on January 25, 2018 to the Planning Division at the City of Carson. The application will include Design Overlay Review (DOR) No. 1695-18, Conditional Use Permit (CUP) No. 1040-18, Tentative Tract Map (TTM) No. 78226-18, and Specific Plan Amendment (SPA) No. 4-18. The purpose of this report is to analyze the potential constraints to development of the project. Several possible constraints have been identified in a second review (by City Planning Division staff), including: presence of high pressure natural and liquid gas pipelines along the eastern boundary of the site and natural gas pipeline equipment on a parcel owned by Southern California Gas Company (immediately adjacent to the site on Central Avenue), a telecommunications tower immediately adjacent to the site (owned by MCI Telecommunications Corp), industrial uses (including trucking facilities) located immediately to the north and east of the site, presence of abandoned oil wells on site, soil remediation. This constraints analysis is limited to evaluation of land use/planning related constraints (General Plan designation, zoning standards, easements, etc.), the risk associated with the presence of natural and liquid gas pipelines, the existing use of the telecommunications tower, possible presence of historic, archaeological, or paleontological resources, the impact of surrounding and project-related noise, and the risk of hazards associated with adjacent industrial uses.

The proposed project is a residential development consisting of 86 three-story row townhome units (UA Row), 90 three-story stacked flat units (UA Level), landscaping and trees, a recreation center with pool and spa, a dog park, a linear park (all contained in a secured, gated community) located at the northeast corner of the intersection of Victoria Street and Central Avenue in Carson, California (Figure 1). The site is separated from the City of Compton corporate boundary along the northern edge by a narrow (approximately 30 feet wide by 610 feet long) parcel with an easement owned by ProLogis (the adjacent industrial use immediately east of the site). The easement is kept as a private driveway fire access to the adjacent industrial use (Prologis) east of the site. Integral Communities has proposed to have Prologis abandon the easement at a future date. The building area for the two residential products ranges from 1,453 and 2,072 square feet and each unit has an attached 2-car garage. The project site is 8.07 acres and is currently a vacant property that was formerly used for oil exploration (Figure 2). There are eight plugged and abandoned oil and injection wells on the site. As a result of the historic use, soil contamination was investigated and a soil Remediation Action Plan (RAP) and associated constraint analysis is being prepared separately by others in coordination with City staff and the Los Angeles Regional Water Quality Control Board. The proposed buildings will be sited to avoid the abandoned wells by ensuring that only streets, alleys, sidewalks and open spaces are placed over the well locations.

Figure 1 Project Site



Figure 2 Historic Photo



1.1 Background

Historical Context and Previous Environmental Review

The project site was originally reviewed as part of the Dominguez Hills Village Specific Plan Environmental Impact Report (DHVSP EIR). City Council certified the EIR and adopted the Mitigation Monitoring Plan on January 23, 1996. The DHVSP EIR evaluates potential environmental impacts resulting from the implementation of the Specific Plan. However, the proposed project would place housing in areas designated Industrial and Commercial in the Specific Plan. A neighborhood retail center and a tank farm were proposed for the Commercial and Industrial zones on the proposed Victoria Greens site. The neighborhood retail center was intended to provide a convenient and accessible service/retail center (comprising a minimum of 50,000 square feet) to specific plan area residents and the surrounding community. This commercial use was identified by the Community and City officials as a needed amenity. The center was anticipated to contain a small market, neighborhood retail, and restaurant pads (potentially offering drive-through fast food). The site was part of an area referred to as Parcel 2 in the Specific Plan. Most of Parcel 2 (approximately two-thirds of the eastern portion) was developed with a trucking/logistics warehouse – an industrial land use. The Specific Plan indicates that the site should conform to uses allowed in the General Plan, or uses demonstrated to be compatible with the neighborhood and identified as alternates in the DHVSP. Such alternate uses are subject to the City’s General Plan Amendments and Site Plan review processes. Most of the site is designated Mixed Use – Residential in the City of Carson General Plan. Approximately 0.5 acre of the site located immediately adjacent to the existing cell tower facility at 17900 Central Avenue (midway along the eastern border with Central Avenue) is designated as General Commercial in the General Plan. This portion of the site is encumbered with a “cloud”(i.e. part of the parcel has been included on the current title holder’s (MCI/Verizon))on the property title that was due to an error made by the Board of Equalization over 30 years ago. This encumbrance will be removed prior to acquisition of the property. The current title holder (MCI/Verizon) has acknowledged the error; and is in the process of executing a quitclaim deed to remove the cloud (assessment note) from the title.

1. Specific Plan Development Standards

- a. The Specific Plan identifies several general land use standards, one of which may serve as “constraints” to site development:
 - i. An environmental assessment shall be conducted for each tract, change of zone, conditional use, Specific Plan Amendment, Planning Commission Design Review, or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the DHVSP EIR.
- b. The following standards could potentially apply to the project:
 - i. If asbestos is identified in below-ground structures, the project applicant shall obtain an Asbestos Abatement Contractor to survey the project site and assess the potential hazard. The project applicant shall contact the South Coast Air Quality Management District (SCAQMD) and the City of Carson prior to asbestos removal.
 - ii. Unless underground utility locations are well documented, as determined by the City of Carson Engineering Services Department, the project applicant shall

perform geophysical surveys prior to excavations to identify subsurface utilities and structures. Pipelines or conduits which may be encountered within the excavation and graded areas shall be relocated or be cut and plugged according to the applicable code requirements.

- i. The Specific Plan divides the geography of its boundaries into 24 Planning Areas. The proposed project is within Areas 22-24. The following Planning Area Standards apply to the project and have been implemented in the site plan design. As part of the CC&Rs, the applicant shall provide public notice to all potential residents and tenants within 500 feet of petroleum-related uses prior to completion of any real estate transaction (said uses include oil wells, oil tanks, gas plant and petroleum lines). A draft of said notice shall be submitted to the City Attorney for review and approval prior to issuance of building permits.
- ii. Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. The study shall be prepared by a City approved acoustical expert, to the satisfaction of the Community Development Director. The study shall document projected ultimate noise exposure for interior office, retail and industrial space, and shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards. Sound attenuation is primarily required for residential units adjacent to Victoria Avenue and Central Avenue.
- iii. Lot 23
 - There shall be an 8' -0" high decorative masonry wall at the north property line, and at the east property line, and any property line where the project abuts a dissimilar use.
 - Provide special attention to screening techniques where retail uses are adjacent to tank farm industrial areas, east of Central Avenue (including building orientation and utilizing mature trees along the property line).
- iv. Lot 24
 - An 8' -0" high decorative masonry wall, shall be built along the north property line where none currently exists, and along the east property line where none currently exists, and at the property line separating the industrial use from the retail use, and the MCI parcel which is not a part.
- c. The following Design Guidelines apply to the project and are further discussed below in Section 2. Constraint Analysis:
 - i. Horticultural Soils Test Requirements. Soil characteristics within Dominguez Hills Village may be variable. Soil remediation will take place for those areas in need of decontamination prior to Project grading. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory, and shall include a soil

fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

2. *Municipal Code*

- a) Chapter 5, Part 3, Section 9537 H.3. of the Oil and Gas Code contains development standards that would be applied..
 - i. Prior to issuance of a permit or entitlement for redevelopment of a former oil and gas site, the owner shall record a declaration of a covenant, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned oil wells on the site; that the wells within the site have been leak tested and found not to leak; description of any methane mitigation measures employed; a statement as to whether or not access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the State may order the re-abandonment of any well should it leak in the future; acknowledgment that the State does not recommend building over wells; and releasing and indemnifying the City for issuing any project permit or entitlement for the project, along with notice of the assurances, if any, required by subsection (H)(1) of this Section. The covenant shall run with the land, apply to future owners, and may only be released by the City. (Ord. 16-1590, Exh. B (§ 1))

Previous Environmental Review

The DHVSP EIR examines the impacts of the Specific Plan implementation upon air quality and cumulative noise. The short and long-term impacts on air quality were found to be significant and the EIR sets forth all feasible air quality mitigation measures. The cumulative noise impacts were found to be significant, but the project was not found to have an individually significant impact on the future noise level increases. Therefore, no project mitigation was proposed for noise impacts. The City Council adopted overriding considerations that the benefits provided by implementation of the Specific Plan would outweigh any adverse impacts caused by the project.

2 Constraints Analysis

As discussed in Section 1, an environmental assessment would be required to analyze the application for a DOR, CUP, TTM, and SPA on Victoria Greens. This would include, at a minimum, reevaluation of the impacts analyzed in the DHVSP EIR. Given that baseline conditions have changed since the original EIR and the proposed project would change the land uses contemplated in the original EIR, a Mitigated Negative Declaration (MND) would likely be recommended with technical studies for such issues as Noise and Air Quality, Hazards/Hazardous Materials, Transportation/Traffic. The MND may identify mitigation measures to reduce exposure of the project to noise based on the development standards of the Specific Plan, such as building orientation, decorative masonry walls, and mature landscape trees along boundaries abutting dissimilar land uses (industrial and commercial uses along the north east and west) and along Central Avenue and East Victoria Street. Specific noise mitigation measures would also likely be recommended for the project construction phase, such as operational procedures for idling heavy equipment. Dust control measures during project construction phase would likely be recommended to mitigate any air quality impacts to nearby residential development. According to the Specific Plan, there is no record or evidence of archaeological sites on the proposed site. In the unlikely event that the soil remediation, road construction, or buildout of the property uncovers evidence of the existence of prehistoric sites on the land, the Community Development Department will be notified and mitigation measures will be implemented.

As mentioned in Section 1 above, a detailed acoustical study should be prepared by a City approved acoustical expert and the study shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards. Sound attenuation is primarily required for residential units adjacent to Victoria Avenue and Central Avenue. Decorative masonry walls and screening techniques should be incorporated in the site plan design to buffer noise from the adjacent roads, commercial uses, and industrial uses.

Also mentioned in Section 1 above, a horticultural soils report should be procured in order to determine proper planting design for soils that have been remediated.

As mentioned above, several possible constraints have been identified in a second review by City Planning Division staff. These include potential risks associated with close proximity of proposed residential uses to high pressure natural gas and liquid gas transmission pipelines, abandoned oil wells, potential risks associated with close proximity of proposed residential uses associated with radio frequencies, and potential risks associated with the site's close proximity of residential uses to industrial truck traffic.

1. High pressure transmission natural gas and liquid gas distribution pipelines
 - a. Liquid Gas distribution pipeline
 - i. A four-inch diameter liquid gas distribution pipeline is located along the west side of Natural Gas Transmission Line 2006 and within the South Central Avenue Right-of-Way (Figure 3). The liquid gas pipeline is idle (not

currently in use) and owned by Shell Pipeline Company LP¹. The proposed residential structures are not within the Shell pipeline Right-of-Way – located within the South Central Avenue Right-of-Way. The design of the proposed Victoria Greens project will not affect Shell’s ability to access and maintain the liquid gas pipeline. Shell Pipeline should be contacted prior to any exploratory excavation and commencement of construction.

- ii. Figure 3 depicts approximate locations of the active high pressure (400-600 pounds per square inch) natural gas pipelines and associated equipment (valves). Figure 3 also depicts an approximate setback of 15 feet (as recommended in Attachment 1, Transmission General Requirements letter from SoCalGas) from the pipeline easements. There are no associated gas transmission pipeline or equipment easements on the subject (Victoria Greens) parcels. In addition, most of the transmission pipes are located entirely within the public road Right-of-Ways (ROWs), with the exception of the lines which feed into the valves located on the SoCal Gas parcel. Figure 3 depicts an approximate setback of 12 feet from the transmission pipe centerlines located within the public ROWs. The facilities on the SoCal Gas parcel are referred to as the Victoria Station and are described as a Pressure Limiting Station (Attachment 2, Victoria Station Description). Line 2006 (30 inch diameter) runs from Victoria Station to the north along Central Avenue, Line 583 (16 inch diameter) runs from Victoria Station to the east along Victoria Street (east of Central Avenue), Line 1014 (30 inch diameter) runs from Victoria Station to the south along Central Avenue, and Line 1202 (36 inch diameter) runs from Victoria Station to the south along Central Avenue and then continues west along Victoria. The Victoria Station operations include maintenance that can run 24/7. This maintenance can include construction, venting of small amounts of gas, in-line transmission pipe inspections, gas pressure limiting, and blowdown/pressure relief. These operations can present noise and smell complaints when located adjacent to residential development. The design of the proposed Victoria Greens project will not affect SoCal Gas’ ability to access and maintain the high pressure natural gas pipelines and the Victoria Station. The Victoria Greens design will also incorporate noise mitigation around the Victoria Station. In addition, the similar proximity of existing adjacent residential and urban development indicates that the existing facilities pose no greater risk to the proposed development population.

1. High pressure natural gas contacts:

- a. David Gaeta (Gas Transmission Engineer)

dgaeta@semprautilities.com

818-700-3623

- b. Luis Ramirez (Pipeline Planning Assistant) SoCalGas

¹ U.S. Department of Transportation. National Pipeline Mapping System. GIS shapefile. www.npms.phmsa.dot.gov Published Jan.28, 2004.

Lramirez5@semprautilities.com

818-701-4546

- c. Augustine Garcia (Pipeline technician)

213-220-9101

- d. SoCal Gas Distribution

northwestdistributionutilityrequest@semprautilities.com

2. Liquid gas contacts

- a. Clarinda Maldonado (Shell Oil Company)

SPLC-Encroachments@shell.com

- b. Shell Pipeline Office

877-775-2622

- c. Chevron Pipe Line Los Angeles Field Team CHELA

800-762-3404

Figure 3 Gas Transmission Lines and Facility



Gas Transmission Lines

Imagery provided by Microsoft and its licensors © 2018.
Site plan from Urban Arana, 2018. Pipeline data from National Pipeline Mapping System (NPMS), 2018.

2. Abandoned Oil Wells

- a. There are eight abandoned oil wells on the site. The California Division of Oil, Gas, & Geothermal Resources (DOGGR) categorically advises against building over, or in any way impeding access to oil wells, regardless of their abandonment status. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. The proposed buildings will be sited to avoid the abandoned wells by ensuring that only streets, alleys, sidewalks and open spaces are placed over the abandoned oil well locations (as shown in Abandoned Oil Wells Setback Exhibit Sheets 1 and 2).

