



PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, APRIL 12, 2022

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON

Amy Wong

VICE-CHAIRPERSON

Alfredo Nuño

COMMISSIONER

Cesar Peralta

COMMISSIONER

Rafael Gonzalez

COMMISSIONER

Pablo Tamashiro

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

This meeting shall be conducted in compliance with the procedures set forth under AB361 which allows local legislative bodies to continue conducting virtual meetings under certain emergency circumstances without strictly complying with traditional Brown Act teleconferencing requirements, so long as there is a live comment option for public comments, meetings are paused for any technical difficulties that affect public participation, and each agenda contains information on how to access the meeting as well as how to participate in public comment virtually. The El Monte City Council has availed itself of the procedures of AB361 for meetings of the City of El Monte's Legislative Bodies by resolution last approved at its meeting of April 5, 2022.

Members of the public wishing to observe the meeting may do so in one of the following ways:

- (1) Attend the meeting in person at the City's Council Chambers. All COVID-19 safety precautions (e.g. wearing a mask and social distancing) shall be followed at all times.
- (2) Turn your TV to Channel 3.
- (3) Visit the City's website at: <http://www.elmonteca.gov/378/council-meeting-videos>

Members of the public wishing to make public comment may do so in one of the following ways:

- (1) Call-in Conference (253) 215-8782; Meeting ID 838 4114 2659 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) Email or Telephone– All interested parties can submit comments in advance to the Planning Division's general email at planning@elmonteca.gov or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on April 12, 2022.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

1. **Call Meeting to Order**
2. **Flag Salute**
3. **Roll Call**
4. **Approval of Agenda**
5. **Commission Disclosures**
6. **Public Comments**

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name & address for the record.

CONSENT CALENDAR

- 7.1 **Approval of Modification Committee Minutes**
None
- 7.2 **Approval of Planning Commission Minutes**
3/22/22

PUBLIC HEARING

8. **Conditional Use Permit (CUP) No. 02-19 & Variance (VAR) No. 02-22**

Address/Location: 4732 Peck Road / APN: 8547-014-013

Request: The applicant is requesting approval of CUP No. 02-19 and VAR No. 02-22 to remove an existing 50-foot-high mono-palm wireless facility and construct a new wireless facility designed as a 65-foot-high mono-eucalyptus tree. The wireless facility is located behind an existing service station (Mobil Gas Station). The subject site is 30,000 square feet in size and is located within the MMU (Mixed/Multi-Use) zone. This request is made pursuant to the requirements of Chapters 17.20, 17.24, and 17.82 of the El Monte Municipal Code (EMMC).

CEQA Recommendation: Article 19. Categorical Exemptions – Class 3, Section 15303 (New Construction or Conversation of Small Structures) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended.

Case Planner: Nancy Lee, Senior Planner

Recommendation:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Adopt Resolution to approve the request and adopt a Categorical Exemption.

Resolution: 3632

REGULAR AGENDA

9. Code Amendment (CA) Nos. 800 and 801, General Plan Amendment (GPA) No. 01-22, Zone Change (ZC) No. 02-22 & Specific Plan Amendment (SPA) No. 03-22

Address/Location: The City of El Monte initiated the following:

Request:

- CA No. 800 (Title 15 – Building and Construction of the El Monte Municipal Code (EMMC)) – Adopt the 2020 Los Angeles County Building Code in its entirety and update the Certificate of Occupancy requirements;
- CA No. 801 (Title 17 – Zoning Code of the EMMC) – Comprehensive update of the City’s Zoning Code;
- GPA No. 01-22 and ZC No. 02-22 – Change the General Plan Land Use Map and/or Zoning Map for 26 different project areas; and
- SPA No. 03-22 – Updates to the El Monte Gateway Specific Plan and the Downtown Main Street Transit-Oriented Specific Plan

CEQA Recommendation: An Initial Study (IS) prepared for the Project determined that there would be less than significant environmental impacts on the environment. Therefore, a Negative Declaration (ND) has been prepared. The IS/ND and supporting documentation shall be available for public review starting on March 28, 2022 and ending on April 26, 2022. Publication and public circulation of the IS/ND will be effectuated by the City in accordance with Public Resources Code Sections 21091–21092.6 of the

California Environmental Quality Act (CEQA) and State CEQA Guidelines Sections 15072-15073 and 15105, as applicable, prior to ND adoption.

Case Planner: Jason C. Mikaelian, AICP, Deputy Director

Recommendation:

1. Receive presentation from staff on the proposed General Plan Land Use Map and Zoning Map changes;
2. Receive presentation from staff on the proposed Negative Declaration;
3. Pose questions to staff;
4. Allow members of the public to offer comment; and
5. Direct staff to return on a future Planning Commission meeting with the full project.

REPORTS AND OTHER ITEMS

10. Director's Report
11. City Attorney's Report
12. Commissioner Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, April 26, 2022 at 7:00 P.M.
City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2>. You may also call the Planning Division at (626) 258-8626 for more information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$868.80 or \$1,357.50 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

PLANNING COMMISSION MINUTES

ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING HELD ON TUESDAY, MARCH 22, 2022 AT CITY HALL COUNCIL CHAMBERS 11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

- 1. Call Meeting to Order** – Meeting was called to order by Chairperson Wong at 7:02 p.m.
- 2. Flag Salute** – The Flag Salute was led by Chairperson Wong.
- 3. Roll Call** – The roll call was led by Senior Planner Bu

Commissioners present: Gonzalez (Virtual), Peralta (Virtual), Wong (Virtual), Nuño (Virtual), and Tamashiro (Virtual).

Commissioners Absent: None

Staff Present: Director Donovanik
City Attorney Tabares (Virtual)
Senior Planner Bu

4. Approval of Agenda:

Motion: by Commissioner Peralta to approve agenda; seconded by Commissioner Tamashiro.

Motion carried 5 - 0.

5. Commission Disclosures:

None.

6. Public Comments:

None.

CONSENT CALENDAR

7.1 Approval of Modification Committee Minutes:

None.

7.2 Approval of Planning Commission Minutes:

Motion: by Vice-Chairperson Nuño to approve March 8, 2022 Planning Commission Minutes; seconded by Commissioner Gonzalez.

Motion carried 5-0.

REGULAR AGENDA

8. 2021 Housing Element Annual Report

Address/Location: Citywide

The City of El Monte has completed the Housing Element Annual Report for 2021. This report tracks housing construction and implementation of housing programs during the reported period. The City Council adopted the “Vision El Monte” General Plan in 2011 and the Housing Element in 2013.

Senior Planner Bu provided a PowerPoint presentation.

Following the discussion, it was moved by Commissioner Gonzalez to adopt Resolution No. 3631, recommend that City Council approve the Annual Housing Report and direct staff to transmit the report to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD); seconded by Vice-Chairperson Nuño.

Motion carried 5 - 0.

REPORTS AND OTHER ITEMS

9. Director’s Report:

Director Donovanik: Announced that “Onboard Coworking” located at 9650 Telstar Avenue will be hosting their grand opening ceremony on Saturday, March 26, 2022 from 10 a.m. until 1 p.m.

10. City Attorney’s Report:

None.

11. Commissioner Comments:

Commissioner Tamashiro: Thanked staff. Announced that “Arroyo Gardening” will be hosting a volunteer day on Saturday, March 26, 2022 from 9 a.m. to 12 p.m. Congratulated Chairperson Wong for recently opening her business.

Commissioner Gonzalez: Thanked staff. Acknowledged staff for the work that went into the “guaranteed basic income” initiative.

Commissioner Peralta: None.

Vice-Chairperson Nuño: Thanked staff.

Chairperson Wong: Thanked staff. Announced the opening of “Matilija Lending Library” located in downtown El Monte that operates on Fridays from 3 p.m. to 7 p.m. and Saturdays from 12 p.m. to 4 p.m. The lending library focuses on providing books by authors of color.

12. Adjournment

Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Planning Commission Chairperson
Amy Wong

Planning Commission Secretary
Jason C. Mikaelian, AICP, Deputy Director

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY AND ECONOMIC DEVELOPMENT
DEPUTY DIRECTOR

BY: NANCY LEE
SENIOR PLANNER

APPLICATIONS: CONDITIONAL USE PERMIT NO. 02-19 AND VARIANCE NO. 2-22

LOCATION: 4732 PECK ROAD

APPLICANT: CROWN CASTLE TOWERS 06-2 LLC
200 CORPORATE DRIVE
CANNONSBURG, PA 15317
ATTN: TARA URCHO

PROPERTY OWNER: WORTMANN FAMILY TRUST
3044 FOOTHILL BLVD.
LA CRESCENTA, CA 91214

ENVIRONMENTAL DETERMINATION: ARTICLE 19. CATEGORICAL EXEMPTIONS – SECTION 15303 (CLASS 3 – NEW CONSTRUCTION)

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPTION AND APPROVE CONDITIONAL USE PERMIT NO. 02-19 AND VARIANCE NO. 2-22 SUBJECT TO CONDITIONS OF APPROVAL

PROJECT DESCRIPTION:

The Applicant is requesting approval to remove an existing 50-foot-high mono-palm wireless facility and construct a new wireless facility designed as a 65-foot-high mono-eucalyptus tree (for AT&T and T-Mobile). The wireless facility is located behind an existing service station (Mobil Gas Station).

SUBJECT PROPERTY:

Location:	East side of Peck Road, to the south of Lower Azusa Road
General Plan:	MMU
Zone:	MMU (Mixed/Multi-Use)
Street Frontages:	Peck Road: approximately 100 feet
Size:	30,000 SF
Existing Development:	Service Station at the front portion of the lot. Mono-Palm wireless facility at the mid portion of the lot. Vacant for remainder of lot.

SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North:	MMU	MMU	Commercial Shopping Center
South:	MMU	MMU	Commercial Stores
East:	R-1B	LDR	Religious Institution
West:	MMU	MMU	Religious Institution and Retail Stores

ZONING AND AERIAL PHOTO:

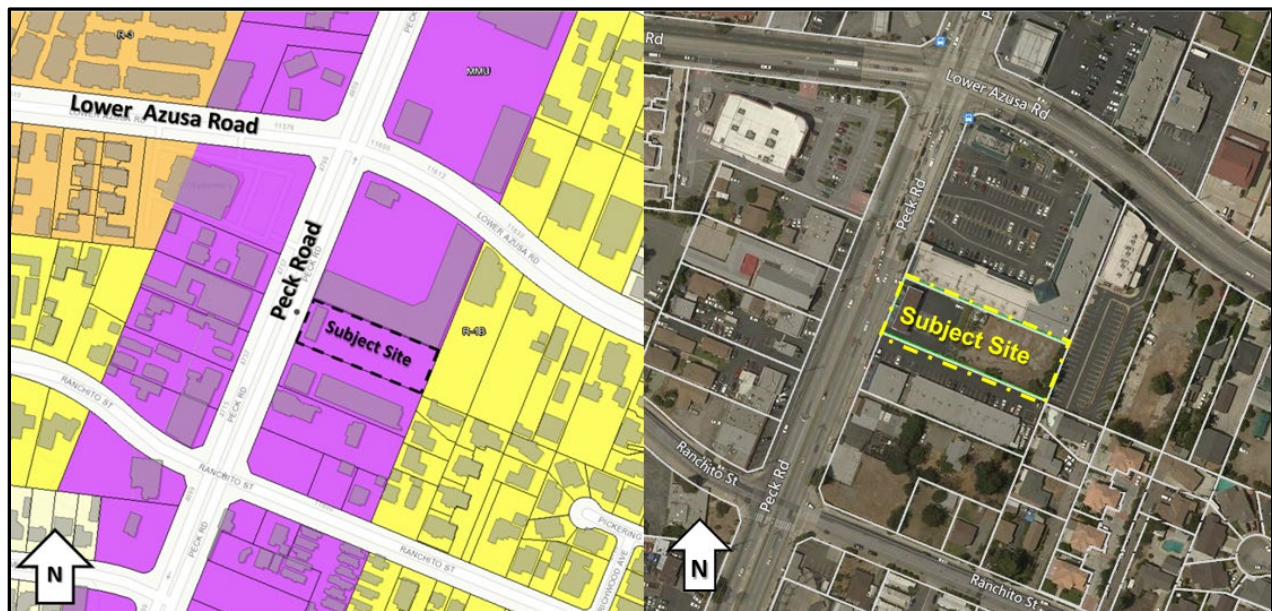


Exhibit 1: Site Plan

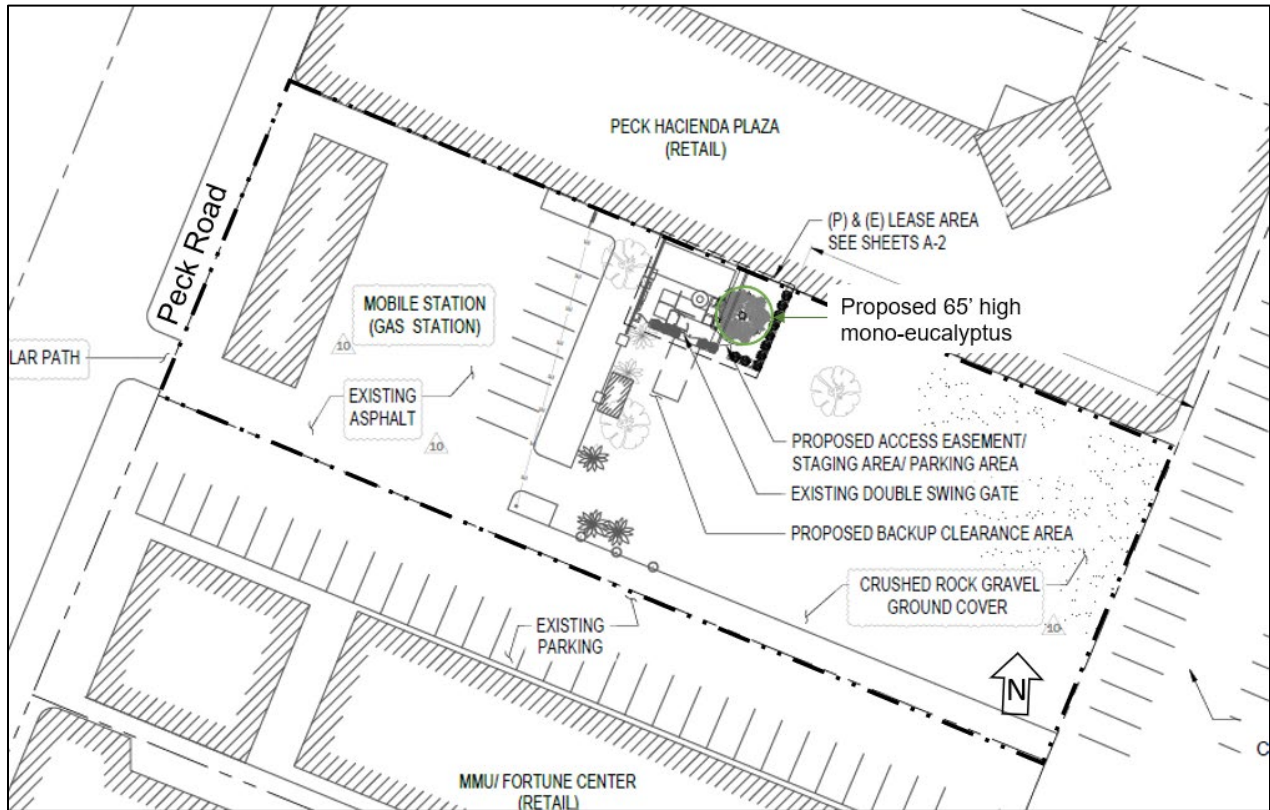
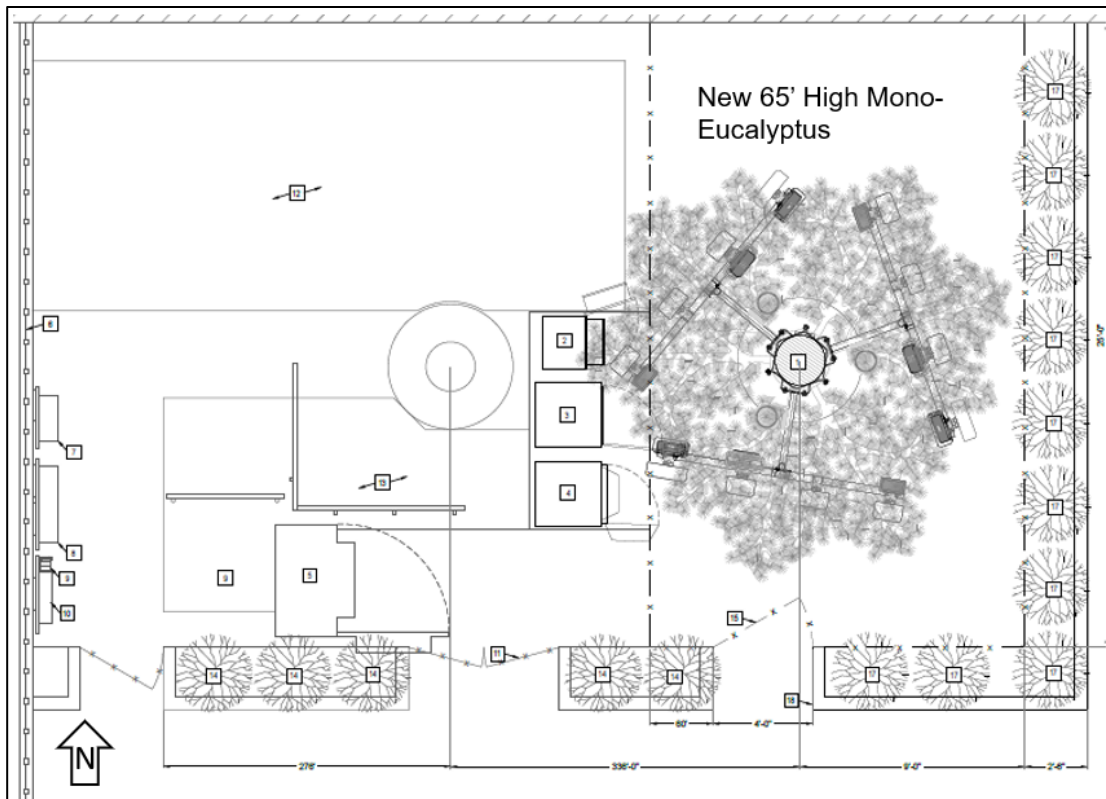


Exhibit 2: Equipment Layout



ENTITLEMENTS REQUESTED:

The following entitlements are requested pursuant to the requirements of Chapters 17.20, 17.24, and 17.82.040(B) of the El Monte Municipal Code (EMMC):

- Conditional Use Permit (CUP) No. 2-19 - To construct a new wireless facility designed as a 65-foot-high mono-eucalyptus tree.
- Variance (VAR) No. 2-22 – To exceed the maximum allowable height of 50 feet in the MMU zone.

BACKGROUND:

The proposed project was previously noticed and ajenized for the November 12, 2019 Planning Commission meeting. At that time, the project was proposed as a new 71'-6" high mono-pine tree. The applicant has since redesigned the project to a 65 foot high mono-eucalyptus tree. The previous resolutions related to the existing 50 high mono-palm proposed to be removed are provided as Attachment F and summarized below.

Previous Entitlements

CUP No. 36-00 (Resolution No. 2645)

On November 28, 2000, the Planning Commission approved CUP No. 36-02 to construct a new 50-foot unmanned mono-palm wireless facility with six (6) antennas (Pacific Bell Wireless).

Revision to CUP No. 16-02 (Resolution No. 2735)

On June 25, 2002, the Planning Commission approved Revision to CUP No. 16-02 to co-locate (AT&T Wireless) and maintain an unmanned wireless telecommunication facility.

CUP No. 39-04 (Resolution No. 2941)

On December 14, 2004, the Planning Commission approved CUP No. 39-04 to co-locate (AT&T Wireless) an unmanned wireless facility.

Revision to CUP No. 39-04 (Resolution No. 3101)

On February 27, 2007, the Planning Commission approved Revision to CUP No. 39-04 to add three (3) new panel antennas (Cingular Wireless) to an existing freestanding wireless facility.

PROJECT CHARACTERISTICS:

Existing Development

The subject site is currently developed as a gas station consisting of a canopy cover sitting over fuel dispensers, a freestanding price sign and cashier building. To the rear of the gas station, an existing 50-foot-high mono-palm and associated ground mounted mechanical equipment, with a lease area of 608.33± sf is constructed and is utilized by AT&T and T-Mobile. The lease area starts 120± feet from the front property line. The wireless facility is separated from the gas station by combination 32-inch block topped

with six (6) foot high wrought iron fencing, landscape planters and trees. A gate secures the lease area from the gas station. The remainder of the site, which is nearly half of the 30,000 sf lot size, is vacant.

Proposed Site Plan

As shown in the site plan (Exhibit 1), the applicant proposes to remove the existing mono-palm to construct a new 65-foot-high personal wireless service facility designed as a mono-eucalyptus tree. The existing 608± sf (24'-4" by 25'-0") lease area will be expanded by 375 sf (25'-0" by 15'-0") to accommodate the proposed mono-eucalyptus tree for an expanded lease area totaling 983± sf. The new mono-eucalyptus tree will be constructed with capability to support a maximum of three (3) wireless carriers. AT&T and T-Mobile are identified as the current carriers. The design of the proposed mono-eucalyptus tree provides flexibility for a third carrier co-locating in the future. The ground equipment cabinets and respective equipment for AT&T and T-Mobile will remain.

AT&T is proposing to install four (4) antennas within three (3) sectors (12 panel antennas total) with three (3) remote radio units (RRUs) per sector (nine (9) RRUs total).

T-Mobile is proposing to install two (2) new antennas within three (3) sectors (six (6) new panel antennas). Each sector will be provided with a relocated antenna for a total of nine (9) antennas (six (6) new and three (3) relocated). Three (3) new RRUs are proposed, at one (1) RRU per sector.

Fences and Walls

The lease area will be enclosed on all four (4) sides. To the north, the site is enclosed by the adjacent building. To the south, the applicant is proposing an eight (8) foot high chain link fence and gates which is followed by a combination block and wrought iron material which extends to the east and west elevation. Staff has included a condition of approval which would prohibit the chain link material and require decorative block or wrought iron fencing.

Elevations

As shown in Exhibit 3, the wireless facility is designed to resemble a eucalyptus tree. The pole/trunk of the mono-eucalyptus tree is designed of a synthetic bark and dressed with synthetic branches that will conceal the proposed equipment attached to the trunk. The antennas for both carriers will not extend more than three (3) feet from the pole of the mono-eucalyptus. The synthetic branches project eight (8) feet from the pole of the mono-eucalyptus. The synthetic trunk will extend 15 feet in height before the synthetic branches are installed. The applicant has also provided a photo-simulation of the proposed mono-eucalyptus tree design in Attachment C.