3. Telecommunications Tower and Antennas

- a. The presence of the telecommunications tower on the west side of the site could potentially create an “uncontrolled environment” of exposure to radio frequencies (i.e. future residents who are not fully aware of their exposure to radio frequencies or cannot exercise control over their exposure to Radio Frequencies (RF) emitted from the transmitters on the tower). However, the Maximum Effective Radiated Power, or ERP, (an exposure limit set by the Federal Communications Commission, Or FCC, and other institutes) permitted by the FCC is up to 500 watts per channel. The majority of cellular base stations in urban areas operate at an ERP of 100 watts or less – well below the maximum permitted ERP. Currently, Sprint, Verizon, and Metro PCS carrier antennas exist on the tower. The current tower operator (American Tower) obtained Conditional Use Permit (CUP) No.992-15 (Attachment 3) to continue operating its tower subject to various conditions. An RF Compliance Report was submitted as part of the renewal CUP 992-15. The site was deemed compliant. The cumulative Maximum Effective Radiated Power (ERP) of all carriers was 13,452 watts. Although some of the channel ERPs were rated at 600 watts, they would not likely operate at or above 500 watts. American Tower (in accordance with the conditions of CUP 992-15) proposes to replace the existing tower with a shorter 104 foot tall stealth design (pine tree façade). Panel antennas will be installed at elevations ranging from 50 feet above ground to 95 feet above ground. A new RF Compliance report was modeled and the total number of watts for all installations on the proposed structure was 47,756 watts (Attachment 4).
- b. The Federal Communications Commission (FCC) has adopted human exposure limits (Docket 93-62) for field strength and power density; and the most restrictive thresholds for uncontrolled environment exposures of unlimited duration to RF range from 0.57 milliwatts per squared centimeter (mW/cm^2) to 1.00 mW/cm^2 (Maximum Permissible Exposure, or MPE) depending of the frequency of the transmitter. Measurements made near typical cellular installations, especially those with tower-mounted antennas, have shown that ground-level exposures to RF are

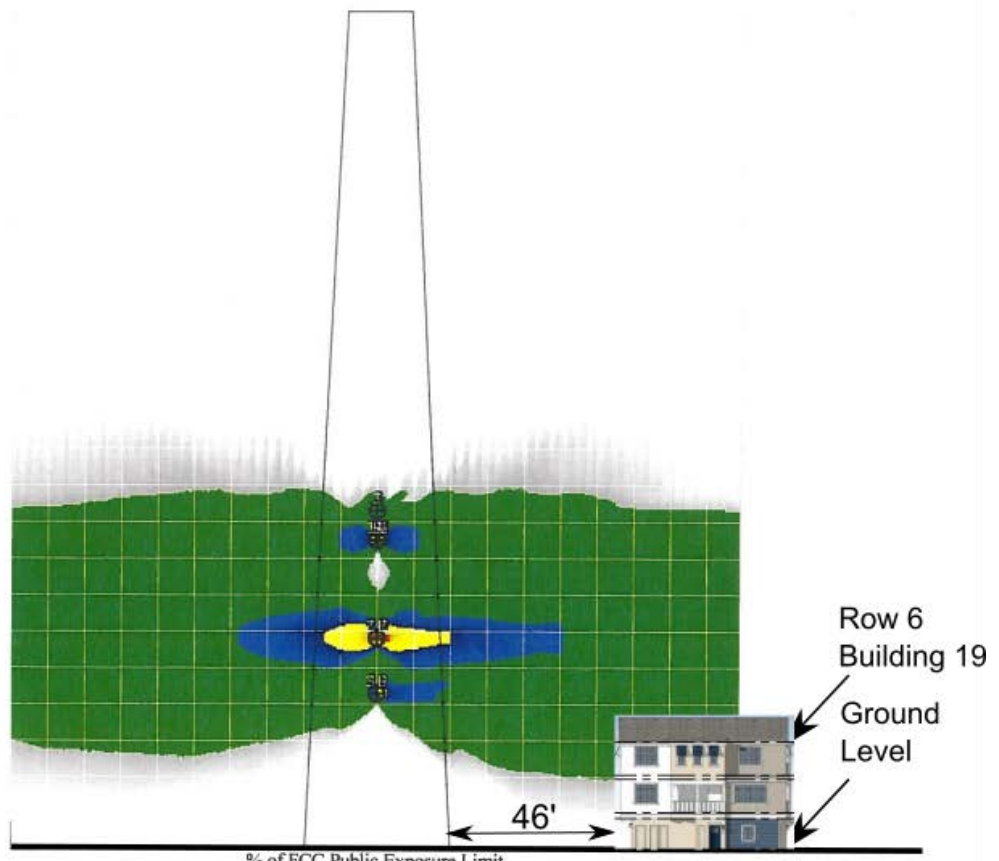
well below limits recommended by RF/microwave safety standards. Measurement data obtained from various sources have consistently indicated that “worst-case” ground-level exposures are a fraction of the FCC’s RF exposure guidelines for the cumulative radiation frequency of a typical cellular installation. In order to be exposed to levels near the FCC’s limits for cellular frequencies, an individual would essentially have to remain in the main transmitting beam (at the height of the antenna) and within a few feet of the antenna. The existing tower is 230 feet tall, and the lowest installed antenna transmitter is 50 feet above ground level. The design of the proposed Victoria Greens project would not put new population at risk because the closest inhabitants in the third floor of Building 19 (Figure 4) would not be exposed to RF levels above the cumulative predicted energy density of 5.238 percent of the MPE at two meters above ground level (Figure 5). The highest exposure was 0.00768 mW/cm^2 – well below the FCC lower limit of 0.57 mW/cm^2 (FCC OET 1999). The modeling for the proposed new tower estimated the Maximum RF exposure to be 0.06507 mW/cm^2 – well below the FCC lower limit of 0.57 mW/cm^2 (Attachment 4).

Figure 4 Architectural Site Plan



Figure 5 RF Emissions Diagram with Victoria Greens Building 19

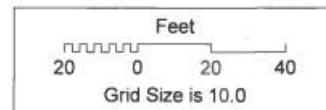
RF Emissions Diagram for: Dominguez Hills CA
Elevation View



% of FCC Public Exposure Limit

- Individual Points
- $5000 \leq X$
 - $500 \leq X < 5000$
 - $100 \leq X < 500$
 - $5 \leq X < 100$
 - $X \leq 5$


 www.sitesafe.com
 Sitesafe ID# 162367
 Site Name: Dominguez Hills CA
©2009 SiteSafe, Inc. All rights reserved. 01/09 (1.0)
SiteSafe is a registered trademark of SiteSafe, Inc.



4. Industrial truck traffic

- a. The truck traffic of the adjacent industrial uses to the east could pose a hazard to the residential uses proposed on site. The potential risks could include exposure of sensitive receptors (residents) to emissions of toxic air contaminants associated with diesel exhaust from heavy duty trucks. The California Air Resources Board (CARB) recommends “Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week.” CARB also recommends “Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.”²
- b. The current tenant of the 431,282 square foot building is Northrup Grumman. Existing traffic is associated with trucking and logistics and would typically include a regularly-scheduled influx/outflux of heavy duty trucks. Currently the operations include approximately 1 average daily trip to the 70 dock doors and two grade-level truck ramps located within a concreted truck court at the rear (north) side of the building. The existing daily traffic is well below CARB’s identified threshold of 100 trucks per day. The trucks enter from East Victoria and travel along the eastern boundary of the proposed Victoria Greens site. No hazardous materials or refrigerated units are used by the current tenant. The design of the proposed Victoria Greens project incorporates a 150 foot buffer/setback adjacent to the nearest dock door.
- c. The potential truck traffic for a 420,000 square foot building was calculated in the Project Trip Generation Table in Attachment 5. The average number of daily trucks could be 75 in and 75 out, with a total of 149. In the event a new tenant moves in and the associated truck traffic reaches established thresholds of significance³, a health risk assessment may be needed to address potential impacts. If significant health risks are found, the mitigations might include providing filtration in HVAC systems.

² California Environmental Protection Agency/California Air Resources Board. Recommendations of Siting New Sensitive Land Uses from the Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.

³ California Environmental Protection Agency/California Air Resources Board. Recommendations of Siting New Sensitive Land Uses from the Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.

3 References

Federal Communications Commission Office of Engineering & Technology (FCCOET). 1999. Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields. OET Bulletin 56 Fourth Edition.

SCG Transmission General Requirements



David Gaeta
Gas Transmission Engineer

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Tel: (818) 700-3623

Email: dgaeta@semprautilities.com

9/20/2018

Steve Conner
Rincon Consultants

Plan File No. 1087-18-1014,1202,2006

Subject: Victoria Street Condominium Development

Southern California Gas Company (SoCalGas) Transmission Department, has been notified of the subject Project.

The following are general requirements provided to all performing any work or planning projects near SoCalGas high pressure lines. Please review requirements along with project plans and notify SoCalGas Transmission Department about any questions or conflicts.

It is highly recommended that communication is maintained with SoCalGas to address all conflicts. Depending on the specific scope of your project there may be less or more requirements that need to be discussed in regards to your project.

- Consideration must be given to the safety of our pipeline(s) during all project stages.
- SoCalGas must have continuous and uninterrupted access to the pipeline(s) and easement(s). In addition, SoCalGas conducts routine patrols and surveys of the pipeline(s); SoCalGas needs drivable access along the pipeline(s)/easement(s).
- Buried pipelines must have a minimum cover of 3 feet and a maximum cover of 7 feet below finished grade. No change of grade whatsoever, even within these parameters, shall be made without prior approval of SoCalGas.
- Prior to SoCalGas approving encroachment onto its easement(s), SoCalGas must be furnished with final grading plans showing the depth of the pipeline(s) below the existing surface and the depth of the pipeline(s) below the proposed finished grade. These elevations must meet SoCalGas' requirements for buried pipelines.

- No permanent structures, such as buildings, block walls, foundations, gates, etc., shall be constructed within the easement or over the pipeline(s).
- There shall be no planting of trees or other deep-rooted plants within the easement(s) or over the pipeline(s).
- Substructures shall cross perpendicular to the easement(s). Substructure crossings must provide a minimum of 18-inches vertical clearance from the pipeline(s). Additional separation is required for leach lines, fuel lines, etc.
- Parallel encroachments within the easement(s) are prohibited. In areas where a parallel substructure is being constructed outside of the easement(s), SoCalGas requires five feet of separation, with three feet of undisturbed fill, in order to protect the integrity of our facilities and allow the facilities to be safely accessed during inspection, maintenance, and repair. Additional separation may be needed for leach lines, fuel lines, high voltage electric, etc.
- All encroachments onto SoCalGas' easement(s) must have written approval of SoCalGas prior to construction or encroaching onto the easement(s).
- All work within the SoCalGas easement(s) and/or within 10 feet of the pipeline(s) must be witnessed by a SoCalGas representative, and no work will be allowed without the SoCalGas representative on site.
- No heavy equipment shall cross the pipeline(s) without SoCalGas' approval. Additional protective measures may be required where heavy equipment is expected to cross the pipeline(s).
- No mechanical equipment shall operate within three horizontal feet of the pipeline(s), and any closer work must be performed by hand.
- No mechanical equipment shall operate within two vertical feet of the pipeline(s), and any closer work must be performed by hand.
- Buried pipeline(s) shall not be left exposed, and exposed pipeline(s) shall not be buried, without prior inspection and approval by SoCalGas. If the pipeline(s) are exposed during construction (e.g. substructure crossings, etc.), the pipeline must be backfilled with sand or zero-sack slurry only.
- No vibratory compaction is permitted over the pipeline(s). In rare cases, vibratory compaction may be approved by SoCalGas' Engineering Department following review of detailed site conditions, pipeline data, and equipment specifications.
- All contractors and subcontractors must be notified of the presence of the pipeline(s).
- Contractors and subcontractors must call DigAlert (811) at least 2 working days prior to construction, grading, or excavation.
- Once approved, encroachments within SoCalGas' easement(s) shall be documented in an easement amendment or other document, as deemed appropriate by SoCalGas' Land Services Department.

In addition to the above requirements, SoCalGas recommends the following:

- Potholes should be made, as necessary, to establish the horizontal and vertical alignment of the pipeline(s) within the project area. This information should be indicated on the plans, as needed. CAUTION: SoCalGas personnel must be present during potholing operations. Arrangements for SoCalGas personnel to stand by during potholing activities can be made by calling DigAlert at 811.
- Consideration should be given to building setbacks from the easement lines. A minimum 15 foot setback is recommended whenever possible.
- All potential buyers or tenants of the property should be made aware of the presence of the pipeline(s) and easement restrictions.

If you have any questions, please feel free to contact me at (818) 700-3623.

Sincerely,



David Gaeta



David Gaeta
Gas Transmission Engineer

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ML SC9314
Chatsworth, CA 91311
Tel: (818) 700-3623

Email: dgaeta@semprautilities.com

9/20/2018

Steve Conner
Rincon Consultants

Plan File No. 1087-18-1014,1202,2006
Subject: Victoria Station Facility Description

The purpose of this document is to describe Victoria Station a SoCalGas facility located in the corner of S Central Ave and East Victoria St in Carson. It also points out some operations concerns regarding the close proximity of housing development.

Description of Facility

Victoria Station is a pressure limiting station (PLS). Both transmission and distribution lines feed into/out of this station. The station houses three high pressure transmission lines along with 1 high/medium distribution regulation station. There are district employees at this location monthly performing routine maintenance on the SoCalGas PLS and the associated equipment. Some of this maintenance requires the venting of small amounts of gas to atmosphere. This site is utilized regularly for projects that may involve any of the transmission lines, as well as distribution supply line work. This site also has a blowdown stack that may be utilized projects along any of the three transmission lines. This site also serves as a launch site for In-line inspection for the transmission lines.

Operation Concerns

There is a lot of noise generated from the above ground pressure limiting run, as well as the on-going construction activity at the station for the various projects in the area including blowdown activities. Depending on the circumstance this site can be active 24/7 which can present issues with surrounding residences. We have similar pressure limiting stations which are underground and surrounded by a block wall. These factors have not halted various complaints from the residents throughout the years.

Please refer to the SoCalGas Transmission General Requirement letter for any work occurring near SoCalGas facilities.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Gaeta".

David Gaeta



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 8, 2017

SUBJECT: Conditional Use Permit No. 992-15
Design Overlay Review No. 1621-16

APPLICANT: American Towers LLC
Attention: Jeremy Mudd
10 Presidential Way
Woburn, MA 01801

PROPERTY OWNER: MCI Telecommunications Corporation
2400 Glenville Drive
Richardson, Texas 75082

REQUEST: To extend the approval of an existing 235-foot lattice tower-mounted wireless facility for three (3) years with four (4) existing telecommunication carriers at various heights and replacement of the facility with a stealth tower in the CG (Commercial, General) zone.

PROPERTY INVOLVED: 17900 South Central Avenue
APN 7319-003-809

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Madrigal
		Vice-Chair Pimentel			Mitoma
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Property Owner:

MCI Telecommunications Corporation; 2400 Glenville Drive; Richardson, TX 75082

Applicant:

American Towers LLC; Jeremy Mudd; 10 Presidential Way; Woburn, MA 01801

Project Description:

Design Overlay Review (DOR) No. 1621-16 and Conditional Use Permit (CUP) No. 992-15 to extend the approval of an existing 235-foot lattice tower-mounted wireless facility (“Tower”) for four (4) existing telecommunication carriers at various heights. As part of this approval, a condition of approval is included that requires the existing facility be replaced with a stealth facility within 3 years.

II. Background

The site includes the Tower and a Verizon telecommunication building. Building permits indicate the building was used as an office in 1953 and a relay station in 1980. The Tower was built in 1982. American Tower Corporation is the owner of the Tower and is currently leasing the tower to four telecommunication companies which include Verizon, T-Mobile, Sprint and Clear Wireless LLC.

III. Project Site and Surrounding Land Uses

The subject property is located on the east side of Central Avenue, north of Victoria Street and south of Albertoni Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	CG (Commercial, General)
Site Size	1.4 acres
Present Use and Development	235-foot lattice tower-mounted wireless facility Lattice tower and a Verizon telecommunication building currently occupy the site
Surrounding Uses / Zoning	North and East: Vacant lot located within the Dominguez Hills Village Specific Plan South: Southern California Gas Building zoned CG (Commercial, General) West: Single-family homes located within the Dominguez Hills Village Specific Plan
Public Street Access	Ingress/Egress: Central Avenue



Previously Approved Discretionary Permits/Background

In 1982, the Tower was originally constructed by issuance of a building permit. On November 27, 2007, the Planning Commission approved DOR No. 1011-07 (for the Tower being less than 100' from residential), CUP No. 609-06 (for height exceeding the maximum height limit permitted by the Code), and CUP No. 676-07 (for the Tower structure) to extend the existing Tower's life for 10 years. The existing 235-foot high tower currently has four (4) telecommunication facilities at various heights.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there are site maintenance issues that the applicant must address. These include removal of overgrown and dead vegetation, fence signs and accumulated trash and debris.

IV. Analysis

The Tower was originally constructed pursuant to a building permit and later authorized for continued operations pursuant to Conditional Use Permits (CUP) No. 609-06 and 676-07 in 2007.

Expiration of the Approvals

Approval of the CUPs, included Condition of Approval No. 9 which states:

“These permits, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07, shall expire in seven (7) years or by November 27, 2015, unless an extension of time is filed by the applicant prior to expiration, and subsequently reviewed and approved by the Planning Commission.”

The applicant filed a timely extension of time to renew the CUPs in order to preserve their right to request an extension from the Planning Commission. Since the submittal, staff and the applicant have worked together to resolve application completeness issues and design issues including reducing the height, and replacing the tower with stealth facility.

The Intent of the Expiration Condition of Approval

The staff report provided the following statement regarding the City's expectations when the tower is due for renewal:

"Staff recommends that the Planning Commission approve the Conditional Use Permit for the tower and consider a condition requiring evaluation of the telecommunication facility in seven (7) years or 2015. The evaluation would allow the City to develop and implement any further improvements to the site as deemed necessary by the Planning Commission to buffer surrounding existing and future residential land uses from the existing tower."

The intent of the above statement seems to indicate that additional time was needed to make the Tower more compatible with the surrounding existing residential uses as well as future residential uses. However, the wording on the Condition of Approval No. 9 was only required the applicant to file for an extension by November 27, 2015 with no other milestones to complete to achieve the intent of the making the tower more compatible with the neighborhood. Regardless, the City and the applicant have been working cooperatively on solutions that will benefit both the community and the applicant.

The regulatory frame work for wireless facilities has changed substantially since 2007 when the project was approved. California government Code Section 65964(b) obligates local agencies to allow wireless facilities to operate for 10 years from the date of approval of the CUP. However, staff and the applicant have agreed to the following conditions in order to ensure the goals of the City are realized:

Condition No. 1

"In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

The new facility shall be camouflaged or designed to blend with the surrounding environment and land uses, minimize aesthetic impact on adjacent uses, and conceal the intended use and appearance of the structures. Such camouflage design may take the form of a "mono-pine" as depicted in Exhibit 2, or may employ other

camouflage design features. The height of the new facility shall not exceed 105 feet. Subject to the height limitation and camouflaging requirements, the new facility shall be of equal or superior quality to the existing facility, including with regard to signal propagation required by communication service providers collocated on the facility, structural capacity, and ground equipment space

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2, or such other camouflage design as the Applicant, the Planning Manager, and the party proposing to develop the adjacent parcels may reasonably agree upon, and the height of the new facility does not exceed 105 feet, no further Planning Commission approval of the new facility shall be required pursuant to Section 9138.16 – Communications Facilities – of the Carson Municipal Code and shall be subject to approval by the Planning Manager. Within one (1) year of the Effective Date, the applicant shall report to the Planning Manager regarding the current status of redevelopment plans for the new facility. Such report shall include the status of Applicant's construction plans and coordination with the developer of the adjacent parcels and wireless carriers. Within two (2) years of the Effective Date, Applicant shall submit an application for a building permit to construct the new facility. Upon receipt of the building permit, Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal of the existing facility on or before three (3) years after the Effective Date.

Within 30 days of the Effective Date, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with this Condition."

Condition No. 14

"The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed."

Compliance with the Carson Municipal Code (CMC)

The following table summarizes the proposed project's consistency with current site development standards for the CG zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
COMMERCIAL, GENERAL - DEVELOPMENT STANDARDS			
9131.1, "Uses Permitted"	X		Major Wireless Telecommunication Facilities require a Site Plan and Design Review and Conditional Use Permit. Also, subject to Section 9138.16.
WIRELESS TELECOMMUNICATION FACILITY DEVELOPMENT STANDARDS			
Section 9138.16D2, "Procedural Standards, Major Wireless Telecommunication Facilities"	X		Subject to approval of a Design Overlay Review and Conditional Use Permit by the Planning Commission
Section 9138.16E, "Application Requirements"	X		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Section 9138.16F1-7, "Design and Development Standards"	X		<ul style="list-style-type: none"> • Setbacks meet code requirements • Proposed height can be allowed if there is no expansion or intensification of the facility. • All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted. • The permittee shall remove from the tower all inoperative or inactive transmission equipment including without limitation microwave dish antennas, panel antennas, mounting brackets, hardware and cabling • The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color. • Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
			<ul style="list-style-type: none"> • Emergency signs shall be posted at the facility • Within 30 days of the Effective Date, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with this Condition.
Section 9138.16G, "Exceptions"	X		<ul style="list-style-type: none"> • The existing facility is occupied by four communication providers and reduces the need for other communication facilities within the City; • The tower is located toward the rear of the parcel and the parcel is landscaped with trees, shrubs and ground cover. All equipment located above 105 feet is not currently in operation and shall be removed within 3 years. (The highest active antennas is currently located at 105 feet)

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Section 9138.16H, "Required Findings"	X		<ul style="list-style-type: none"> • The proposed use and development will be consistent with the surrounding industrial and residential uses; • A condition of approval shall require the tower to be replaced with a shorter (105 feet) and stealth facility within 3 years of approval of the CUP and DOR to mitigate the appearance of the tower to the existing and potential residential development and potential surrounding residential development

The CMC provides generally applicable findings required for applications for conditional use permits and site design review. The proposed use and development must be consistent with the General Plan, any specific plans and surrounding uses. The site must be adequate to accommodate the proposed use and development. Street access and traffic capacity must be adequate for pedestrians and vehicles. Water supply must be adequate for fire protection purposes. The proposed use and development must be compatible with the intended character of the area. The design must be compatible with existing and anticipated development.

The CMC also provides more specific required findings for wireless facilities. The proposed site must be the least intrusive after considering collocation or other locations. The proposed facility must be located and designed to minimize visual impact on the surrounding properties and public streets with landscaping and/or stealth design elements. The proposed facility may not be located on any property that contains a residential dwelling.

The subject property does not contain a residence and is zoned General Commercial. The applicant's facility continues to be compatible with the zoning designation for property because the applicant derives commercial benefit from its wireless tenants on the tower. Consistent with the findings from the prior CUPs, the

property remains sufficiently adequate to accommodate the existing use as a wireless facility in terms of size, water supply and traffic capacity.

Although there are residential uses located west of the facility, the built environment is already impacted by the existence of above ground power lines and utility poles that line the northbound lanes of South Central Avenue. The applicant currently maintains landscaping and wrought-iron fencing around the site perimeter, and the tower-mounted equipment is painted to match the color of the tower for concealment purposes. Given that the facility currently supports the equipment for four wireless carriers, the facility is also consistent with the City's preference for collocation.

V. Environmental Review

Based upon staff review of the project, the proposed conditional use permit and design overlay review to continue the operation of an existing 235-foot radio tower with multiple existing telecommunications facilities at various heights will not have a significant effect on the environment. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15301 – Existing Facilities.

VI. Community Meeting and Public Notice

Community Meeting

On July 11, 2017, the applicant hosted a neighborhood meeting. Invitations were sent to all property owners and tenants within 1,000 feet of the property boundary. Notice was also provided to a representative of the Dominguez Hills Village Community Association, who posted the notice in public areas within the neighborhood.

At the meeting, American Tower displayed three boards which depicted the project vicinity, existing and conceptual tower elevations, and a conceptual site plan. Topics to be covered included the use of the existing and proposed facility, including American Tower's shared-use model for wireless communication infrastructure, as well as aesthetic measures which can be taken to better integrate the facility into the built environment. The meeting was attended by two representatives from American Tower and one representative of Planning staff. There was no attendance by community members at the meeting, which was held from 6:00 P.M. to 7:30 P.M. No comments have been received by email or phone.

Public Notice

Public notice was posted to the project site on July 19, 2017. Notices were mailed to property owners and occupants within 500 feet. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

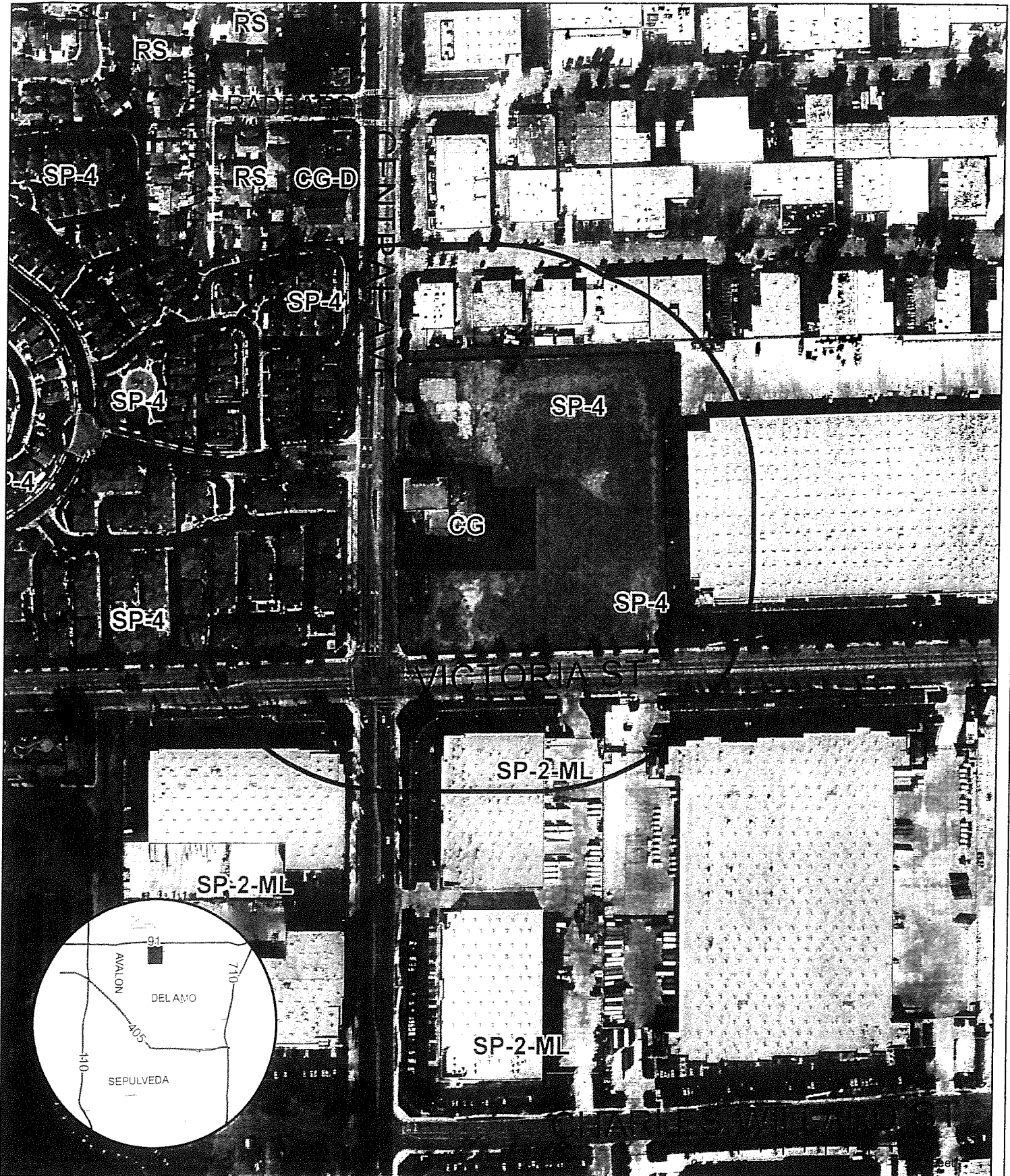
That the Planning Commission:

- **WAIVE FURTHER READING AND ADOPT RESOLUTION NO. _____,**
“APPROVING CONDITIONAL USE PERMIT 992-15 AND DESIGN OVERLAY REVIEW 1621-16 FOR AN EXISTING 235-FOOT RADIO TOWER WITH MULTIPLE EXISTING TELECOMMUNICATION FACILITIES AT VARIOUS HEIGHTS IN THE CG (COMMERCIAL, GENERAL) ZONE AT 17900 SOUTH CENTRAL AVENUE”.

VIII. Exhibits

1. Zoning Map
2. Mono-pine Design
3. Staff Report and Resolution No. 07-2176 for Design Overlay Review No. 1011-07, Conditional use Permit No. 609-06 and Conditional use Permit No. 676-07 dated November 27, 2007
4. Proposed Resolution
5. Development Plans (under separate cover)

Prepared by: Max Castillo, Assistant Planner



City of Carson
 500 Foot Radius Map
 17900 S. Central Avenue

EXHIBIT NO. 1

182



THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE EXCLUSIVE PROPERTY OF AMERICAN TOWER SERVICES, LLC. THE CLIENT HAS AGREED TO HOLD THE ENGINEER AND ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ENGINEER OR ARCHITECT IN CONNECTION WITH THESE PLANS AND SPECIFICATIONS. THE CLIENT'S AGREEMENT IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE PLANS AND SPECIFICATIONS. THE CLIENT'S AGREEMENT DOES NOT EXTEND TO ANY OTHER PROJECTS OR SITES. THE CLIENT'S AGREEMENT DOES NOT EXTEND TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER OR ARCHITECT. THE CLIENT'S AGREEMENT DOES NOT EXTEND TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY ANY OTHER PARTY. THE CLIENT'S AGREEMENT DOES NOT EXTEND TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY ANY OTHER PARTY.