AT&T antennas are centered at 55 feet in height on the mono-eucalyptus. Each antenna ranges between 12 to 20 inches wide and eight (8) feet in length. T-Mobile's antennas are centered at 44 feet in height on the mono-eucalyptus. The antennas are 24 inches wide by eight (8) feet in length.

It is staff's assessment that since a mono-eucalyptus design at 65 feet in height is appropriate for the subject site as it would allow additional opportunities for co-location and would blend in with surrounding landscaping.

Landscaping

To supplement the existing landscaping, the applicant is proposing to remove existing palm trees and install three (3) eucalyptus trees within the vicinity of the mono-eucalyptus. The site will also be improved with groundcover and shrubs.

The Applicant will be required to submit a full landscape plan depicting all proposed plant types/materials to the Planning Division for review and approval. The landscape plan shall be designed to comply with Sections 17.10 and 17.11 of the EMMC in regards to landscape requirements and water efficiency.

Circulation & Off-Street Parking

Vehicular access to the wireless facility lease area will be from Peck Road. One (1) continuous curb cut nearly the width of the subject site serves the gas station and vehicles needing to access the wireless facility lease area would use the same access. There will be one (1) designated parking stall adjacent to the lease area for AT&T and T-Mobile service vehicles.

Service Coverage Maps

The applicant is requesting to replace the existing 50 foot high mono-palm facility with a 65 foot high mono-eucalyptus facility at the project site due to the following reasons:

- Coverage- insufficient coverage within the vicinity;
- Capacity- service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage; and
- Quality- signal strength is inadequate or inconsistent.

Furthermore, to confirm that the proposed wireless facility is needed to provide adequate service to the area, the applicant submitted network coverage maps as part of the wireless application requirements (See Attachment D).

PROJECT ANALYSIS:

2011 General Plan Consistency

The General Plan Land Use designation for this property is Mixed/Multi-Use and the proposed use meets the purpose and applicable policies associated with the land use designation. The proposal would be consistent with Land Use Goal 4.6 of the General Plan Land Use Element, which is to support community growth and change through the provision and maintenance of quality public services and facilities, such as the proposed project, which would service to improve the mobile phone service in the area.

Additionally, the proposed project of replacing a mono-palm and replacing it with a mono-eucalyptus tree and setback 120± feet from Peck Road is consistent with the following Community Design Element (CD 2.15) goal, which states:

Telecommunications. Regulate the development, operation, and maintenance of wireless/telecommunications facilities to ensure such facilities promote aesthetically innovative designs, are appropriately located to protect visual character and viewsheds, and prevent the emergence and proliferation of visual blight within the City.

Zoning Code

The zoning designation for the subject site is Mixed/Multi Use (MMU). In addition, EMMC Section 17.82 New and Substantially Changed Wireless Facilities contains general development standards for wireless facilities.

EMMC Section 17.82.090(A) specifies site location guidelines. To the extent feasible, applicants must propose new wireless facilities on private property according to the following preferences, from most preferred to least preferred, listed as follows:

1. City-owned property or structures located outside the public rights-of-way.
2. City-owned property or structures located in the public rights-of-way.
3. Manufacturing zones;
4. Commercial zones;
5. Office professional zones;
6. Mixed/multi-use zones;
7. Open space; and
8. Residential zones or uses.

In addition to the preferred locations described above, EMMC Section 17.82.090(B) notes preference for installation on certain support structures, ordered from most preferred to least preferred:

1. Collocations with existing building or other support structure-mounted wireless facilities;
2. Collocations with existing wireless facilities on electric transmission towers;
3. Collocations with existing freestanding wireless facilities;
4. New installations on existing buildings or other support structures;
5. New installations on existing electric transmission towers; and
6. New freestanding wireless towers.

While the proposed project ranks sixth (Mixed/multi-use zones) in both preferred site locations and support structures (new freestanding wireless towers), the proposed project is replacing an existing mono-palm with an improved, aesthetically pleasing mono-eucalyptus tree structure on the same property. Although the proposed mono-eucalyptus tree structure is taller than the current mono-palm, it's design would minimize visual impacts compared with the mono-palm and is intended to be an improvement in the design of the existing wireless facility.

Lastly, EMMC Section 17.82.100 lists applicable development standards for the proposed project. Table 1 on the following page lists and identifies whether the proposed project complies with each standard.

Table 1: MMU and Wireless Facilities Development Standards

Development Standard	Required by EMMC Section 17.82.100(A)	Proposed	Compliance
Concealment	Incorporate concealment elements, measures and techniques that blend the equipment and other improvements into the natural and/or built environment in a manner consistent and/or compatible with the uses germane to the underlying zoning district and existing in the immediate vicinity.	Mono-Eucalyptus	Yes
Overall Height	May not exceed the applicable height limit for structures in the applicable zoning district. Maximum allowable height in the MMU zone is 50 feet.	65 feet	No – Variance requested
Setbacks	Wireless facilities may not encroach into any applicable setback for structures in the subject zoning district. MMU: Front 5 ft. min./15 ft max; Side 5 ft. min; Rear None).	Front 120± feet Side 5 & 82 feet Rear 127'-8"	Yes
Noise	Wireless facilities and all accessory equipment and transmission equipment must comply with all applicable noise control standards and regulations in Chapter 8.36 (Noise Control), and shall not exceed, either individually or cumulatively, the applicable ambient noise limit in the subject zoning district	Does not exceed City Noise Limits	Yes
Landscaping	Must include landscape features and a landscape plan when proposed to be placed in a landscaped area. The landscape plan must include existing vegetation, and vegetation proposed to be removed or trimmed, and the landscape plan must identify proposed landscaping by species type, size and location.	Conceptual landscape plan provided	Yes and COA included
Site Security Measures	May incorporate reasonable and appropriate site security measures, such as fences, walls and anti-climbing devices, to prevent unauthorized access, theft or vandalism.	Wrought iron and chain link fence and gates	Yes
Backup Power Sources	The approval authority may approve permanent backup power sources and/or generators on a case-by-case basis.	Portable generator	Yes

Development Standard	Required by EMMC Section 17.82.100(A)	Proposed	Compliance
Lights	May not include exterior lights other than (a) as may be required under FAA, FCC or other applicable governmental regulations; and (b) timed or motion-sensitive lights for security and/or worker safety. All exterior lights permitted or required to be installed must be installed in locations and within enclosures that mitigates illumination impacts on other properties to the maximum extent feasible.	None	Yes – will be a COA
Signage; Advertisements	Must include signage that accurately identifies the equipment owner/operator, the owner/operator's site name or identification number and a toll-free number to the owner/operator's network operations center. May not bear any other signage or advertisements unless expressly approved by the city, required by law or recommended under FCC or other United States governmental agencies for compliance with RF emissions regulations.	None	Yes – will be included as a COA
Future Collocations and Equipment	To the extent feasible and aesthetically desirable, all new wireless facilities should be designed and sited in a manner that accommodates potential future collocations and equipment installations that can be integrated into the proposed wireless facility or its associated structures with no or negligible visual changes to the outward appearance.	Three (3) carriers	Yes
Utilities	All cables and connectors for telephone, primary electric and other similar utilities must be routed underground to the extent feasible in conduits large enough to accommodate future collocated wireless facilities. Meters, panels, disconnect switches and other associated improvements must be placed in inconspicuous locations to the extent possible.	None	No – COA required to underground existing power lines

Development Standard	Required by EMMC Section 17.82.100(A)	Proposed	Compliance
Parking; Access	Any equipment or improvements constructed or installed in connection with any wireless facilities must not reduce any parking spaces below the minimum requirement for the subject property.	None	Yes
Compliance with Laws	Designed and sited in compliance with all applicable federal, state and local laws, regulations, rules, restrictions and conditions, which include without limitation the California Building Standards Code, General Plan and any applicable specific plan, the El Monte Municipal Code and any conditions or restrictions in any permit or other governmental approval issued by any public agency with jurisdiction over the facility.	None	Yes – required as a COA
Development Standard	Required by EMMC Section 17.82.100(B)	Proposed	Compliance
Tower-Mounted Equipment	All tower-mounted equipment must be mounted as close to the vertical support structure as possible to reduce its overall visual profile. Applicants must mount non-antenna, tower-mounted equipment (including, but not limited to, remote radio units/heads, surge suppressors and utility demarcation boxes) directly behind the antennas to the maximum extent feasible. All tower-mounted equipment, cables and hardware must be painted with flat colors subject to the approval authority's prior approval.	Three (3) feet from support structure and painted to match	Yes
Ground-Mounted Equipment; Shelters.	All ground-mounted equipment must be concealed underground or within an existing or new structure, opaque fences or other enclosures subject to the approval authority's prior approval.	Block, wrought iron, and chain link	Yes

ENTITLEMENTS:

Conditional Use Permit No. 2-19

Per Chapter 17.82.040(B) of the EMMC, all new wireless facilities or other changes to existing wireless facilities not subject to an administrative wireless permit requires approval of a CUP. As such, the new 65-foot-high mono-eucalyptus tree wireless facility is subject to approval of CUP No. 2-19. With the exception of the requested Variance to

exceed the maximum allowable height and a condition of approval to require the undergrounding of utilities, the proposed project will meet all City Codes and standards, and will have appropriate conditions of approval, that will ensure that the project will not be detrimental to the health, safety, or general welfare of the community. The findings for CUP No. 2-19 are found in the draft resolution.

Variance No. 2-22

The applicant is requesting approval of VAR No. 2-22 to construct a 65-foot-high mono-eucalyptus tree wireless facility which would deviate from the maximum allowable MMU zone height of 50 feet. Specifically, EMMC Section 17.82.100(A) (Development Standards) states that the maximum allowable height for wireless facilities may not exceed the applicable height limit for structures in the applicable zoning district.

It is staff's assessment that the Variance requested to deviate from the height development standard can be supported. Specifically, the applicant is proposing to replace an existing 50-foot-high mono-palm, so the location is not new. Additionally, there has been newer construction of a four (4) story apartment building in the vicinity (Palo Verde Apartments, 4704 Peck Road) which has adversely affected the operation of the existing mono-palm facility, as demonstrated by the service coverage maps (see Attachment D). Also, it is typical for antennas to be placed higher than the buildings in the vicinity for optimum service to mobile phone users.

The proposed height of the mono-eucalyptus at 65 feet in height is the lowest possible height to allow the carriers to have adequate coverage in the area while also providing the minimum spacing between carriers to avoid interference. The top of the proposed AT&T antennas will be approximately 10' above the height limit for the zone at 50' with an additional 5' for stealthing purposes. This proposal represents a reduction in height from the initial request of 75'. Further, by allowing an increase in height on this facility, AT&T can cover a larger gap in coverage such that additional facilities are not needed in the area. As such, staff recommends the approval of VAR No. 2-22. The findings for VAR No. 2-22 as detailed in EMMC Sections 17.20 are found in the draft resolution.

CITY REVIEW PROCESS:

Planning staff and other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process engages the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Transportation, Police and Los Angeles County Fire Department) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the EMMC and Zoning code. Additionally, the review process ensures that each proposal is designed to be compatible with any existing land uses and structures nearby on neighboring properties.