REV	DESCRIPTION	BY	DATE
A	PRELIM FOR PRESENTATION	BRL	08/21/17
B		BRL	07/28/17

ATC SITE NUMBER

92153

ATC SITE NAME

DOMINGUEZ HILLS CA

SITE ADDRESS

1780'S CENTRAL AVE
CAJON, CA 92029

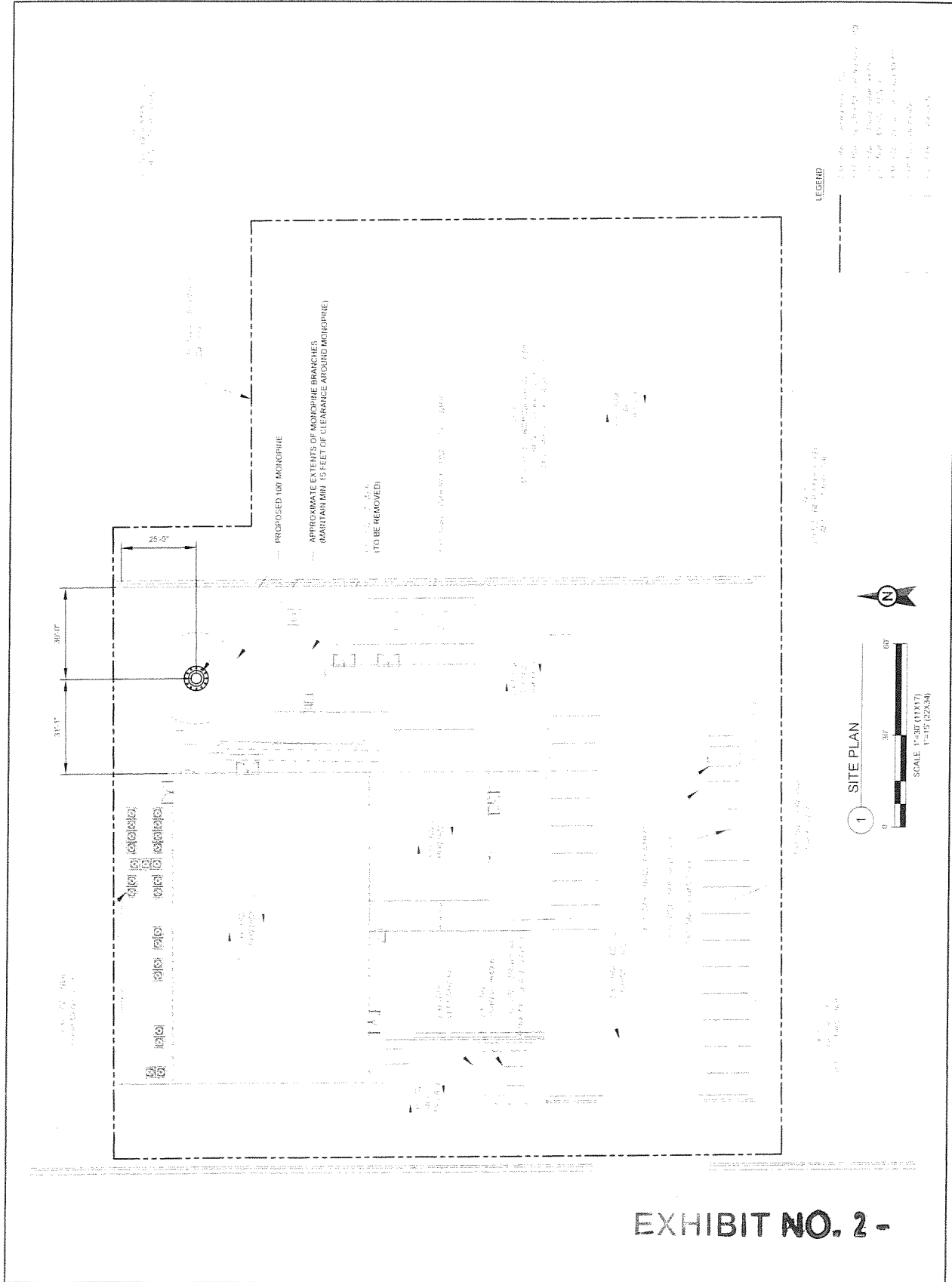
SEAL

PRELIMINARY:
NOT FOR
CONSTRUCTION

DRAWN BY	BRL
APPROVED BY	KRF
DATE DRAWN	08/21/17
ATC JOB NO	TOWER REPLACEMENT

SITE PLAN

SHEET NUMBER	REVISION
C-101	B





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REV	DESCRIPTION	BY	DATE
A	PRELIM	BRL	06/21/17
B	FOR PRESENTATION	BRL	07/03/17

ATC SITE NUMBER
92153

ATC SITE NAME
DOMINGUEZ HILLS CA

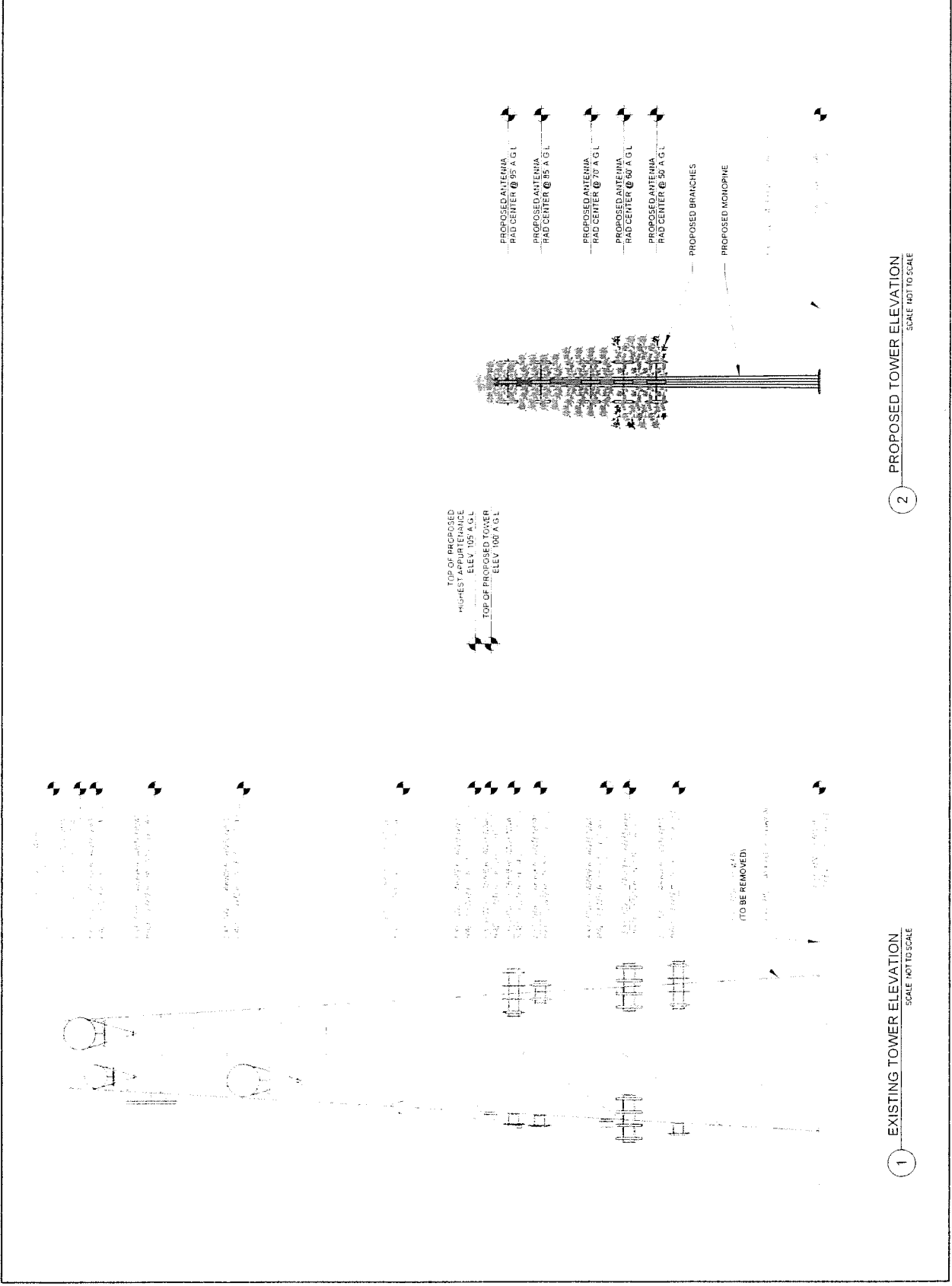
SITE ADDRESS
17900 S CENTRAL AVE
CARSON, CA 90230

SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DRAWN BY	BRL
APPROVED BY	KRF
DATE DRAWN	06/21/17
ATC JOB NO.	TOWER REPLACEMENT

TOWER ELEVATIONS	
SHEET NUMBER	REVISION
C-201	B





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 27, 2007

SUBJECT: Design Overlay Review No. 1011-07, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07

APPLICANT: John Koos
Core Communications
2923-A Saturn St.
Brea, CA 92821

REQUEST: To collocate an unmanned wireless telecommunication facility on an existing 235-foot radio tower in the CG (Commercial, General) zone and within Redevelopment Project Area No. 4.

PROPERTY INVOLVED: 17900 South Central Avenue

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

Commissioner Saenz moved, seconded by Commissioner Graber, to approve with the following amendments: Condition No. 9, "These permits, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07, shall expire in seven..."; Condition No. 27, "The applicant and property owner shall provide landscaping and/or upgraded fencing around the perimeter of the property to screen the facility at such time that the adjoining vacant property is developed, subject to approval by the Planning Division"; and moved to adopt Resolution No. 07-2176. Motion carried.

AYE	NO		AYE	NO	
✓		Chairperson Faletogo	✓		Graber
✓		Vice Chair Hudson	✓		Saenz
✓		Cannon	✓		Verrett

Item 10C

EXHIBIT NO. 3 -



I. Introduction

Applicant

- Core Communications; Attention: John Koos; 2923-A Saturn St.; Brea, CA 92821

Property Owner

- American Tower; 514 S. Myers St. Unit C; Oceanside, CA 92054

Project Address

- 17900 South Central Avenue

Project Description

- To permit and collocate an unmanned wireless facility on an existing 235-foot high radio tower on a developed property.
- The new antennas will be attached to the tower at 60 feet and 85 feet above ground level.
- The project includes six (6) panel antennas and four equipment cabinets will be located within a 10'x16' area next to the existing tower.
- The proposal includes the following discretionary requests:
 - *Design Overlay Review No. 1011-07*: Pursuant to Section 9138.16.D, the facility is considered a major wireless telecommunication facility because it is a freestanding structure located less than 100 feet from a residential zone and the Planning Commission has the approval authority; and
 - *Conditional Use Permit No. 609-06 (Height)*: Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit and approval of a conditional use permit in conformance with Section 9138.16.G is required by the Planning Commission.
 - *Conditional Use Permit No. 676-07 (Tower)*: Pursuant to Sections 9182.21-22, the existing tower structure is non-conforming and approval of a conditional use permit is required by the Planning Commission.

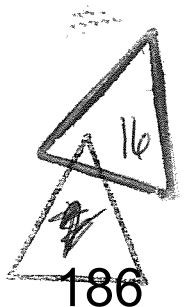
II. Background

Previous Uses of Property

- Building permits indicate the property was used as an office in 1953 and a relay station in 1980. The lattice tower was built in 1982. The property currently is owned by MCI Communications and a lattice tower and four telecommunication facility buildings currently occupy the site. American Tower Corporation is the owner of the tower and is currently leasing the tower to several telecommunication companies.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits associated with this property.



Public Safety Issues

- After consulting with the Public Safety Department it was determined that there are site maintenance issues that the applicant must address. These include: 1) providing a trash enclosure for an existing trash container; 2) marking of parking stalls; and 3) removal of three storage containers in the front parking area.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 17900 S. Central Avenue in the City of Carson, between the 91 Gardena Freeway and Victoria Boulevard.
- Adjacent to the subject property to the north and east are vacant properties. A Southern California Gas Building is located to the south and single family homes are located to the west across Central Avenue.
- The physical dimensions of the lot are 180 feet by 215 feet, with a total area of 38,700 square feet.

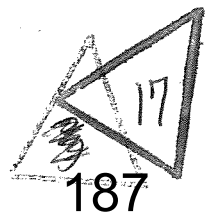
Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned CG (Commercial, General) and properties to the north, east and west are located within the Dominguez Hills Village Specific Plan. The Southern California Gas property to the south is also zoned CG.
- The subject property has a General Plan Land Use designation of General Commercial; all adjacent properties have a General Plan Land Use designation of Mixed-Use Residential.
- The subject property and all contiguous properties are within Redevelopment Project Area No. 4.

Applicable Zoning Ordinance Regulations

The following table summarizes the proposed project's consistency with current site development standards for the CG zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
COMMERCIAL, GENERAL - DEVELOPMENT STANDARDS			
9131.1, "Uses Permitted"	X		Major Wireless Telecommunication Facilities require a Site Plan and Design Review and Conditional Use Permit. Also, subject to Section 9138.16.



Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
WIRELESS TELECOMMUNICATION FACILITY DEVELOPMENT STANDARDS			
Section 9138.16D2, "Procedural Standards, Major Wireless Telecommunication Facilities"	X		Subject to approval of a Design Overlay Review and Conditional Use Permit by the Planning Commission
Section 9138.16E, "Application Requirements"	X		
Section 9138.16F1-7, "Design and Development Standards"	X		Proposed height can be allowed if there is no expansion or intensification of the facility.
Section 9138.16H, "Required Findings"	X		Subject to approval of a Design Overlay Review and Conditional Use Permit by the Planning Commission

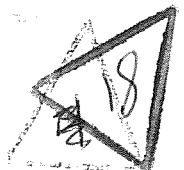
Environmental Effects of Telecommunication Facilities on Human Beings

The Federal Communications Commission (FCC) which regulates the use of telecommunication facilities has done studies on low level radiofrequency radiation but has not found that it causes harmful biological effects on human beings. In general, cities cannot regulate telecommunication facilities on the basis of environmental effects of radio frequency emissions if the emissions comply with the requirements of the Federal Communications Commission (FCC). Telecommunication providers are required to certify that their telecommunication facility complies with FCC guidelines regarding radiofrequency. Furthermore, cities cannot regulate radiofrequency interference (RFI) that interferes with the reception of television signals for nearby homes. The courts have held that the FCC has exclusive jurisdiction to regulate RFI.

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.



- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.
- f. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

Required Findings: Site Plan and Design Review

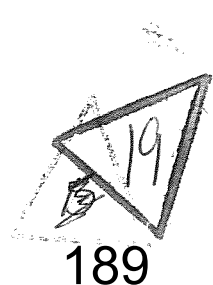
Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Wireless Telecommunications Facilities

Pursuant to Section 9138.16, Wireless Telecommunications Facilities, the Planning Division or Planning Commission may approve the development plan and conditional use permit for the proposal only if the following findings can be made in the affirmative:

- a. The proposed site is the best alternative after considering co-location with another facility and location at another site.
- b. The proposed wireless telecommunication facility will be located and designed to minimize the visual impact on surrounding properties and from public streets, including adequate screening through the use of landscaping that harmonize with the elements and characteristics of the property and/or stealthing which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design.



- c. The proposed wireless telecommunication facility is not located on any residential dwelling or on any property which contains a residential dwelling, except as may be associated with a church, temple, or place of religious worship.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Commission Findings and Decision", Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision", and Section 9138.16(h), "Wireless Telecommunications Facilities, Required Findings" can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern / Mitigation:

- Issue – No intensification of antennas: Staff's review of the proposed site plan indicates the replacement, and not intensification, of antennas on the tower.
- Issue – Existing/Future Development: Section 91822 (a), Termination of Existing Nonconforming Use of the Municipal Code requires the termination of an existing tower and communications facilities over 50 feet in height within five years of enactment of the City's Wireless Telecommunications Facilities Ordinance of 2003. The existing non-conforming tower and telecommunication facilities would be required to terminate in 2008, unless a Conditional Use Permit is approved for the tower and each of the existing telecommunication facilities prior to the 2008 deadline. Staff recommends that the Planning Commission approve the Conditional Use Permit for the tower and consider a condition requiring evaluation of the telecommunication facility in seven (7) years or 2015. The evaluation would allow the City to develop and implement any further improvements to the site as deemed necessary by the Planning Commission to buffer surrounding existing and future residential land uses from the existing tower.
- Issue – Site Maintenance: The site shall be properly maintained with respect to building facades.
 - Mitigation: The applicant shall paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department. A condition of approval has been included to reflect this mitigation measure.
- Issue – Aesthetics - Fencing: The applicant shall replace chain link fencing along Central Avenue with a wrought iron fence. In addition, staff recommends that all existing barb wire be removed.
- Issue - Aesthetics – Landscaping: To the extent feasible, the applicant shall provide landscaping around the perimeter of the property. Prior to issuance of a building permit a landscape plan must be approved by the Planning Division.

IV. Environmental Review

Pursuant to Section 15301 of the California Environmental Quality Act (CEQA), the proposed installation of a wireless telecommunications facility on an existing radio tower site is "Categorically Exempt".

V. Recommendation

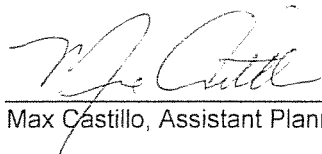
That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No._____, entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1011-07, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07 to collocate an unmanned wireless telecommunication facility on an existing 235-foot radio high tower at 17900 South Central Avenue."

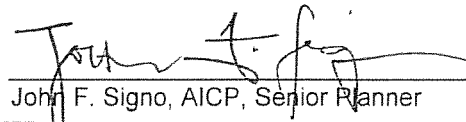
VI. Exhibits

1. Land use map
2. Conditional Use Permit No. 609-06: 17900 S. Central Avenue – Letter from Channel Law Group, LLP dated March 14, 2007
3. 17900 Central Avenue, Carson City – Cell Site Non-conforming review – Letter from American Tower Corporation dated November 7, 2006
4. Resolution
5. Site plan, elevations, floor plans (under separate cover)

Prepared by:


Max Castillo, Assistant Planner

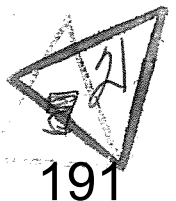
Reviewed by:

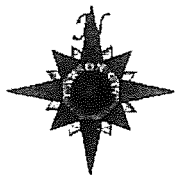
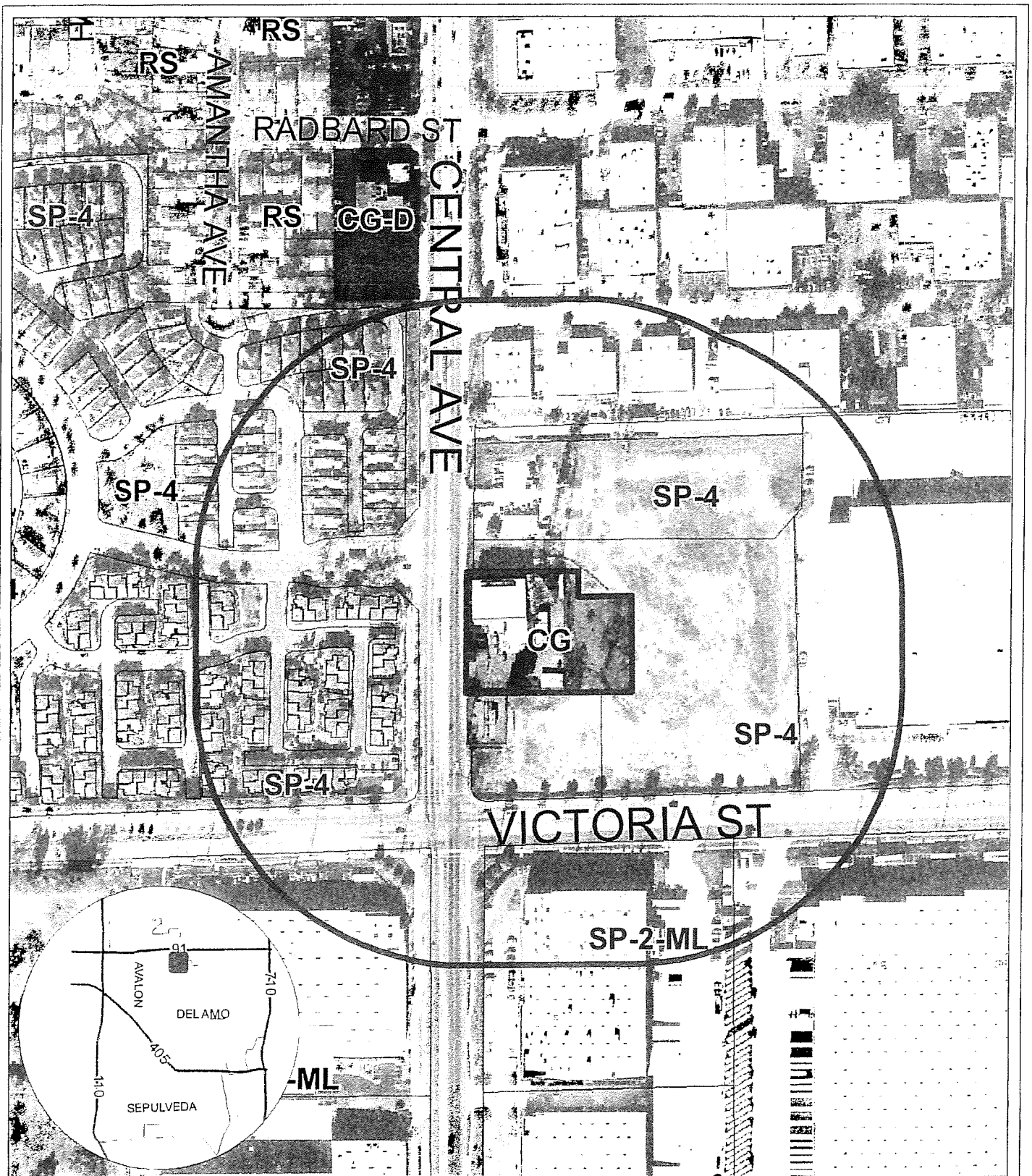

John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Division Manager

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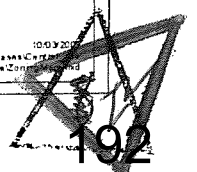




17900 S. Central Avenue
500 Foot Radius Map

Exhibit 1

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**ALSO Admitted in Texas
***Admitted only in New York and New Jersey

BY FIRST CLASS AND ELECTRONIC MAIL

March 14, 2007

John F. Signo, AICP
Senior Planner
Development Services Group – Planning Division
701 East Carson St.
P.O. Box 6234
Carson, California 90749

Re: Conditional Use Permit No. 609-06: 17900 S. Central Avenue

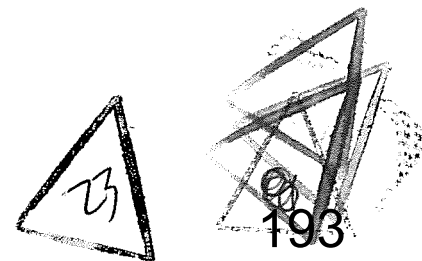
Dear Mr. Signo:

I am in receipt of your letter dated November 29, 2006 regarding Conditional Use Permit No. 609-06 ("Application") and the status of the wireless communications facility ("Facility") located at 17900 S. Central Avenue. American Tower Corporation ("ATC") has reviewed the Application and the case file for the Facility and responds as follows:

Legal Non-Conforming Uses Under State Law

As you indicate in your letter, the Facility is a legal non-conforming use because it legally existed before the adoption of the City's Wireless Telecommunications Ordinance ("WTO"). See *City of Los Angeles v. Gage* (1954) 127 Cal. App. 2d 442, 453 (holding that "[a] nonconforming use is a lawful use existing on the effective date of the zoning restriction and continuing since that time in nonconformance to the ordinance"). The City of Carson ("City") issued a building permit for the construction of the Facility in 1982 and, over the last two decades, the City has issued multiple building permits for the construction of communications equipment placed on the Facility. Currently, the Facility provides valuable communications infrastructure for both wireline and wireless telephone companies.

Exhibit 2



Your letter indicates that the City currently “has no precedent for existing nonconforming facilities.” This may be true, but the nonconforming use doctrine is well established under California law. *See Edmonds v. County of Los Angeles* (1953) 40 Cal.2d 642, 651 (noting that “the rights of users of property as those rights existed at the time of the adoption of a zoning ordinance (nonconforming uses) are well recognized and have always been protected.”); *see also Hansen Bros. Enters., Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533, 551-52 (noting that if a zoning ordinance “effects an unreasonable, oppressive, or unwarranted interference with an existing use . . . the ordinance may be invalid as applied to that property unless compensation is paid.”). ATC acquired a “vested right” to continue the existing nonconforming use at the time the WTO was adopted. *See City of Ukiah v. County of Mendocino* (1987) 196 Cal.App. 3d 47, 56 (noting that “[a] property owner has a vested right to continue lawful uses of property and is not required to obtain a special use permit in order to continue lawful preexisting uses.”). In your letter you noted that ATC was “aware” of the Facility’s nonconforming status when the Facility was purchased. This is irrelevant. It is the use of the land, not ownership, at the time the use becomes nonconforming that determines the right to continue the use. *See Hansen Bros. Enters., Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533, 540 (“[t]ransfer of title does not affect the right to continue a lawful nonconforming use that runs with the land.”) ATC has a vested property right in the Facility and will fully protect its rights under the law.

Federal Law Protections for Wireless Facilities

Federal law provides strong protections for wireless communications facilities as well. The City’s WTO is subject to the limitations of the Telecommunications Act of 1996 (“Telecom Act”). Specifically, 47 U.S.C. § 253(a) states the following:

“No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.”

The federal courts, including the courts of the Ninth Circuit, have strictly limited the authority of municipalities over the installation of WTFs. Specifically, federal courts within the Ninth Circuit have held that California municipalities are prohibited by § 253 from adopting and implementing wireless communications ordinances that allow for the exercise of unfettered discretion over decisions to approve, deny or condition permits for the placement of WTFs. *Sprint Telephony PSC, L.P. v. County of San Diego*, 377 F. Supp. 2d 886, 899 (S.D. Calif. 2005) *upheld at Ninth Circuit* (slip op., Mar. 13, 2007) (“County’s wireless regulations have the effect of prohibiting the provision of telecommunications services. As in *Auburn*, the County has reserved the discretion to refuse to grant applications...”); *see Qwest Communs., Inc. v. City of Berkeley*, 433 F.3d 1253, 1259 (9th Cir. 2006) (“[The Ordinance] allows the City to deny an excavation permit and thus the use of public rights-of-way if the applicant fails to comply with any other requirement of the ordinance, including [its] onerous provisions Further, [the Ordinance] affords the City significant discretion to deny companies the ability of providing telecommunications services”).



The Facility serves as a critically important element in the local telecommunications infrastructure and has been a fixture on the north Carson urban landscape for over twenty years. Several telephone companies have configured their networks around the Facility. As a result, any drastic changes to the Facility, including a reduction in the Facility's height, will have an immediate and negative effect on the provision of telecommunications service.

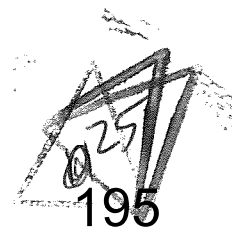
The Proposed Amortization Period Conflicts with Federal Law

The amortization period outlined in Zoning Code § 91822.22(a) must comply with both state and federal law. As you may recall, former planner Mr. Kawaski indicated in his letter dated September 7, 2006 that the Facility was subject to a 5-year amortization period. It should initially be noted that the City's amortization period is subject to the strict limitations outlined in the 1996 Telecom Act. The Facility is an essential part of a federally protected telecommunications network and, arguably, the City cannot force an amortization period on ATC without violating § 253(a) of the Telecom Act. *Sprint Telephony PSC, L.P. v. County of San Diego*, Case No. 05-56076, slip op. at 3023 (9th Cir., March 13, 2007) (noting that the 1996 Telecom Act "established meaningful limits beyond which state and local governments may not inhibit telecommunications" and holding that the "County's WTO is outside the scope of permissible land use regulations because it has the effect of prohibiting wireless communications services").

Even state law requires amortization periods to be reasonable and commensurate with the investment involved. *National Adver. Co. County of Monterey* (1970) 1 Cal. 3d 875, 879 (noting that an amortization period prescribed by legislation which provides for the eventual discontinuance of nonconforming uses must be "reasonable and commensurate with the investment involved.") The investment associated with the Facility is broader than the Facility itself because the Facility is integrated with several wireless networks. Removal of the Facility could require substantial reconfiguration of those networks. In sum, the City's 5-year amortization period, applied to the Facility, does not appear to be consistent with either state or federal law.

The Proposed Antenna Swap Is Not an Intensification or Expansion of the Facility

This said, ATC believes that the City's WTO can accommodate the proposed use outlined in the Application. Pursuant to Zoning Code § 9182.22., the Planning Commission "may authorize a height limit greater than subsection G (Minor Exceptions) of this Section [for existing facilities erected prior to July 17, 2003] provided there is no expansion or intensification of the facility." In this case, the proposed antennas do not constitute an expansion or intensification of the Facility. ATC will propose to swap out wireless equipment currently installed on Facility with the proposed wireless antennas outlined in the Application. The proposed "swap" will not constitute either an "expansion" or "intensification" of the Facility and the Planning Commission may approve the Application.