Based upon the review of the project, staff believes that the proposed project's design and site improvements for the proposed site largely conforms to the requirements of the City's General Plan and Zoning Code and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues

and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

ENVIRONMENTAL REVIEW:

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is Categorically Exempt under Section 15303 (Class 3 – New Construction or Conversation of Small Structures) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Sections 2 through 3 of the draft resolution contain recommended findings and Section 4 contains the conditions of approval for the Planning Commission’s consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

- A. Adopt a Categorical Exemption under Article 19 Section 15303 (Class 3 – New Construction or Conversation of Small Structures) of the California Environmental Quality Act and Guidelines, as amended; and
- B. Approve Revision to Conditional Use Permit No. 2-19 and Variance No. 2-22, subject to the recommended Conditions of Approval contained in Resolution No. 3632.

ATTACHMENTS:

- A. Resolution No. 3632 with Findings, Conditions of Approval
- B. Project Plans
- C. Photo Simulations
- D. Service Coverage Maps
- E. Public Hearing Notice, Radius Map, and Site Posting
- F. Planning Commission Resolution Nos. 2645, 2735, 2941, and 3101

RESOLUTION NO. 3632

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING REVISION TO CONDITIONAL USE PERMIT NO. 2-19, VARIANCE NO. 2-22, AND ADOPTION OF A CATEGORICAL EXEMPTION TO REMOVE AN EXISTING 50-FOOT-HIGH MONO-PALM WIRELESS FACILITY AND CONSTRUCT A NEW WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS A 65-FOOT-HIGH MONO-EUCALYPTUS TREE ON A 30,000 SF PROPERTY LOCATED AT 4732 PECK ROAD, EL MONTE, CALIFORNIA

WHEREAS, on February 19, 2019, Tara Urcho of Crown Castle (the “Applicant”) submitted an application for Conditional Use Permit (CUP) No. 2-19 and Variance (VAR) No. 2-22 to remove an existing 50-foot-high mono-palm wireless telecommunications facility and construct a new wireless telecommunications facility designed as a 65-foot-high mono-eucalyptus tree (for AT&T and T-Mobile) (“Proposed Project”) on property that is 30,000 SF in size located at 4732 Peck Road, El Monte, California (the “Subject Property”), and described as follows, to-wit:

APN: 8547-014-013

WHEREAS, the subject site is located within the MMU (Mixed/Multi-Use) zone;

WHEREAS, the subject site is designated as Multi-Mixed Use by the City’s General Plan;

WHEREAS, approval of a Conditional Use Permit is required pursuant to Section 17.24 and 17.82.040(B) of the El Monte Municipal Code (EMMC), all new wireless facilities or other changes to existing wireless facilities not subject to an administrative wireless permit;

WHEREAS, approval of a Variance is required pursuant to EMMC Section 17.20 to exceed the maximum allowable MMU zone height requirement of 50 feet. EMMC Section 17.82.100(A) states that the maximum allowable height for wireless facilities may not exceed the applicable height limit for structures in the applicable zoning district;

WHEREAS, on April 12, 2022, the Planning Commission of the City of El Monte held a public hearing concerning CUP No. 2-19 and VAR No. 2-22;

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of Planning Division staff and the staff report offered in the case as presented at said noticed public hearing; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of El Monte, County of Los Angeles, State of California, as follows:

SECTION 1 - ENVIRONMENTAL. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the proposed project qualifies for an Notice of Exemption under Article 19 Categorical Exemptions, Section 15303 (Class 3 – New Construction or Conversation of Small Structures) in that the action involves the construction of a new 65 foot high mono-eucalyptus wireless telecommunications facility on the subject site.

SECTION 2 – CONDITIONAL USE PERMIT (CUP) FINDINGS. All necessary findings for the granting of CUP to construct a new wireless facilities or other changes to existing wireless facilities not subject to an administrative wireless permit on the subject property pursuant to Chapter 17.24 and 17.82 of the EMMC can be made in a positive manner and are as follows:

- A. The granting of conditional use permit request will not be detrimental to the public health or welfare or injurious to the property or improvements in such a zone or vicinity;

Finding of Fact:

The granting of CUP No. 2-19 will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity as it will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANZSI). Furthermore, the radio frequency emissions emitted by the proposed facility will only transit non-ionizing electromagnetic emissions at low levels which do not harm living cells. In addition, there will be no visual impact as all antennas and equipment related to the wireless telecommunications facility will be designed to conceal antennas with the design of a mono-eucalyptus tree.

- B. The use applied for at the location indicated is properly one for which a conditional use permit is authorized;

Finding of Fact:

Pursuant to Section 17.82 of the EMMC, approval of a CUP is required for all new wireless facilities or other changes to existing wireless facilities not subject to an administrative wireless permit. As such, the proposed project to remove an existing 50-foot-high mono-palm wireless telecommunications facility and construct a new wireless telecommunications facility designed as a 65-foot-high mono-eucalyptus tree is authorized upon approval of a CUP by the Planning Commission.

- C. The site for the proposed use is adequate in size and shape to accommodate such use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust such use with the lands and used in the neighborhood are provided;

Finding of Fact:

The subject site at 30,000 sf in size is currently developed as a gas station consisting of a canopy cover over fuel dispensers, freestanding price sign and cashier building. The site is 100 feet wide and 300 feet in depth. To the rear of the gas station, an existing 50-foot-high mono-palm associated ground mounted mechanical equipment, with a lease area of 608.33± sf is constructed and is utilized by AT&T and T-Mobile. The lease area starts 120± feet from the front property line. New landscaping is included as part of the proposed project. The subject site is adequate in size and shape in that a wireless telecommunications facility already exists on the subject site and the applicant is replacing the 50' high mono-palm existing support pole with a 65' high support pole designed as a mono-eucalyptus tree.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and

Finding of Fact:

The subject site is accessible from Peck Road, a major arterial. The Peck Road frontage on the subject site is 100 linear feet in width. Vehicular access to lease area will be from Peck Road. One (1) continuous curb cut nearly the width of the subject site serves the gas station and vehicles needing to access the wireless telecommunications facility lease area would use the same access. There will be one (1) designated parking stall adjacent to the lease area for AT&T and T-Mobile service vehicles. There will be no change to the existing access points, no impacts are anticipated to the onsite circulation pattern.

- E. The granting of such a conditional use permit is consistent with the purpose, goals, and policies of the City's General Plan.

Finding of Fact:

The proposal would be consistent with Land Use Goal 4.6 of the General Plan Land Use Element, which is to support community growth and change through the provision and maintenance of quality public services and facilities, such as the proposed project, which would service to improve the mobile phone service in the area. Further the proposed project is consistent with Community Design Goal 2.15, which states that for telecommunications, regulate the development, operation, and maintenance of wireless/telecommunications facilities to ensure such facilities promote aesthetically innovative designs, are appropriately located to protect visual character and viewsheds, and prevent the emergence and proliferation of visual blight within the City. Removal of an existing mono-palm and

construction of mono-eucalyptus is aesthetically desirable and consistent with the general plan.

- F. The applicant has demonstrated a good-faith effort to identify and evaluate more-preferred alternative locations and potentially less-intrusive alternative designs for the proposed wireless telecommunications facility;

Finding of Fact:

The applicant has provided the proper service coverage maps that demonstrates the need to replace the existing 50-foot-high mono-palm with a 65-foot-high mono-eucalyptus tree. It is staff's assessment that this is not a new facility, but an upgrade of the existing facility's equipment to meet current mobile phone coverage needs for AT&T and T-Mobile. Furthermore, the proposed design of the replacement wireless telecommunications facility as a mono-eucalyptus will minimize visual impact to the neighborhood.

- G. The applicant has provided the approval authority with a meaningful comparative analysis that shows all more-preferred alternative locations and less-intrusive alter-native designs identified in the administrative record are either technically infeasible or unavailable.

Finding of Fact:

The applicant has provided the proper service coverage maps that demonstrates the need to replace the existing 50-foot-high mono-palm with a 65-foot-high mono-eucalyptus. It is staff's assessment that this is not a new facility, but an upgrade of the existing facility's equipment to meet current mobile phone coverage needs for AT&T and T-Mobile. Furthermore, the proposed design of the replacement wireless telecommunications facility as a mono-eucalyptus tree design will minimize visual impact to the neighborhood.

SECTION 3 – VARIANCE FINDINGS. All necessary findings for the granting of a variance to deviate from the maximum allowable height for the proposed project pursuant to Chapter 17.20 of the El Monte Municipal Code can be made in a positive manner as follows:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the zone or vicinity;

Finding of Fact:

The Variance request can be supported because there are exceptional conditions applicable to the proposed freestanding wireless facilities. Specifically, the applicant is proposing to replace an existing 50-foot-high mono-palm so the location is not new. Recently, there has been new construction in the vicinity (Palo Verde Apartments, 4704 Peck Road) which has adversely affected the operation of the existing mono-palm facility, as demonstrated by the service coverage maps.

It is typical for antennas to be placed higher than the buildings in the vicinity for optimum service to mobile phone users.

- B. The granting of such variance or modification will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located;

Finding of Fact:

The granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located in that the applicant has worked with staff to propose a project that is acceptable in height and design for the vicinity. The project was initially designed proposed as a new 71'-6" high mono-pine. The applicant has since worked with staff to design the project as a 65' foot high mono-eucalyptus, which is more suitable for the vicinity in which the property is located.

- C. Because of special circumstances applicable to subject property, including size, shape, topography, location, surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications; and

Finding of Fact:

There are special location circumstances applicable to the subject property, where the strict application of the zoning ordinance is found to deprive the subject property of privileges. Specifically, there has been new construction of a new four (4) story building in the vicinity (Palo Verde Apartments, 4704 Peck Road) which has adversely affected the operation of the existing mono-palm facility, as demonstrated by the service coverage maps. It is typical for antennas to be placed higher than the buildings in the vicinity for optimum service to mobile phone users.

- D. The granting of such variance or modification will not adversely affect the City's General Plan

Finding of Fact:

The variance request would not adversely affect the City's General Plan in that the proposed project would be consistent with Land Use Goal 4.6 of the General Plan Land Use Element, which is to support community growth and change through the provision and maintenance of quality public services and facilities, such as the proposed project, which would service to improve the mobile phone service in the area. Further the proposed project is consistent with Community Design Goal 2.15, which states that for telecommunications, to regulate the development, operation, and maintenance of wireless/telecommunications facilities to ensure such facilities promote aesthetically innovative designs, are appropriately located to protect visual character and viewsheds, and prevent the emergence and proliferation of visual blight within the City. As such, removal of an existing mono-

palm and construction of mono-eucalyptus is aesthetically desirable and consistent with the general plan.

SECTION 4 – APPROVALS AND CONDITIONS. The Planning Commission determines that the project is Categorically Exempt under Article 19 Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines and does hereby approve CUP No. 2-19 and VAR No. 2-22, subject to the following conditions:

GENERAL

1. The project shall substantially conform to CUP No. 2-19 and VAR No. 2-22, the development (project plans) plans on file with the City Planning Division and as presented to the Planning Commission on April 12, 2022. Any expansions of the lease spaces(s), new collocations, modifications or other changes to the existing facility that is not subject to an administrative wireless permit shall require a revision to Conditional Use Permit No. 2-19 and VAR No. 2-22.
2. The project is subject to a ten (10) day appeal period. Written appeals may be filed with the City Clerk.
3. This resolution shall supersede Planning Commission Resolution Nos. 2645 (CUP No. 36-00), 2735 (CUP No. 16-02), 2941 (CUP No. 39-04), and 3101 (Revision to CUP No. 39-04) which shall be effectuated upon final Planning inspection for the removal of the 50-foot-high mono-palm and construction of the 65 foot high mono-eucalyptus.
4. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
5. The applicant shall obtain all required approvals/licenses from the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) and provide such proof of approvals to the Planning Division prior to the issuance of Building permits.
6. All City and Los Angeles County Fire Department standards and conditions shall be implemented prior to final inspection.
7. All applicable conditions shall be met or deemed to have been addressed by the Planning Division prior to the issuance of a certificate of compliance for the building improvements.
8. Graffiti shall either be removed or the evidence of such vandalism painted over with a paint that has been exactly color-matched to the surface to which it is applied. If a nonpainted surface, or where anti-graffiti coatings are used, graffiti may be removed with solvents or detergents, as appropriate.

9. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.

LEGAL

10. The Applicant and property owner shall sign and submit a notarized affidavit accepting all conditions of approval contained in the Planning Commission Resolution within 15 days of the project's effective date and prior to issuance of Building Permits for the proposed project.

11. Subject to review and applicability by the Community and Economic Development Director, Public Works Director, and the City Attorney or their designee, to ensure ongoing compliance with the conditions of approval set forth under this resolution and to ensure that the property and all improvements located thereupon are properly maintained, the applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the applicant) shall execute a maintenance agreement with the City of El Monte which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.).
- b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, and/or restrictions on certain uses, including uses determined by the Planning Commission (or the City Council upon appeal) to be incompatible or inconsistent with any authorized uses; compliance with applicable State and/or federal statutes and regulations, including but not limited to compliance with statutes and regulations regarding the appropriate operating guidelines for certain equipment (e.g., emissions standards, radio frequency emissions standards etc.);
- c. Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e. If the applicant and the owner of the property are different (e.g., if the applicant is a tenant or licensee of the property or any portion thereof), both the applicant and

- the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement;
 - g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
 - h. The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final building occupancy related to this entitlement.

WIRELESS TELECOMMUNICATIONS FACILITY STANDARD CONDITIONS OF APPROVAL

12. In addition to all other conditions adopted by the approval authority, all conditional use permits approved by the approval authority shall be automatically subject to the conditions in EMMC Section 17.82.080. The approval authority (or the appellate authority on appeal) shall have discretion to modify or amend these conditions on a case-by-case basis as may be necessary or appropriate under the circumstances to protect public health and safety or allow for the proper operation of the approved facility consistent with the goals of this chapter.
13. Compliance with Approved Plans. Before the permittee submits any applications to the Building and Safety Division, the permittee must incorporate this permit, all conditions associated with this permit (CUP No. 2-19 and VAR No. 2-22) and the approved photo simulations into the project plans (the "Approved Plans"). The permittee must construct, install and operate the wireless telecommunications facility in substantial compliance with the Approved Plans, as determined by the Community and Economic Development Director ("Director"). Any material 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 telecommunications 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.

14. **Build-Out Period.** This permit will automatically expire one (1) year from the approval or deemed-granted date unless the permittee obtains all other permits and approvals required to install, construct and/or operate the approved wireless telecommunications facility, which includes without limitation any permits or approvals required by the any federal, state or local public agencies with jurisdiction over the subject property, the wireless telecommunications facility or its use. The Director may grant one written extension to a date certain, but not to exceed one additional year, when the permittee shows good cause to extend the limitations period in a written request for an extension submitted at least thirty (30) days prior to the automatic expiration date in this condition.
15. **Maintenance Obligations. Vandalism.** The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the approved plans and all conditions in this permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the city, shall remove and remediate any graffiti or other vandalism at the site within forty-eight (48) hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.
16. **Compliance with Laws.** The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("Laws") applicable to the permittee, the subject property, the wireless telecommunications facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any laws applicable to human exposure to RF emissions. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all Laws. In the event that the city fails to timely notice, prompt or enforce compliance with any applicable provision in the El Monte Municipal Code, any permit, any permit condition or any applicable law or regulation, the applicant or permittee will not be relieved from its obligation to comply in all respects with all applicable provisions in the El Monte Municipal Code, any permit, any permit condition or any applicable law or regulation.
17. **Adverse Impacts on Other Properties.** The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities at the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines except during normal construction work hours authorized by the EMMC. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the city. The Director or the Director's designee may issue a stop work order for any activities that violates this condition.

18. Inspections; Emergencies. The permittee expressly acknowledges and agrees that the city's officers, officials, staff or other designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the city's officers, officials, staff or other designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee will be permitted to supervise the city's officers, officials, staff or other designee while any such inspection or emergency access occurs.
19. Permittee's Contact Information. The permittee shall furnish the Director with accurate and up-to-date contact information to reach a live person responsible for the wireless telecommunications facility, which includes without limitation a direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times and immediately provide the Director with updated contact information in the event that the contact information changes.
20. Indemnification. The permittee and, if applicable, the property owner upon which the wireless telecommunications facility is installed shall defend, indemnify and hold harmless the city, City Council and City boards, commissions, agents, officers, officials, employees and volunteers from any and all (1) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the city or its agents, officers, officials, employees or volunteers to challenge, attack, seek to modify, set aside, void or annul the city's approval of this permit, and (2) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees', or customers' acts or omissions in connection with this permit or the wireless telecommunications facility. In the event the city becomes aware of any claims, the city will use best efforts to promptly notify the permittee and the private property owner and shall reasonably cooperate in the defense. The permittee expressly acknowledges and agrees that the city shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the city's defense, and the property owner and/or permittee (as applicable) shall promptly reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the city to approve this permit, and that such indemnification obligations will survive the expiration or revocation of this permit.
21. Recall to Approval Authority; Permit Revocation. CUP No. 2-19 and VAR No. 2-22 shall be subject to the provisions in EMMC Section 17.24.100 (Revocation).

22. Record Retention. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless telecommunications 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. The permittee may keep electronic records; provided, however, that hard copies or electronic records kept in the city's regular files will control over any conflicts between such city-controlled copies or records and the permittee's electronic copies, and complete originals will control over all other copies in any form.
23. Abandoned Wireless Facilities. The wireless telecommunications facility authorized under this permit shall be deemed abandoned if not operated for any continuous six-month period. Within ninety (90) days after a wireless telecommunications facility is abandoned or deemed abandoned, the permittee and/or property owner shall completely remove the wireless telecommunications facility and all related improvements, and shall restore all affected areas to a condition compliant with all applicable laws, which includes without limitation the EMMC. In the event that neither the permittee nor the property owner complies with the removal and restoration obligations under this condition within said 90-day period, the city shall have the right (but not the obligation) to perform such removal and restoration with or without notice, and the permittee and property owner shall be jointly and severally liable for all costs and expenses incurred by the city in connection with such removal and/or restoration activities.

PROJECT PLANS

24. Plans submitted for Building Plan Check for the proposed project shall include in the scope of work the demolition of existing mono-palm.
25. The existing mono-palm shall be removed prior to final Planning inspection approval for the new 65-foot-high mono-eucalyptus.
26. Upon removal of the mono-palm, the condition of the surface at the finished grade of the former location of the mono-palm shall be restored to the satisfaction of the Director.
27. The enclosure of the lease area shall be provided with decorative block or fencing materials. Chain link material is not permitted.
28. No antennas or equipment cabinets shall be directly visible to the public. All antennas shall be adequately screened to the satisfaction of the Director.

29. The branches and foliage covering the proposed antenna sectors shall extend a minimum of one (1) foot beyond the proposed antenna panels, that way obscuring any visibility of the antennas, and then continue from that point down.
30. The antennas, mounting arms and microwave dish along with the brackets shall be painted to match the matte color of the eucalyptus tree foliage.
31. There shall be no unpainted metal on the mono-eucalyptus wireless telecommunications facility.
32. Aesthetic sleeves to conceal the proposed antenna panels and mounting arms shall be provided for the proposed antennas and future carrier's antennas and tower mounted equipment to the satisfaction of the Director.
33. The mono-eucalyptus support pole shall be completely covered with synthetic bark and textured with substantial etchings, which shall be constructed of a cladding to resemble the bark of a real eucalyptus tree. The synthetic bark shall be installed starting from the base (finished grade) and continue to the top of the pole. A sample of the synthetic bark shall be provided during Building and Safety plan check review.
34. The minimum height to the bottom the proposed mono-eucalyptus foliage branches shall be minimum 15-feet from finished grade.
35. Project plans may not include exterior lights other than (a) as may be required under FAA, FCC or other applicable governmental regulations; and (b) timed or motion-sensitive lights for security and/or worker safety. All exterior lights permitted or required to be installed must be installed in locations and within enclosures that mitigates illumination impacts on other properties to the maximum extent feasible. Lighting details shall be provided on project plans submitted for Building and Safety Division plan check.
36. Project plans shall include details signage that accurately identifies the equipment owner/operator, the owner/operator's site name or identification number and a toll-free number to the owner/operator's network operations center. May not bear any other signage or advertisements unless expressly approved by the city, required by law or recommended under FCC or other United States governmental agencies for compliance with RF emissions regulations.
37. All cables and connectors for telephone, primary electric and other similar utilities must be routed underground to the extent feasible in conduits large enough to accommodate future collocated wireless facilities. Meters, panels, disconnect switches and other associated improvements must be placed in inconspicuous locations to the extent possible. Compliance shall be demonstrated on project plans submitted to Building and Safety plan check.

38. Project plans shall be designed and sited in compliance with all applicable federal, state and local laws, regulations, rules, restrictions and conditions, which include without limitation the California Building Standards Code, General Plan and any applicable specific plan, the El Monte Municipal Code and any conditions or restrictions in any permit or other governmental approval issued by any public agency with jurisdiction over the facility.

LANDSCAPING

39. The Applicant/property owners shall maintain all landscaped areas within the property.

40. The existing palm trees shall be removed and a minimum of three (3) 24-inch box live eucalyptus trees shall be provided to the satisfaction of the Community Development Director.

41. The applicant shall provide new landscape and irrigation plans for all areas around the subject site including existing deteriorated landscaping areas, subject to the review and approval of the Planning Division during the Building and Safety Division plan check review process.

42. Project Plans submitted for Building and Safety plan check review shall include landscape features and a landscape plan when proposed to be placed in a landscaped area. The landscape plan must include existing vegetation, and vegetation proposed to be removed or trimmed, and the landscape plan must identify proposed landscaping by species type, size and location.

BUILDING AND SAFETY DIVISION

43. The Project must comply and be designed to meet the requirements of the 2019 California Building Code with the 2020 L.A. County Amendments. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan check review.

SECTION 5 – PLANNING COMMISSION APPROVAL.

The Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

Amy Wong, Chairperson

ATTEST:

Jason C. Mikaelian, AICP, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Jason C. Mikaelian, AICP, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3632 adopted by the Planning Commission of the City of El Monte, at a special meeting by said Commission held on April 12, 2022 by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jason C. Mikaelian, Secretary
El Monte City Planning Commission



SITE NAME: VVY029 MOBILE STATION
BU NUMBER: 828806
ATT SIDE ID: LA0223/CLL04216
AT&T FA NUMBER: 10994572
AT&T USID NUMBER: 24350
SITE ADDRESS: 4732 PECK ROAD, EL MONTE, CALIFORNIA 91732
TOWER TYPE: 65 FT. HIGH MONO-EUCALYPTUS



PLANS PREPARED BY:
Jacobs.
 Challenging today.
 Reinventing tomorrow.
 Jacobs Telecommunications, Inc.
 2600 MICHELSON DRIVE, SUITE 500
 IRVINE, CALIFORNIA 92612
 949-224-7500



ENGINEERING LICENSE:
 4/7/2022 - Planning Division Received

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90% ZONING DRAWINGS	03/11/2021	FLP	4
90% ZONING DRAWINGS	04/07/2021	FLP	5
90% ZONING DRAWINGS	04/27/2021	FLP	6
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90% ZONING DRAWINGS	06/17/2021	FLP	8
PC COMMENTS	07/29/2021	FLP	9
PC COMMENTS	12/16/2021	NS	10
PLANNING COMMENTS	04/07/2022	RA	11

DRAWN BY: KV
CHECKED BY: AM
APPROVED BY: SMO
JACOBS PROJECT #: EUCC0308

SITE NAME & BU NUMBER:
 VVY029 MOBILE STATION
 828806

SITE ADDRESS:
 4732 PECK ROAD
 EL MONTE, CA 91732

SHEET DESCRIPTION:
 TITLE SHEET

SHEET NUMBER:
T-1

PROJECT TEAM

APPLICANT:
 CROWN CASTLE TOWERS 06-2 LLC
 2055 S. STEARMAN DRIVE
 CHANDLER, ARIZONA 85286
 CONTACT: JOEL TAUBMAN, PROJECT MANAGER
 PHONE: (480) 734-2414

CONTACT: JESSE CASTANEDA, CONSTRUCTION MANAGER
 PHONE: (951) 795-6795
 200 SPECTRUM CENTER DRIVE, SUITE 1700
 IRVINE, CA 92618

SITE ACQUISITION/ PLANNING:
 JACOBS TELECOMMUNICATIONS, INC.
 2600 MICHELSON DRIVE, SUITE 500, IRVINE, CA 92612
 CONTACT: RACHAEL DAVIDSON
 PHONE: (619) 729-2294

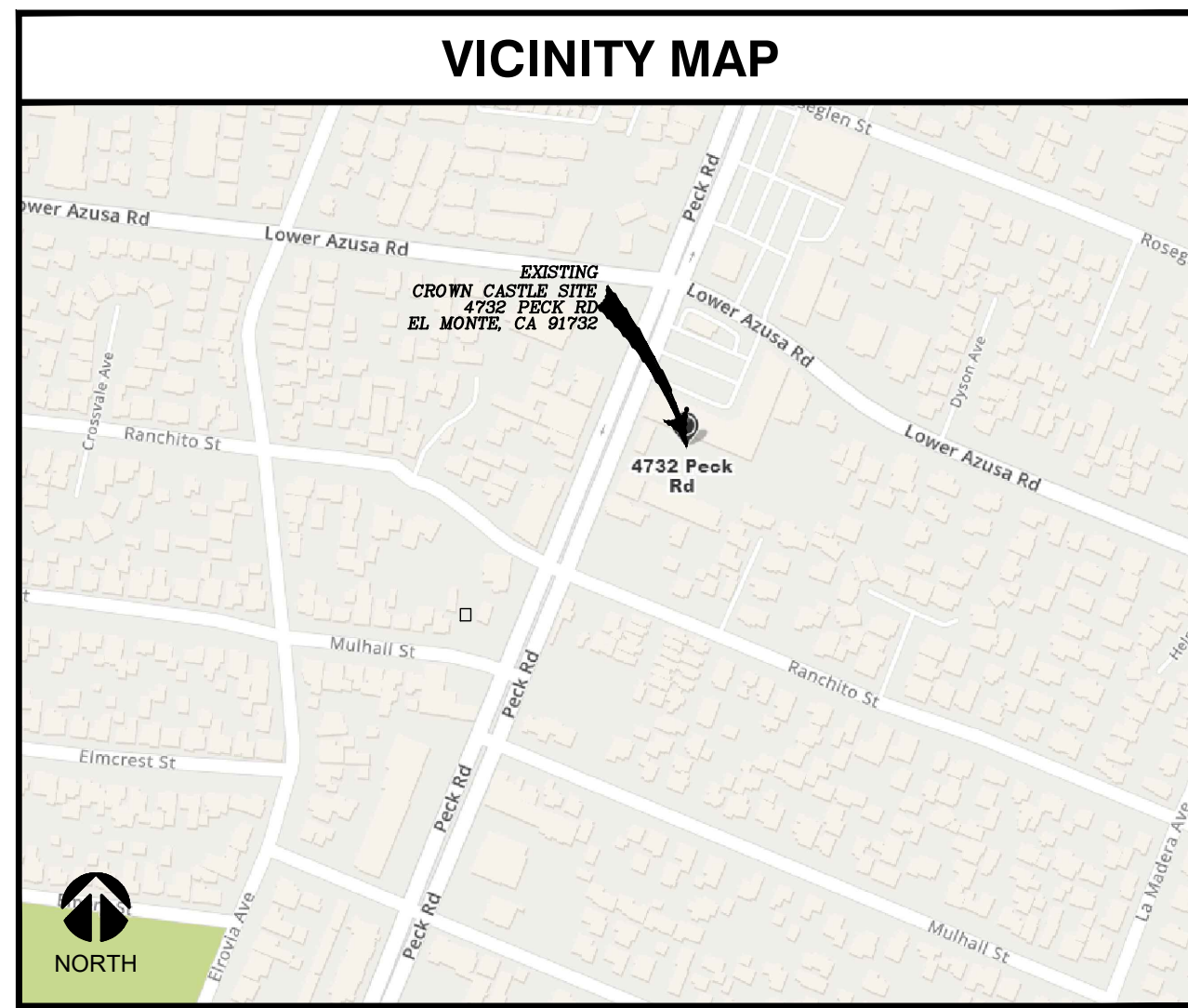
ENGINEER:
 JACOBS TELECOMMUNICATIONS, INC.
 2600 MICHELSON DRIVE, SUITE 500, IRVINE, CA 92612
 CONTACT: SEAN O' SULLIVAN
 PHONE: (949) 224-7604

SURVEYOR:
 FLOYD SURVEYING
 34006 GALLERON STREET, TEMECULA, CA 92592
 PHONE: (949) 220-0626
 EMAIL: FSI@FLOYDSURVEYING.COM

PROJECT DESCRIPTION

CROWN CASTLE IS SUBMITTING AN APPLICATION FOR PLANNING APPROVAL RELATING TO THE FOLLOWING:

- REMOVE (E) 50'-0" MONOPALM
- INSTALL (P) 65'-0" MONO-EUCALYPTUS (SUPPORTING UP TO 3 CARRIERS)
- INSTALL 8' HIGH CMU WALL WITH 4'-0" WIDE ACCESS GATE COVERED WITH LIVE SHRUBS
- REMOVE (E) AT&T GSM CABINET
- REMOVE (E) RAXIT
- REMOVE (E) AT&T PANEL ANTENNAS
- REMOVE (9) (E) AT&T TMAs
- INSTALL (12) AT&T PANEL ANTENNAS ON (P) 65'-0" MONO-EUCALYPTUS, (4) SECTOR PER SECTOR
- INSTALL (9) AT&T REMOTE RADIO UNITS, (3) PER SECTOR
- RELOCATE (6) (E) AT&T RRUS FROM GRADE TO (P) MONO-EUCALYPTUS
- INSTALL (3) AT&T DC-6 SURGE SUPPRESSORS
- INSTALL (1) AT&T XMU IN (E) CABINET
- REMOVE (3) (E) T-MOBILE PANEL ANTENNAS
- REMOVE (3) (E) T-MOBILE TMAs
- RELOCATE (3) (E) T-MOBILE ANTENNAS TO (P) 65'-0" MONO-EUCALYPTUS
- RELOCATE (3) (E) T-MOBILE TMAs TO (P) MONO-EUCALYPTUS
- INSTALL (6) T-MOBILE PANEL ANTENNAS ON (P) 65'-0" MONO-EUCALYPTUS, (2) PER SECTOR
- INSTALL (3) T-MOBILE RRUS, (1) PER SECTOR
- INSTALL (2) T-MOBILE 6X12 HCS 30m, 6AWG CABLES



DRIVING DIRECTIONS

HEAD SOUTH ON SPECTRUM CENTER DRIVE. TURN RIGHT ONTO PACIFICA. TURN LEFT ONTO IRVINE CENTER DRIVE. MERGE ONTO I-405 N. MERGE ON TO I-405 N. TAKE EXIT 24 LOWER AZUSA ROAD W. TURN LEFT ON LA MADERA AVE S. TURN RIGHT ON RANCHITO STREET. TURN RIGHT ON PECK ROAD N ARRIVE AT DESTINATION 4732 PECK ROAD ON RIGHT HAND SIDE.

PROJECT SUMMARY

APPLICANT'S REPRESENTATIVE
 JACOBS TELECOMMUNICATIONS, INC.
 2600 MICHELSON DRIVE, SUITE 500, IRVINE, CA 92612
 CONTACT: RACHAEL DAVIDSON
 PHONE: (619) 729-2294

PROPERTY OWNER:
 OWNER: VVY029 MOBILE STATION
 ADDRESS: 4732 PECK ROAD
 EL MONTE, CA 91732

ASSESSOR'S PARCEL NUMBER:
 APN: 8547-014-013

ZONING:
 CLASSIFICATION: MIXED/MULTIUSE /MMU

COORDINATES (@ (P) MONOPOLE):
 1983 DATUM: LATITUDE 34° 05' 23.60" N
 LONGITUDE 118° 00' 51.80" W

CONSTRUCTION INFORMATION
 LEASED AREA: 375 S.F.
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V-B
 ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

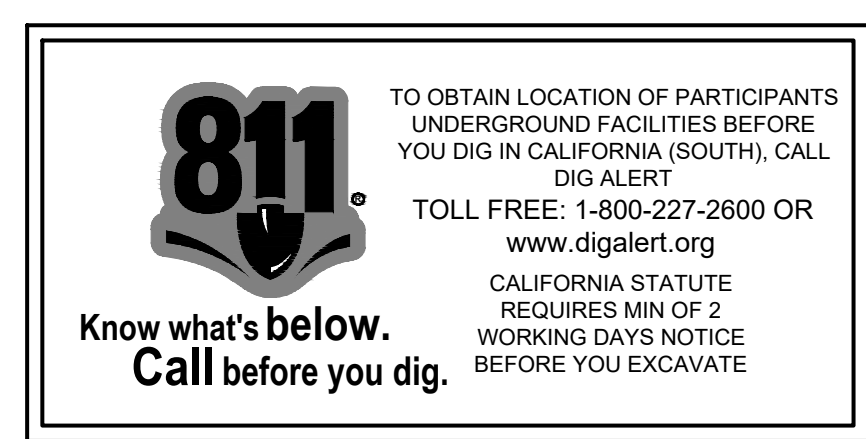
GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

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

CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 LA COUNTY AMENDMENTS



SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	10
A-1	EXISTING SITE PLAN	10
A-1.1	PROPOSED SITE PLAN	10
A-2	EQUIPMENT LAYOUT	10
A-2.1	ENLARGED EXISTING EQUIPMENT LAYOUT	10
A-2.2	ENLARGED PROPOSED EQUIPMENT LAYOUT	10
A-3	ANTENNA LAYOUT	9
A-4 - A4.1	ANTENNA LAYOUT DETAIL	9
A-5	ELEVATIONS	10
A-6	ELEVATIONS	10
L-1	PLANTING PLAN (BY OTHERS)	1
L-2	IRRIGATION PLAN (BY OTHERS)	1
L-3	PLANTING DETAILS (BY OTHERS)	1
L-4	IRRIGATION DETAILS (BY OTHERS)	1
L-5	PLANTING SPECS & NOTES (BY OTHERS)	1
L-6	IRRIGATION SPECS & NOTES (BY OTHERS)	1
CONSTRUCTION DRAWINGS		

REVISIONS:

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DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
VY029 MOBILE STATION
828806

SITE ADDRESS:
4732 PECK ROAD
EL MONTE, CA 91732

SHEET DESCRIPTION:
EXISTING SITE PLAN

SHEET NUMBER:
A-1



NOTE: SEE LANDSCAPE SHEETS FOR DETAILS ABOUT NEW TREES AND IRRIGATION.