The California Supreme Court upheld a similar approach in *Hansen Bros. Enters., Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533, 573 (noting that “the general rule appears to be that an increase in business volume alone is not an expansion of a nonconforming use.”). In *Hansen Bros.*, the owner of a mining operation sought to mine land that was held in “reserve.” The Supreme Court held that the owner was authorized to conduct the mining despite a county ordinance that prohibited any expansion of a nonconforming use. Significantly, the court stated the following:

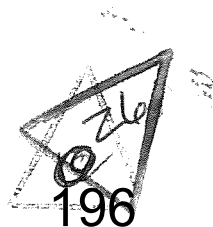
“By way of example, we assume that a grocery store operating as a lawful, nonconforming use in an area of increasing population would not be restricted to the same number of customers and volume of business conducted when the zoning ordinance was enacted. Neither an increase in the number of patrons or in the volume of goods sold would be considered an enlargement or intensification of the use.”

Hansen Bros. 12 Cal. 4th at 573.

The Court in *Hansen Bros.* noted that the nonconforming activities were actively pursued when the law became effective, that the proposed intensification was clearly intended to be used, and that the continued operation did not have a substantially different and adverse impact on the neighborhood. *Id* at 564. The Facility is substantially similar to the facts in *Hansen Bros.* For example, the owner of the Facility in 2003 actively engaged in the nonconforming use at the time the law become effective. Further, the proposed intensification was “clearly intended” to be used, as evidenced by the multiple building permits filed with the City over the last two decades for placement of wireless equipment on the Facility. Finally, the use outlined in the Application will not have a “substantially different and adverse impact” on the neighborhood. The Facility has been a fixture of the community for over two decades and adding several small panel antennas cannot reasonably be said to have a “substantially different and adverse impact.”

The Facility’s Benefit to the Community

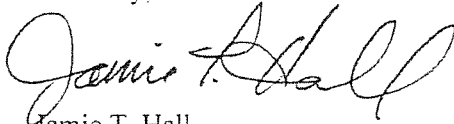
In your letter you also indicated that ATC should provide “reasons other than financial purposes” to justify the continuance of the nonconforming use. First, the loss of the Facility would likely result in harm to the public. Over the last two decades, numerous telecommunications providers have placed equipment on the Facility and drastic modifications would significantly reduce wireless coverage. Second, the Facility provides significant collocation possibilities and reduces the need for new facilities in the area. Any reduction in the Facility’s height would require multiple new wireless facilities to be constructed in the City to meet the inevitable coverage gap. This result would not benefit the public. Third, the reduced construction and siting costs ultimately benefit the community in the form of affordable wireless coverage. Finally, it should be noted that MCI continues to use the Facility for microwave transmissions. Drastic changes in the Facility would negatively impact the provision of these services and ultimately hurt the community.



John F. Signo, City of Carson
March 14, 2007
Page 5

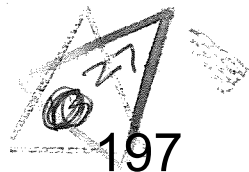
ATC would like to meet with you at your earliest convenience to discuss the status of the Facility, the pending Application, and the proposal outlined in this letter. You can reach me at (310) 982-1760 or jamie.hall@channellawgroup.com.

Sincerely,



Jamie T. Hall
Attorney for American Tower Corporation

c: Max Castillo, Assistant Planner, City of Carson
Drew Galvin, Esq., American Tower Corporation
James Kelly, American Tower Corporation





AMERICAN TOWER

Ms. Charnel McCall
Wireless Network Development
23411 Summerfield, #8E
Aliso Viejo, CA 92656

Re: 17900 Central Avenue, Carson City - Cell Site Non-conforming review

Dear Ms. McCall:

We have reviewed the letter you received from Richard Kawasaki (copy attached) regarding some additional information that he has requested to support the conditional use permit application and the corresponding extension for non-conforming use.

I would submit to you the following information for your review in response to his request:

- American Tower has made significant investments in our portfolio of communication assets. We are proud that our assets have been able to make a difference in the lifestyle that we all enjoy, including the ability to communicate via wireless phone service with family, friends and business associates, allow for data transmission, and of course provide governmental support for E911 and other services.
- Our return on investment is predicated on a number of factors. Two of the key factors are the life of the structure and the ability for the Company to be able to add additional tenants to these structures after they are constructed. Both of these metrics are considerations when we make determinations as to purchasing or building new assets.

Exhibit 3



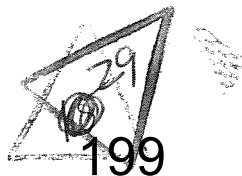
- In regards to this tower site, collocation, and our minimum ROI expectations.
 - This site was acquired just over one year ago
 - American Tower's investment in this asset is significant
 - Our typical return expectations are based on long term leases that are executed by our tenants.
 - These leases are typically for terms of 15 - 25 years.
 - Accordingly, we build our return expectations to this time frame.
 - The typical life of a communications structure is very long. We are attaching an opinion from a Leading Structural Engineering firm in the Telecommunications Industry regarding structure asset lives.
 - This opinion was completed in December of 2005.
 - The minimum life of a properly maintained structure is estimated to be 50 years per this analysis.
 - The addition of tenants to these assets is another key component that also allows for the Company to recoup its investment and meet minimum ROI expectations.
 - The addition of the tenant that is now before the city will assist and support the minimum returns of the financial investment that has been made.

We trust that this information is in line with what was requested by Mr. Kawasaki.

If you have any further questions, or if we can be of any further help, please feel free to contact me. I can be reached using any of the methods as noted below.

Sincerely Yours,

Doug Huff
Sr VP Finance & Site Operations
(O) 678.569.1804 (M) 678.592.6860 Email Douglas.huff@americantower.com



1079 N 204th Ave.
Elkhorn, NE 68022
402-289-1888
Fax-289-1861

SEMAAN ENGINEERING SOLUTIONS

Life Expectancy of Communications Structures

Company Experience

Semaan Engineering Solutions, Inc. specializes in telecommunications structures and foundations. Structures comprise of monopoles and towers, free standing or guyed. Semaan Engineering Solutions, Inc. performed in excess of twelve thousands tower structural analyses over the past fifteen years, including the design of several thousands of telecommunication structure foundations in many parts of the country.

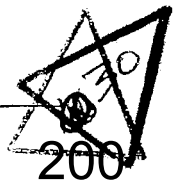
Over the last five years Semaan Engineering Solutions, Inc. positioned itself as the exclusive tower structural engineering vendor for collocations on towers owned by American Tower, Alltel, US Cellular-midwest, Sprint Sites USA, AAT Communications, Mountain Union Telecom and T-Mobile USA.

Robert Semaan P.E., S.E. is the firm's President; Mr. Semaan obtained a B.S. and an M.S. in structural engineering and has over twenty years of experience in the structural engineering field including teaching graduate college courses in structural engineering. He is a registered Professional Engineer (P.E) in many states and is a registered Structural Engineer (S.E.) in the state of Illinois.

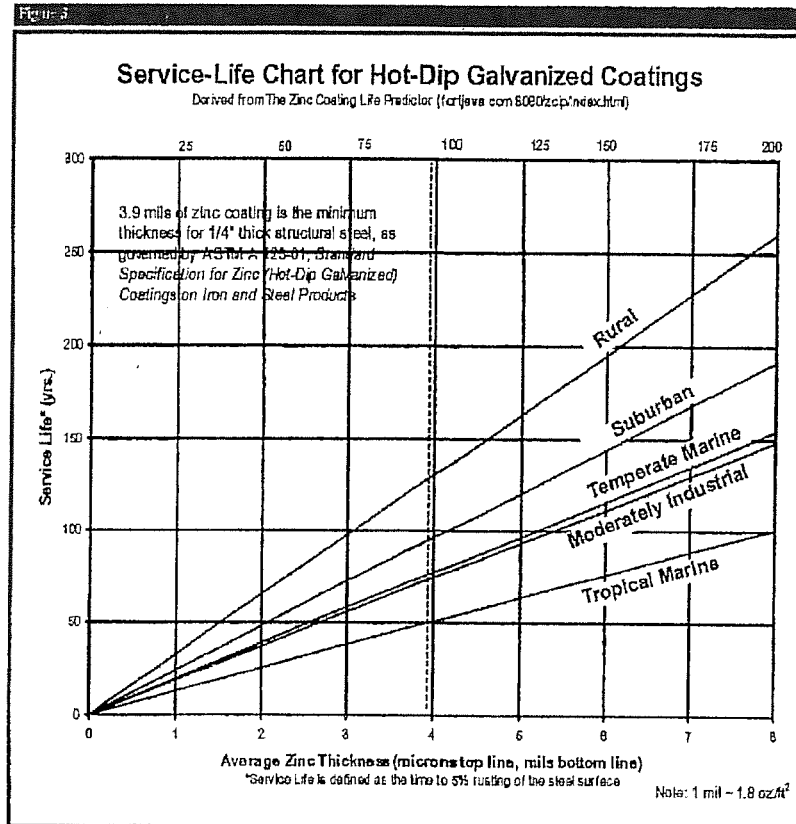
Communication Towers – Background and Standard Practice

Communication structures date as far back as the 1940's, which in those days were mainly broadcast towers. These older towers were manufactured of low strength steel and were mainly painted. A good number of these older towers are still standing to this age despite the light corrosion protection the painting provided. Later the use of higher strength steel became more common and the preferred corrosion protection quickly became zinc plating or more specifically hot dip galvanizing. Most if not all PCS telecommunication structures today are hot dip galvanized. All structural steel members and components have zinc coating in the form of hot dip galvanizing. Structural steel members are typically hot dipped galvanized in accordance with ASTM Standard A123. Fasteners are typically galvanized in accordance with ASTM Standard A153 (hot-dipped) or ASTM Standard B695 Class 50 (mechanical).

There are numerous publications about galvanizing and its service life cycle. Below is one chart from the American Galvanizers Association showing the galvanizing thickness (mils) versus the service life span (years) of the galvanized structure. Typically telecommunication structures are galvanized in accordance with ASTM Standard A123 with a minimum 3.9 mils of galvanizing.



December 22, 2005



As you can see from the chart above that the most corrosive condition is the tropical marine environment. Even with the most corrosive environment and the minimum coating requirement, the service life of a properly maintained structure is fifty (50) years and for the less corrosive environment, the service life can be as high as ninety (90) years.

For reference, below are the EIA/TIA Standard maximum intervals for maintenance and condition assessment:

- a) Three-year intervals for guyed towers and five-year intervals for self-supporting structures.
- b) After severe wind or ice storms or other extreme conditions.
- c) Shorter inspection intervals may be required for structures in coastal regions, in corrosive environments.

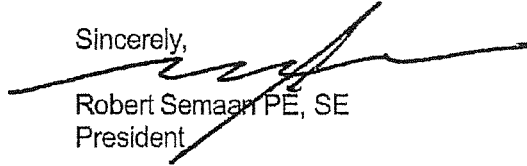


December 22, 2005

Towers are in nature simple steel structures pre-manufactured and galvanized in fabrication shops under controlled conditions and quality assurance programs and if maintained regularly and properly, should easily attain the service lives as predicted and shown in the chart above.

Please feel free to call if you should have any questions.

Sincerely,



Robert Semaan PE, SE
President

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-2176

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW 1011-07, CONDITIONAL USE PERMIT 609-06 AND CONDITIONAL USE PERMIT 676-07 TO COLLOCATE AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING 235-FOOT HIGH RADIO TOWER AT 17900 SOUTH CENTRAL AVENUE.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Core Communications, represented by John Koos, with respect to real property located at 17900 South Central Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review and Conditional Use Permits to permit and collocate an unmanned wireless facility on an existing 235-foot high radio tower in the CG (Commercial, General) zone and within Redevelopment Project Area No. 4. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for freestanding major wireless telecommunication facilities located less than 100 feet from a residential zone. (CMC Section 9138.16.D).
- Conditional Use Permit (CUP) for telecommunication facilities that exceed the maximum height limit (CMC Section 9138.16.F).
- Conditional Use Permit (CUP) for existing telecommunication facilities that have become legal, non-conforming uses (CMC Section 9182.21-22).

A public hearing was duly held on November 13, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearings. At the meeting of November 13, 2007, the public hearing was continued until November 27, 2007.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as General Commercial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding commercial and residential uses and is appropriate for the subject property as proposed, subject to the conditions of approval,
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features

relative to a harmonious and attractive development of the area. The radio tower already has very large antennas near the top of the tower as well as some cell antennas similar in size to the proposed antennas. The six proposed antennas will not degrade the visual character of the site. A condition of approval shall require evaluation of the telecommunication facility in seven (7) years or 2015 to allow the City to develop and implement any further improvements to the site as deemed necessary by the Planning Commission to buffer the surrounding residential neighborhood from the existing tower.

- c) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are commercial and residential uses and the proposed project is compatible with those uses. The site is 38,700 square feet in size, and is flat;
- d) The proposed telecommunication facility will only require monthly maintenance visits and is otherwise not occupied, therefore the off-street parking requirements are not applicable and circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided with the on-site private driveway;
- e) There are no signs intended for the proposed project other than those required for safety purposes, which will meet the requirements of the Municipal Code;
- f) The proposed wireless telecommunication facility will replace existing antennas and is located and designed to minimize the visual impact on surrounding properties and from public streets, including stealthing which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design. To further improve aesthetics on the site, conditions of approval are included to require: 1) the applicant to paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department; 2) the applicant shall replace chain link fencing along Central Avenue with a wrought iron fence and all existing barb wire shall be removed; and 3) to the extent feasible, the applicant shall provide landscaping around the perimeter of the property. Prior to issuance of a building permit a landscaping plan must be approved by the Planning Division;
- g) The proposed wireless telecommunication facility meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit", Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", Section 9138.16(G), "Wireless Telecommunication Facilities, Minor Exceptions" and Section 9138.16(H), "Wireless Telecommunication Facilities, Required Findings" are made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review and Conditional Use Permits will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15301.

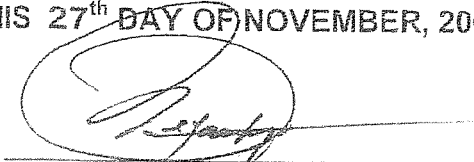


Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1-07, Conditional Use Permit No. 09-06 and Conditional Use Permit No. 676-06 with respect to the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" and "C" respectively attached hereto

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF NOVEMBER, 2007


CHAIRMAN

ATTEST:


SECRETARY

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

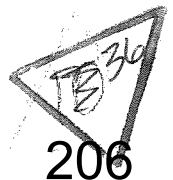
DESIGN OVERLAY REVIEW NO. 1011-07

CONDITIONAL USE PERMIT NO. 609-06

CONDITIONAL USE PERMIT NO. 676-07

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1011-07, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07 is not issued within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.
9. These permits, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07, shall expire in seven (7) years or by November 27, 2015, unless an extension of time is filed by the applicant prior to expiration, and subsequently reviewed and approved by the Planning Commission.
10. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1011-07 Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

11. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
14. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.



15. All areas used for temporary movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

AESTHETICS

17. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.
18. The wireless telecommunication facility shall not exceed the height specified in the development plan.
19. All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
20. The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color.
21. The applicant shall paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department
22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
23. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division. Three existing storage containers in the front parking area shall be removed.

LANDSCAPING/IRRIGATION

24. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
25. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



26. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
27. The applicant and property owner shall provide landscaping and/or upgraded fencing around the perimeter of the property to screen the facility at such time that the adjoining vacant property is developed, subject to approval by the Planning Division.

FENCES/WALLS

28. Perimeter fences shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
29. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) of the Zoning Ordinance.
30. The applicant shall provide a new wrought iron fence along the western property line in order to provide screening, as necessary, and to replace any fencing found to be dilapidated or in poor condition.
31. The applicant shall remove all existing barb wire fencing.

NOISE

32. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
33. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

TRASH

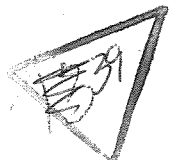
34. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building and in the location specified in the approved site plan. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit/business license.
35. All existing trash containers shall be within a trash enclosure.

PUBLIC SAFETY - CITY OF CARSON

36. Ensure compliance with current seismic mitigation codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

37. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.



38. The estimated construction cost for this project is less than \$100,000 therefore the project is not subject to offsite improvements, with exceptions to the following items:
- a. A construction permit is required for any work to be done in the public right-of-way.
 - b. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
 - c. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
 - d. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

39. All requirements by the L.A. County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

40. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT 992-15 AND DESIGN OVERLAY REVIEW 1621-16 FOR AN EXISTING 235-FOOT RADIO TOWER WITH MULTIPLE EXISTING TELECOMMUNICATION FACILITIES AT VARIOUS HEIGHTS IN THE CG (COMMERCIAL, GENERAL) ZONE AT 17900 SOUTH CENTRAL AVENUE

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, American Towers LLC, with respect to real property located at 17900 South Central Avenue, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 992-15 and Design Overlay Review No. 1621-16, to approve an existing 235-foot radio tower with multiple existing telecommunication facilities at various heights in the CG (Commercial, General) zone. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for freestanding major wireless telecommunication facilities located less than 100 feet from a residential zone. (CMC Section 9138.16.D).
- Conditional Use Permit (CUP) for telecommunication facilities that exceed the maximum height limit (CMC Section 9138.16.F).

A public hearing was duly held on August 8, 2017, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as General Commercial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding industrial and residential uses and is appropriate for the subject property as proposed, subject to the conditions of approval.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area. A condition of approval requires the tower to be replaced with a shorter (105 feet) and stealth facility within 3 years of approval of the CUP and DOR to mitigate the appearance of the tower to the existing and potential surrounding residential development.
- c) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are industrial and residential uses and the proposed



project is compatible with those uses. The site is 1.4 acres in size, and is flat;

- e) There are no signs intended for the proposed project other than those required for safety purposes, which will meet the requirements of the Municipal Code;
- f) The proposed telecommunication facility will only require monthly maintenance visits and is otherwise not occupied, therefore the off-street parking requirements are not applicable and circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided with the on-site private driveway accessible from Central Avenue;
- g) The existing use is compatible with the adjacent planning areas described in the Dominguez Hills Village Specific Plan, with adjacent parcels designated for industrial, oil/chemical production and neighborhood retail uses.
- h) Approval of the existing tower will not result in any increased visual impact. The existing facility is occupied by four communication providers and reduces the need for other communication facilities within the City.
- i) The tower is located toward the rear of the parcel and the parcel is landscaped with trees, shrubs and ground cover.
- j) The proposed wireless telecommunication facility meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit", Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", Section 9138.16(G), "Wireless Telecommunication Facilities, Minor Exceptions" and Section 9138.16(H), "Wireless Telecommunication Facilities, Required Findings" are made in the affirmative.
- k) The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed.

Section 4. The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review and Conditional Use Permit will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15301.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 1016-16 and Design Overlay Review No. 1621-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.



Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF AUGUST, 2017.

CHAIRMAN

ATTEST:

SECRETARY

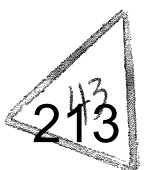


EXHIBIT "A"

Legal Description

THAT PORTION OF THE 16.00 ACRE TRACT IN THE RANCH, SAN FELIX, IN THE CITY OF
DARWIN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOCATED TO ISAIAH W. HERRIN, BY
THE DECREE OF PARTITION OF A PORTION OF SAID RANCH IN CASE NO. 16897 OF THE SUPERIOR
COURT OF SAID COUNTY A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 284
PAGE 186 OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS
FOLLOWS:

BEGINNING OF THE NORTHERLY LINE OF THE LAND AS DESCRIBED IN THE DEED TO THE
CALIFORNIA GAS COMPANY, RECORDED FEBRUARY 19, 1947 AS INSTRUMENT NO. 1778 IN BOOK
5889 PAGE 312 OF OFFICIAL RECORDS OF SAID COUNTY, WITH THE EASTERLY LINE OF CENTRAL
AVENUE VARIOUS IN WIDTH AS DESCRIBED IN PARAGRAPH 3 IN THE DEED TO THE CITY OF GARDEN
RECORDED MARCH 24, 1988 AS DOCUMENT NO. 88-00751 OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID CENTRAL AVENUE NORTH 7 DEGREES 21 MINUTES 39 SECONDS WEST 221.00
FEET; THENCE NORTH 89 DEGREES 34 MINUTES 23 SECONDS EAST 190.00 FEET; THENCE SOUTH 1
DEGREE 21 MINUTES 17 SECONDS EAST 221.00 FEET TO THE NORTHERLY LINE OF SAID HERRIN
AS AVE MENTIONED DEED TO THE CALIFORNIA GAS COMPANY; THENCE ALONG SAID NORTHERLY LINE
SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST 190.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, WATER, LEAD, HYDROCARBON SUBSTANCES, WATER AND OTHER
MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF
SAID LAND TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY MEANS OF
CONVENTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, BITUMEN,
HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES
BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS & OTHER
SUBSTANCES BUT WITH NO ANY RIGHT OF SURFACE ENTRY.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 992-15
DESIGN OVERLAY REVIEW NO. 1621-16

GENERAL CONDITIONS

1. In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

The new facility shall be camouflaged or designed to blend with the surrounding environment and land uses, minimize aesthetic impact on adjacent uses, and conceal the intended use and appearance of the structures. Such camouflage design may take the form of a "mono-pine" as depicted in Exhibit 2, or may employ other camouflage design features. The height of the new facility shall not exceed 105 feet. Subject to the height limitation and camouflaging requirements, the new facility shall be of equal or superior quality to the existing facility, including with regard to signal propagation required by communication service providers collocated on the facility, structural capacity, and ground equipment space

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2, or such other camouflage design as the Applicant, the Planning Manager, and the party proposing to develop the adjacent parcels may reasonably agree upon, and the height of the new facility does not exceed 105 feet, no further Planning Commission approval of the new facility shall be required pursuant to Section 9138.16 – Communications Facilities – of the Carson Municipal Code and shall be subject to approval by the Planning Manager. Within one (1) year of the Effective Date, the applicant shall report to the Planning Manager regarding the current status of redevelopment plans for the new facility. Such report shall include the status of Applicant's construction plans and coordination with the developer of the adjacent parcels and wireless carriers. Within two (2) years of the Effective Date, Applicant shall submit an



application for a building permit to construct the new facility. Upon receipt of the building permit, Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal of the existing facility on or before three (3) years after the Effective Date.

Within 30 days of the Effective Date, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with this Condition.

2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the approved development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject

property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

10. **Precedence of Conditions.** If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. **City Approvals.** All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. **Deposit Account.** A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. **Indemnification.** The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from the Parties operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City, and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.



PLANNING DIVISION

14. The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed.
15. Before the permittee submits any applications to the Building Division to remove equipment, the permittee must incorporate this permit, all conditions associated with this permit and any approved photo simulations into the project plans (the "Approved Plans"). The permittee must construct, install and operate the wireless facility in strict compliance with the Approved Plans. Any alterations, modifications or other changes to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director's prior review and approval, who may refer the request to the original approval authority if the Director finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land use concern.
16. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.
17. Permittee shall keep all access points to the equipment enclosures and the perimeter area of the tower locked at all times, except when active maintenance is performed on the equipment or tower.
18. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access gate(s). The signs required in this condition must be placed in a location where they are clearly visible to a person approaching the access gate in the open and closed positions.
19. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "10-Step Guidelines" sign at the base of the tower. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the tower.



20. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

LANDSCAPING/IRRIGATION

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. Landscaping shall be provided with a permanently installed working, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

AESTHETICS

24. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division. Overgrown and dead vegetation, fence signs and accumulated trash and debris shall be removed.
25. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
26. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
27. The wireless telecommunication facility shall not exceed the height specified in the development plan.
28. All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
29. The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color.
30. The applicant shall paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department.



FENCES/WALLS

- 31. Perimeter fences and walls shall be architecturally coordinated with the project buildings and future development, subject to the approval of the Planning Division.

LIGHTING

- 32. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
- 33. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

NOISE

- 34. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
- 35. Backup generators shall only operate during power outages and for testing and maintenance purposes only.

PARKING

- 36. All driveways shall remain clear. No encroachment into driveways shall be permitted.

TRASH

- 37. All existing trash containers shall be within a trash enclosure.

BUILDING AND SAFETY DIVISION

- 38. Submit development plans for plan check review and approval.
- 39. Obtain all appropriate building permits and an approved final inspection for the proposed project.
- 40. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.



ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

- 41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
- 42. A construction permit is required for any work to be done in the public right-of-way.

Prior to Issuance of Building Permit

- 43. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
- 44. A construction permit is required for any work to be done in the public right-of-way.
- 45. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
- 46. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
- 47. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing any required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

Prior to Issuance of Certificate of Occupancy

- 48. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Central Avenue and Victoria Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 49. Cell Site/Building need review and comply with requirements for Backup Battery Storage. CFC 608.
- 50. Provide info on amount of electrolyte material in each battery and full amount of storage.



51. All other requirements of the Fire Department shall be met.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

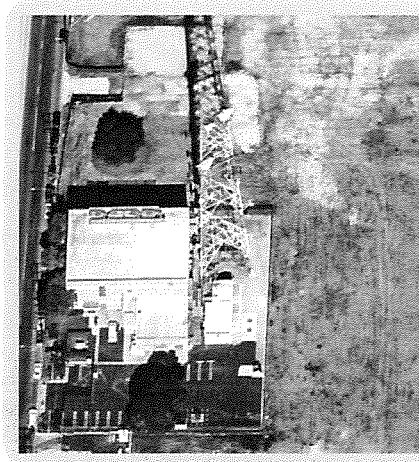
52. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. LA03XC319
Dominguez Oil
17900 South Central Avenue
Carson, California 90220
Los Angeles County
33.868280; -118.248500 NAD83
Lattice Tower

EBI Project No. 6217005808
January 2, 2018



Prepared for:

Sprint Nextel
c/o Eukon Group
65 Post, Suite 1000
Irvine, CA 92618

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint to conduct radio frequency electromagnetic (RF-EME) modeling for Sprint Site LA03XC319 located at 17900 South Central Avenue in Carson, California to determine RF-EME exposure levels from existing and proposed Sprint wireless communications equipment at this site. As described in greater detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of Sprint’s proposed transmitting facilities independently and in relation to all existing collocated facilities at the site.

Modeling results included in this report are based on drawings dated October 12, 2017 as provided to EBI Consulting. Subsequent changes to the drawings or site design may yield changes in the MPE levels or FCC Compliance recommendations.

Maximum Permissible Exposure (MPE) Summary			
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm²)
All Carrier Equipment			
Ground	12.20	2.44	0.06507
Sprint Equipment			
Ground	11.90	2.38	0.06347

Statement of Compliance

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint’s existing and proposed equipment in the area that exceed the FCC’s occupational and/or general public exposure limits at this site. As such, the existing and proposed Sprint project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0 and Appendix A. Posting of the signage brings the site into compliance with FCC rules and regulations.

1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS

Sprint proposes the addition of three (3) wireless telecommunication antennas on a lattice tower in Carson, California. Additionally, there are three (3) existing Sprint antennas that are proposed to remain onsite. The proposed modification will result in a total of six (6) Sprint antennas at the site. There are three sectors (A, B and C) proposed at the site, with one (1) existing antenna and one (1) proposed antenna per sector.

Based on drawings and aerial photography review, unknown carrier wireless antennas are also present on the lattice tower. These antennas were included in the modeling analysis.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE EXISTING AND PROPOSED SITE

There are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE SPRINT ANTENNAS AND BACK-UP FACILITIES PER STRUCTURE AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Sprint proposes the addition of three (3) wireless telecommunication antennas on a lattice tower in Carson, California. Additionally, there are three (3) existing Sprint antennas that are proposed to remain onsite. The proposed modification will result in a total of six (6) Sprint antennas at the site. There are three sectors (A, B and C) proposed at the site, with one (1) existing antenna and one (1) proposed antenna per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and 1900 MHz frequency ranges and one antenna transmitting in the 2500 MHz frequency range. The Sector A antennas will be oriented 10° from true north. The Sector B antennas will be oriented 100° from true north. The Sector C antennas will be oriented 200° from true north. The bottoms of the antennas will be 40 feet above ground level.

Based on drawings and aerial photography review, unknown carrier wireless antennas are also present on the lattice tower. These antennas were included in the modeling analysis.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power of each frequency, for modeling purposes, was assumed to be the following:

Sprint Operating Powers Per Sector		
Frequency (MHz)	Power (Watts)	# of Transmitters
800	50	4
1900	45	4
2500	20	8

Additional transmitter information used in the modeling of Sprint antennas is summarized in the RoofView® export file presented in Appendix D.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE STRUCTURE

The Effective Radiated Power (ERP) for each carrier and frequency is summarized below:

Effective Radiated Power (ERP) per Frequency	
Frequency (MHz)	ERP (Watts)
Sprint 800	11,398
Sprint 1900	17,717
Sprint 2500	13,875
Other Carriers (Total)*	4,766

* Other carrier ERPs were not provided. The ERP calculation is based on worst-case assumptions of other carrier operating powers.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the proposed antennas are to be rack-mounted on the lattice tower and operating in the directions, frequencies, and heights mentioned in section 4.0 above. The surrounding area includes raw open land to the north, east, south, and residential buildings located to the west..

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE EXISTING AND PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's existing and proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the existing and proposed Sprint project is in compliance with FCC rules and regulations.