LEGEND

- UG/E — UNDERGROUND ELEC.
- UG/G — UNDERGROUND GAS
- UG/SD — UNDERGROUND STORMDRAIN
- UG/SS — UNDERGROUND SEWER
- UG/T — UNDERGROUND TELECOMM
- UG/W — UNDERGROUND WATER
- - - - - SITE BOUNDARY LINE
- — — — — OVERHEAD UTILITY LINES
- — — — — PROPERTY LINE
- POWER POLE
- +100.00 GROUND ELEVATION
- — — — — EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ① EXCEPTION #
- ▭ CONCRETE PAD

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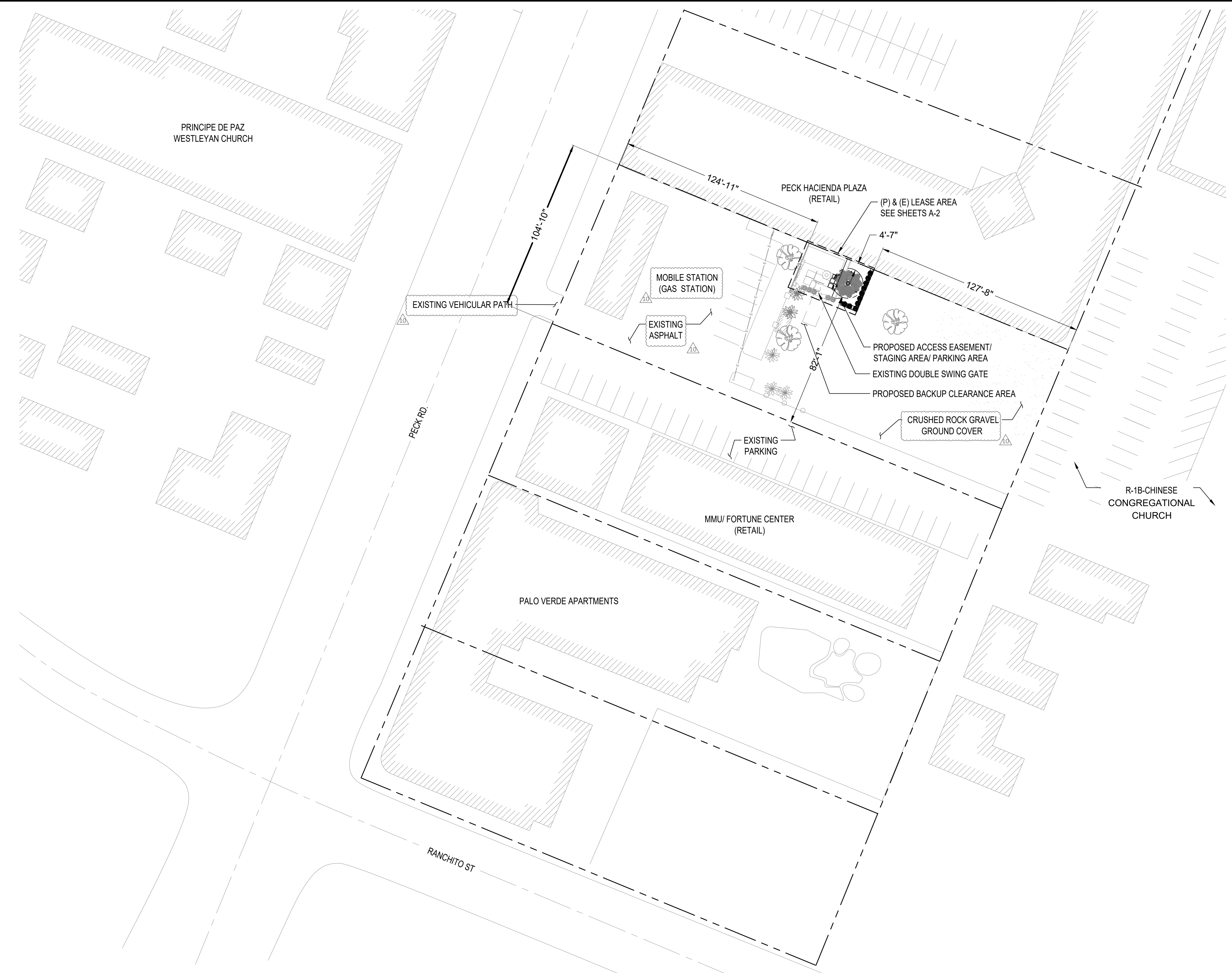
DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
VY029 MOBILE STATION
828806

SITE ADDRESS:
4732 PECK ROAD
EL MONTE, CA 91732

SHEET DESCRIPTION:
PROPOSED SITE PLAN

SHEET NUMBER:
A-1.1



LEGEND

— UG/E —	UNDERGROUND ELEC.
— UG/G —	UNDERGROUND GAS
— UG/SD —	UNDERGROUND STORMDRAIN
— UG/SS —	UNDERGROUND SEWER
— UG/T —	UNDERGROUND TELECOMM
— UG/W —	UNDERGROUND WATER
- - - - -	SITE BOUNDARY LINE
- - - - -	OVERHEAD UTILITY LINES
— — — — —	PROPERTY LINE
●	POWER POLE
+100.00	GROUND ELEVATION
— — — — —	EDGE OF PAVEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
①	EXCEPTION #
■	CONCRETE PAD

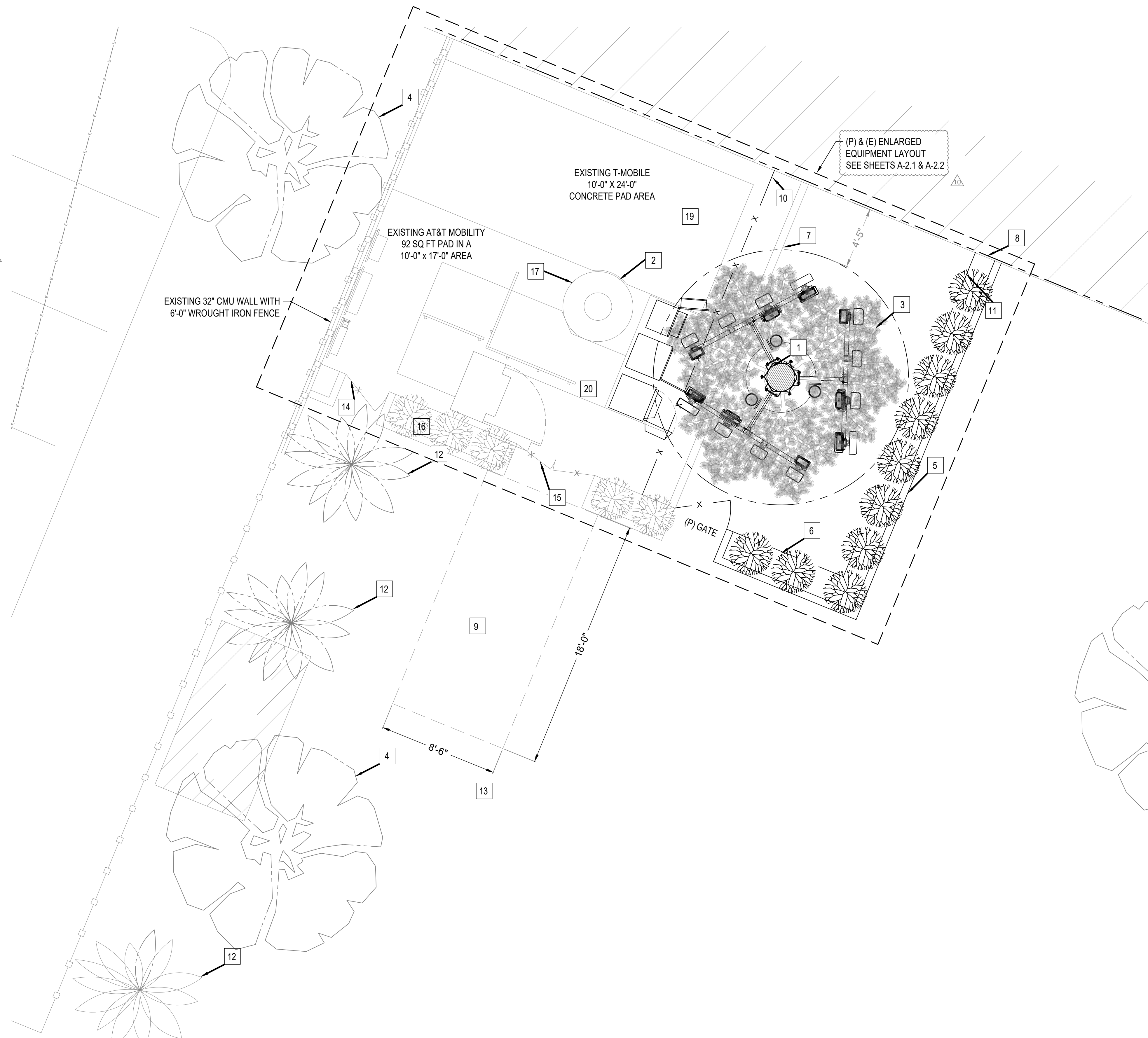
NOTE: SEE LANDSCAPE SHEETS FOR DETAILS ABOUT NEW TREES AND IRRIGATION.

PROPOSED KEYED NOTES:

- 1 CROWN CASTLE 65'-0" MONO-EUCALYPTUS TOWER (SUPPORTING UP TO 3 CARRIERS)
- 2 EXISTING 50'-0" MONOPALM TO BE REMOVED
- 3 8"Ø MONO-EUCALYPTUS BRANCH THAT WILL CONCEAL ALL THE EQUIPMENT
- 4 EXISTING EUCALYPTUS LIVE TREE (TYP. OF 3)
- 5 6" CURB TO MATCH WITH EXISTING
- 6 6' FENCE WITH 4' WIDE GATE COVERED BY OPAQUE NON-CHAIN LINK FENCING MATERIAL
- 7 PORTION OF EXISTING CURB TO BE REMOVED
- 8 PROPERTY LINE
- 9 PROPOSED ACCESS EASEMENT/ STAGING AREA/ PARKING AREA (8'-6" x 18'-0" AND 25' FT FOR BACK UP CLEARANCE)
- 10 EXISTING FENCE WILL NEED TO BE REMOVED FOR (P) TOWER LOCATION
- 11 PROPOSED LEASE AREA 15'-0"x25'-0"
- 12 EXISTING UNSPECIFIED SPECIES LIVE TREES
- 13 PROPOSED BACKUP CLEARANCE AREA
- 14 EXISTING SINGLE SWING GATE
- 15 EXISTING DOUBLE SWING GATE
- 16 EXISTING PLANTER
- 17 EXISTING 5'-0" FOUNDATION PIER TO BE REMOVED
- 18 EXISTING ICE BRIDGE (TYP) TO BE REMOVED
- 19 EXISTING AT&T MOBILITY 3'-0" x 8'-6" PAD
- 20 EXISTING CRUSHED ROCK GRAVEL GROUND COVER

NOTE: REFER TO SHEET A-3 FOR ANTENNA LAYOUT & EQUIPMENT DETAILS

NOTE: SEE LANDSCAPE SHEETS FOR DETAILS ABOUT NEW TREES AND IRRIGATION.