Maximum Permissible Exposure (MPE) Summary			
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm ²)
All Carrier Equipment			
Ground	12.20	2.44	0.06507
Sprint Equipment			
Ground	11.90	2.38	0.06347

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix D.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS (DISCUSS SIGNAGE FOR THOSE WHO SPEAK LANGUAGES OTHER THAN ENGLISH)

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that Notice signs be installed for the new antennas making people aware of the antennas locations. There are no exposures above the FCC limits in front of the existing and proposed antennas and therefore barriers are not recommended.

Workers that are elevated above the ground may be exposed to power densities greater than the occupational limit. Workers should be informed about the presence of antennas and their associated fields and practice RF Safety Procedures. To reduce the risk of exposure and/or injury, EBI recommends that access to the lattice tower or areas associated with the active antenna installation be restricted and secured where possible.

Access to this site is unknown. To be conservative, the modeling results are reported as though the general public is able to access the lattice tower.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix C below.

11.0 LIMITATIONS

This report was prepared for the use of Sprint. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

12.0 SUMMARY AND CONCLUSIONS

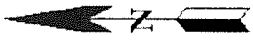
EBI has prepared this Radiofrequency Emissions Compliance Report for the existing and proposed Sprint telecommunications equipment at the site located at 17900 South Central Avenue in Carson, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from existing and proposed Sprint antennas and the other carriers' existing antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's existing and proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the existing and proposed Sprint project is in compliance with FCC rules and regulations.

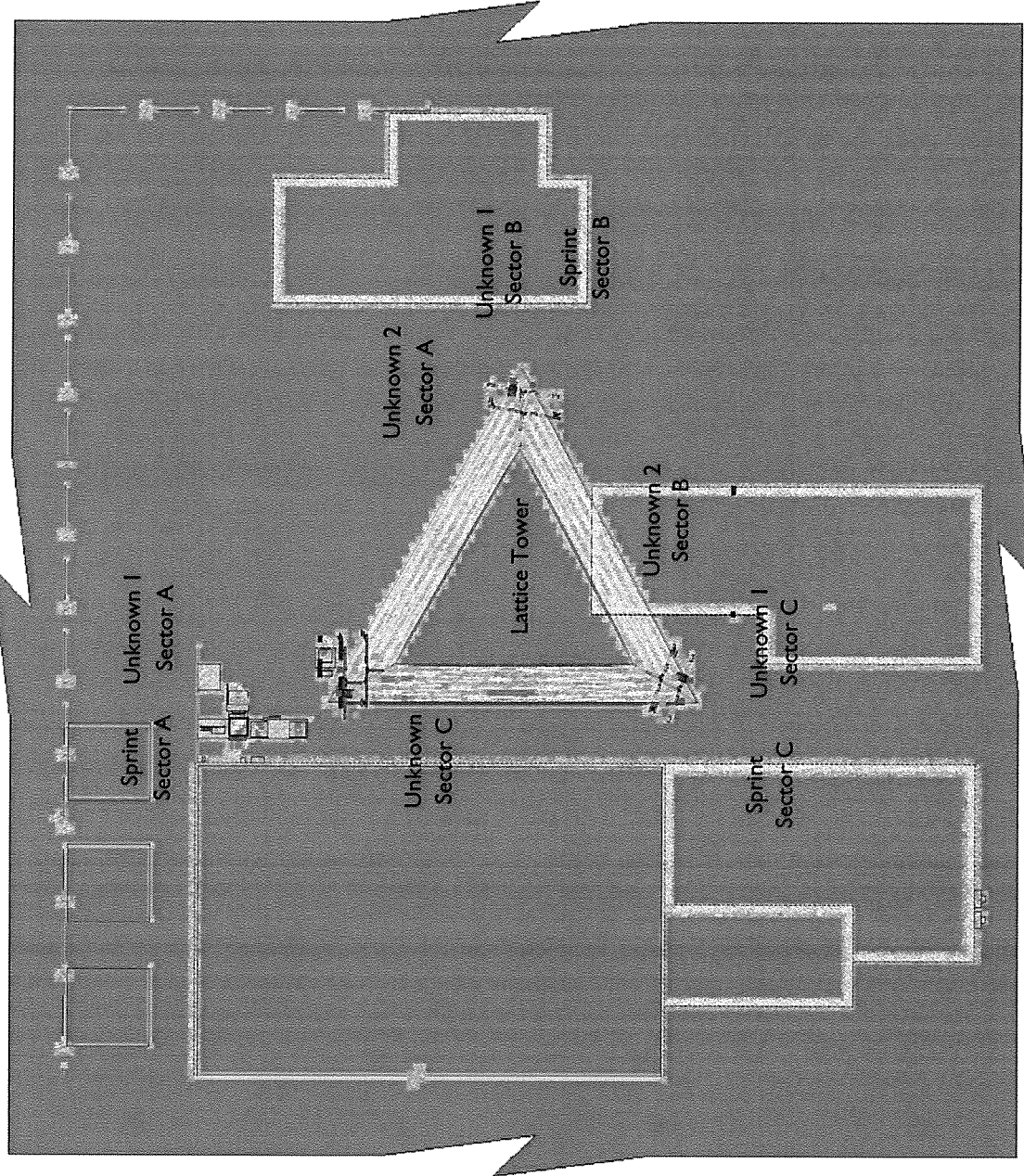
Signage is recommended at the site as presented in Section 9.0 and Appendix A. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

MPE Analysis and Recommended Signage



Post Signs at
Tower
Access Points



% FCC Public Exposure Limit	
	Exposure Level $\geq 5,000$
	$500 < \text{Exposure Level} \leq 5,000$
	$100 < \text{Exposure Level} \leq 500$
	Exposure Level ≤ 100

Sprint Antennas
 Other Carrier Antennas

MPE Analysis and Recommended Signage
 Facility Operator: Sprint
 Site Name: Dominguez Oil
 Sprint Site Number: LA03XC319
 Report Date: January 2, 2018



Appendix B
Federal Communications
Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz and 2500 MHz frequency ranges. For the Sprint equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

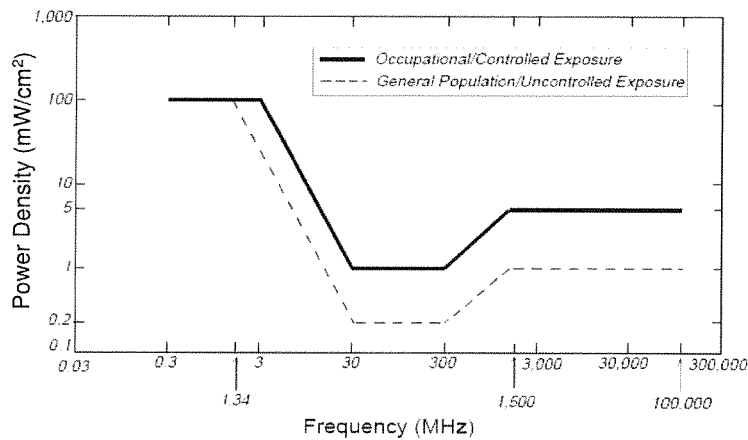
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication Services (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication Services (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Advanced Wireless Services (AWS) facilities used by Sprint in this area operate within a frequency range of 2496 - 2690 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets); and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units. Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS/AWS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

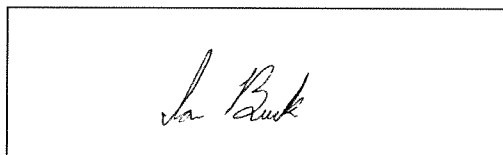
Appendix C

Certifications

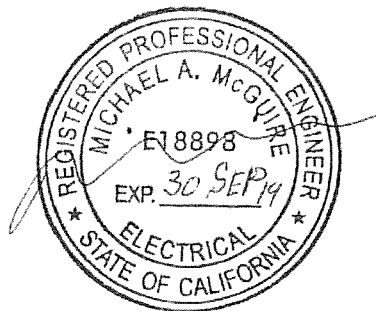
Preparer Certification

I, Ian Burk, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 2jan2018

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Appendix D

Roofview® Export File / Antenna Inventory

StartMapDefinition

Roof Max Roof Max Map Max X Y Offset X Offset Number o envelope
 170 160 180 170 10 10 1 \$US41-\$P-\$US41-\$FK6\$210

StartSettingsData

Standard Method Uptime Scale Factor Low Thr Mid Color Mid Thr High Color Over Color Ap Ht Mult Ap Ht Method
 4 2 3 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq	Power	Trans	Count	Coax	Len	Coax	Type	Loss	Other	Input	Power	Calc	Mfg	Modal	X	Y	Z	Type	Aper	dBd	Gain	BWDir	Uptime	Profile	flag	ON
SPT A2	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	Commscope	DT465B-2XR	77	107	40.005	40	40	13.65	62.10	13.65	62.10	5.99	5.99	13.65	62.10	ON	ON	ON	
SPT A2	Sprint	2500	20	8	10 1/2	LDF	0.5	0.5	134.9336	Commscope	DT465B-2XR	77	107	40.005	40	40	15.35	68.10	15.35	68.10	5.99	5.99	15.35	68.10	ON	ON	ON	
SPT B2	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	Commscope	DT465B-2XR	124	77	40.005	40	40	13.65	62.10	13.65	62.10	5.99	5.99	13.65	62.10	ON	ON	ON	
SPT B2	Sprint	2500	20	8	10 1/2	LDF	0.5	0.5	134.9336	Commscope	DT465B-2XR	124	77	40.005	40	40	15.35	68.10	15.35	68.10	5.99	5.99	15.35	68.10	ON	ON	ON	
SPT C2	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	Commscope	DT465B-2XR	74	54	40.005	40	40	13.65	62.200	13.65	62.200	5.99	5.99	13.65	62.200	ON	ON	ON	
SPT C2	Sprint	2500	20	8	10 1/2	LDF	0.5	0.5	134.9336	Commscope	DT465B-2XR	74	54	40.005	40	40	15.35	68.200	15.35	68.200	5.99	5.99	15.35	68.200	ON	ON	ON	
SPT A3	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	RFS	APXVSP18-C	76	108	40	40	40	13.4	65.10	13.4	65.10	6	6	13.4	65.10	ON	ON	ON	
SPT A3	Sprint	1900	45	4	10 1/2	LDF	0.5	0.5	151.8003	RFS	APXVSP18-C	76	108	40	40	40	15.9	65.10	15.9	65.10	6	6	15.9	65.10	ON	ON	ON	
SPT B3	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	RFS	APXVSP18-C	125	80	40	40	40	13.4	65.100	13.4	65.100	6	6	13.4	65.100	ON	ON	ON	
SPT B3	Sprint	1900	45	4	10 1/2	LDF	0.5	0.5	151.8003	RFS	APXVSP18-C	125	80	40	40	40	15.9	65.100	15.9	65.100	6	6	15.9	65.100	ON	ON	ON	
SPT C3	Sprint	800	50	2	10 1/2	LDF	0.5	0.5	84.33348	RFS	APXVSP18-C	78	52	40	40	40	13.4	65.200	13.4	65.200	6	6	13.4	65.200	ON	ON	ON	
SPT C3	Sprint	1900	45	4	10 1/2	LDF	0.5	0.5	151.8003	RFS	APXVSP18-C	78	52	40	40	40	15.9	65.200	15.9	65.200	6	6	15.9	65.200	ON	ON	ON	
UNK 1 A1	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	83	105	51	51	51	12	63.10	12	63.10	4	4	12	63.10	ON	ON	ON	
UNK 1 A2	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	80	105	51	51	51	12	63.10	12	63.10	4	4	12	63.10	ON	ON	ON	
UNK 1 A3	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	77	105	51	51	51	12	63.10	12	63.10	4	4	12	63.10	ON	ON	ON	
UNK 1 A4	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	74	105	51	51	51	12	63.10	12	63.10	4	4	12	63.10	ON	ON	ON	
UNK 1 B1	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	122	74	51	51	51	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 1 B2	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	121	77	51	51	51	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 1 B3	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	123	81	51	51	51	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 1 B4	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	123	84	51	51	51	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 1 C1	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	72	57	51	51	51	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	
UNK 1 C2	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	75	56	51	51	51	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	
UNK 1 C3	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	79	54	51	51	51	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	
UNK 1 C4	Unknown	850	25	1	0	0	0	0	12.52968	Unknown	Unknown	82	53	51	51	51	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	
UNK 2 A1	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	127	80	64	64	64	12	63.10	12	63.10	4	4	12	63.10	ON	ON	ON	
UNK 2 A2	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	118	80	64	64	64	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 2 B1	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	75	52	64	64	64	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 2 B2	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	78	59	64	64	64	12	63.100	12	63.100	4	4	12	63.100	ON	ON	ON	
UNK 2 C1	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	73	109	64	64	64	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	
UNK 2 C2	Unknown	850	50	1	0	0	0	0	25.05936	Unknown	Unknown	79	102	64	64	64	12	63.200	12	63.200	4	4	12	63.200	ON	ON	ON	

StartSymbolData

Sym Map Mark Roof X Roof Y Map Label Description (notes for this table only)
 5 35 AC Unit Sample symbols
 14 5 Roof Access
 45 5 AC Unit
 45 20 Ladder

Table 2
Project Trip Generation¹

Descriptor	Quantity	Units ²	Type of Vehicle				Total Trucks	Total
			Passenger Car	2 Axle Truck	3 Axle Truck	4+ Axle Truck		
Land Use: Warehousing	420.000	TSF	79.57%	3.46%	4.64%	12.33%	20.43%	100%
Trip Generation Rates in trips per TSF								
Daily			1.385	0.060	0.081	0.215	0.355	1.74
Morning Peak Hour			0.135	0.006	0.008	0.021	0.035	0.17
Evening Peak Hour			0.151	0.007	0.009	0.023	0.039	0.19
Trip Generation in Vehicles								
Daily			581	25	34	90	149	730
Morning Peak Hour								
Inbound			43	2	3	7	12	55
Outbound			13	1	1	2	4	17
Total			56	3	4	9	16	72
Evening Peak Hour								
Inbound			17	1	1	3	5	22
Outbound			47	2	3	7	12	59
Total			64	3	4	10	17	81
Passenger Car Equivalent's (PCE'S) Factor ³								
			1.00	1.50	2.00	3.00		
Trip Generation in PCE's								
Daily			581	38	68	270	376	957
Morning Peak Hour								
Inbound			43	3	6	21	30	73
Outbound			13	2	2	6	10	23
Total			56	5	8	27	40	96
Evening Peak Hour								
Inbound			17	2	2	9	13	30
Outbound			47	3	6	21	30	77
Total			64	5	8	30	43	107

¹ Source: Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017, Land Use Code 150 and City of Fontana, Truck Trip Generation Study, August 2003.

² TSF = Thousand Square Feet

⁴ Passenger Car Equivalent factors are per the San Bernardino Associated Governments (SANBAG) recommended values.