PLANS PREPARED FOR:



CROWN CASTLE
CROWN CASTLE TOWERS 06-2 LLC

PLANS PREPARED BY:

Jacobs
Challenging today.
Reinventing tomorrow.

Jacobs Telecommunications, Inc.
2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949-224-7500

CARRIER:



ENGINEERING LICENSE:

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DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
**VY029 MOBILE STATION
828806**

SITE ADDRESS:
**4732 PECK ROAD
EL MONTE, CA 91732**

SHEET DESCRIPTION:
EQUIPMENT LAYOUT

SHEET NUMBER:
A-2

REVISIONS:

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APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
**VY029 MOBILE STATION
 828806**

SITE ADDRESS:
**4732 PECK ROAD
 EL MONTE, CA 91732**

SHEET DESCRIPTION:
**ENLARGED EXISTING
 EQUIPMENT LAYOUT**

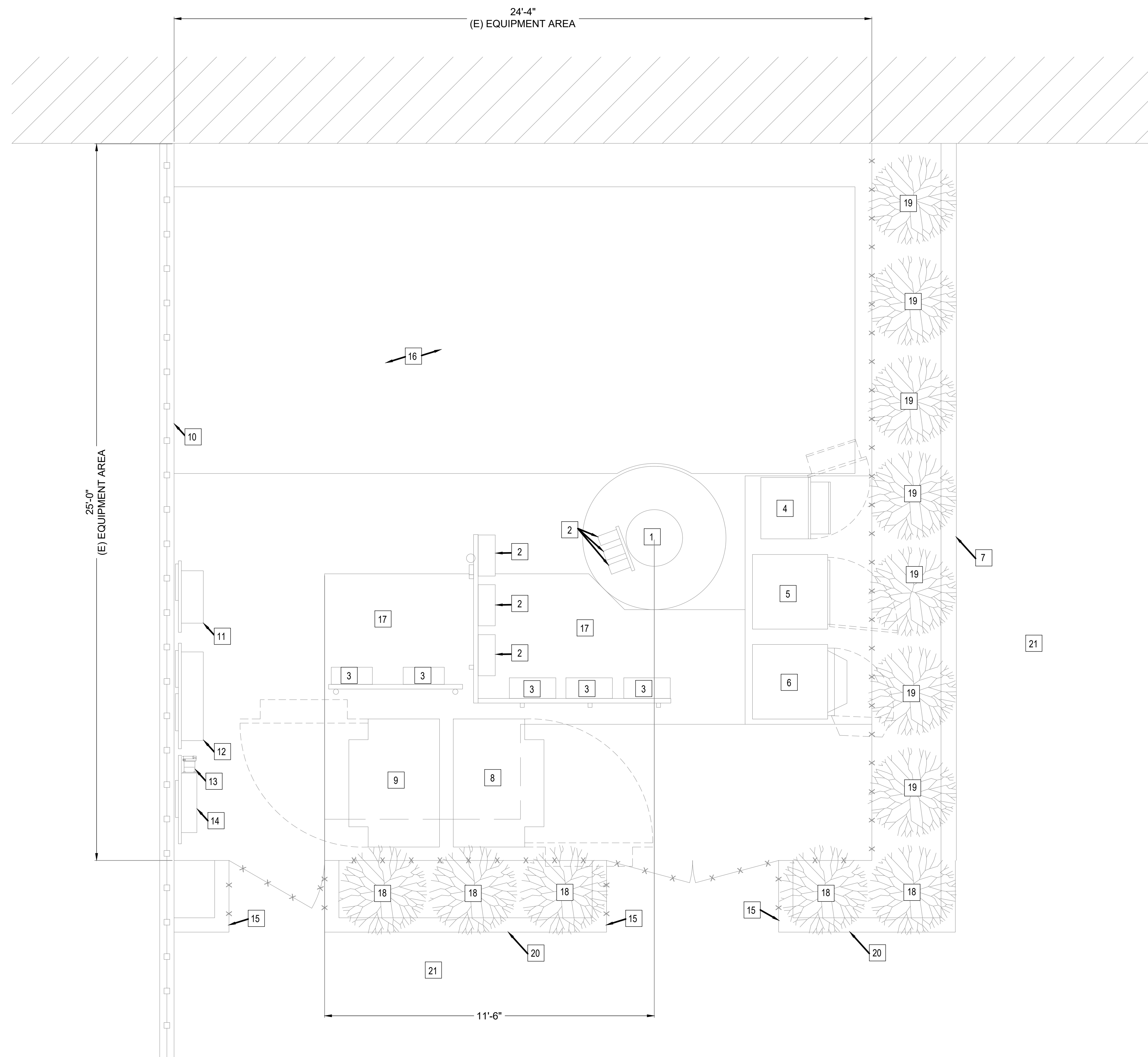
SHEET NUMBER:
A-2.1

EXISTING KEYED NOTES:

- 1— EXISTING MONOPALM (TO BE REMOVED)
- 2— EXISTING UMTS RRUS AND DIPLEXERS (TO BE REMAIN)
- 3— EXISTING LTE 1C/2C RRUS (TO BE REMOVED)
- 4— EXISTING PURCELL (TO REMAIN)
- 5— EXISTING RxAIT CABINET (TO BE REMOVED)
- 6— EXISTING ARGUS TE45V3 DCP (TO BE REMOVED)
- 7— EXISTING CURB TO BE EMOVED
- 8— EXISTING 3106 UMTS CABINET (TO REMAIN)
- 9— EXISTING 2106 GSM BTS (TO BE REMOVED)
- 10— EXISTING 32" CMU WALL W/ 6' H. W.I. FENCE
- 11— EXISTING FIBER BOX (TO REMAIN)
- 12— EXISTING TELCO BOARD (TO REMAIN)
- 13— EXISTING PORTABLE GENERATOR PLUG (TO REMAIN)
- 14— EXISTING AC MAIN BREAKER PANEL (TO REMAIN)
- 15— EXISTING SWING GATES
- 16— EXISTING FENCED COMPOUND AREA
- 17— EXISTING CONCRETE
- 18— EXISTING SHRUBS (TYP.)
- 19— EXISTING SHRUBS (TO BE REMOVED)
- 20— EXISTING CURB (TO REMAIN)
- 21— EXISTING GRASS/ DIRT AREA

NOTE: REFER TO SHEET A-3 FOR ANTENNA LAYOUT & EQUIPMENT DETAILS

NOTE: SEE LANDSCAPE SHEETS FOR DETAILS ABOUT NEW TREES AND IRRIGATION.

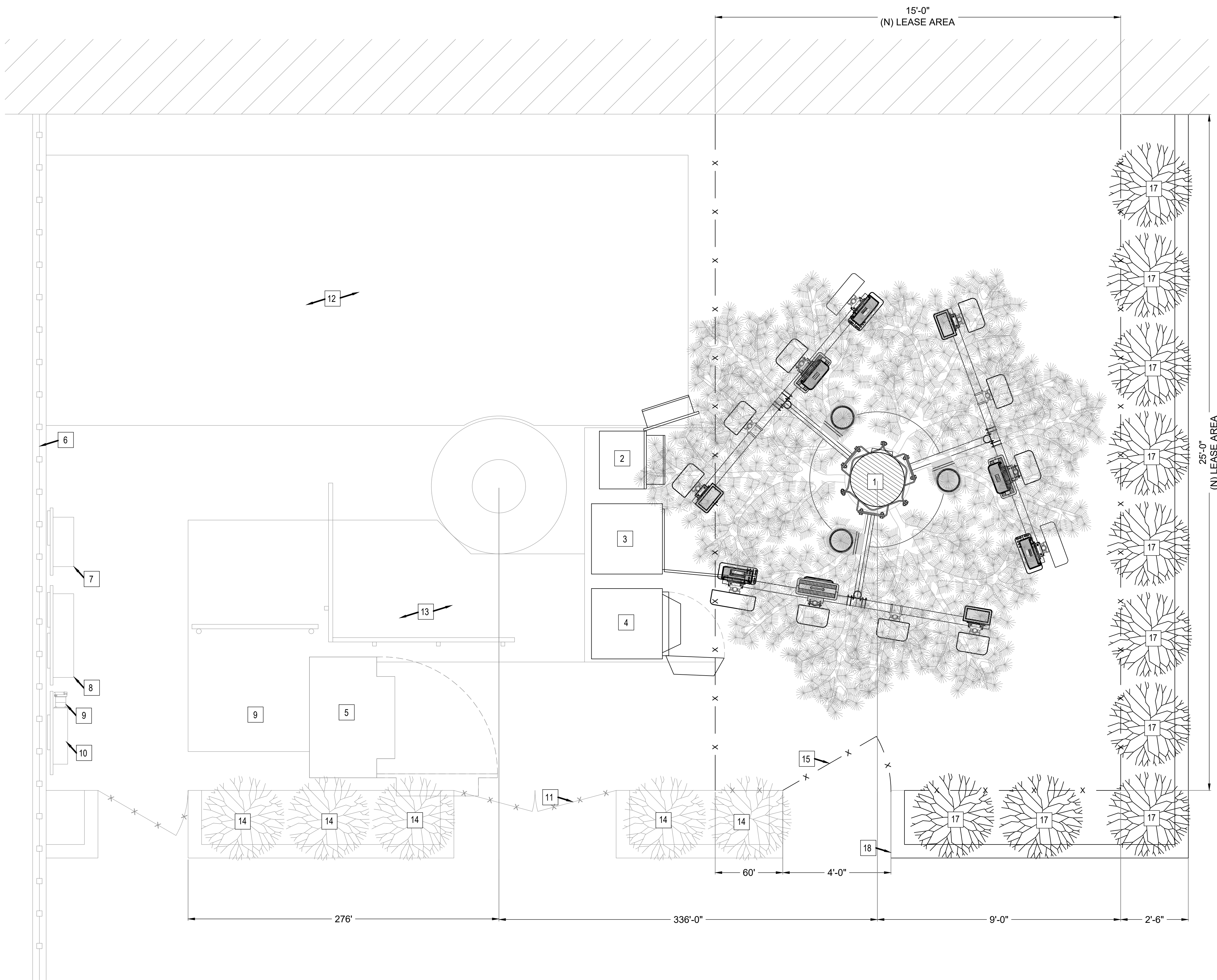


PROPOSED/EXISTING KEYED NOTES:

- 1 — PROPOSED 75'-0" MONOPINE — 65'-0" MONOEUCALPYTUS
- 2 — EXISTING PURCELL FLX16 EQUIPPED WITH 1-5216 & 1-XMU INSTALL
PROPOSED I-6630 IN NEW PURCELL FLX21 STACKED ON TOP OF (E) FLX16
FINAL BASEBAND: 1-5216 + 1-XMU + 1-6630 (LTE/5G - MIXED MODE)
- 3 — PROPOSED VERTIV BATTERY CABINET AT THIS LOCATION
- 4 — PROPOSED VERTIV DCPD CABINET AT THIS LOCATION
- 5 — EXISTING 3106 UMTS CABINET
- 6 — EXISTING 32" CMU WALL W/ 6' H. W.I. FENCE
- 7 — EXISTING FIBER BOX (TO REMAIN)
- 8 — EXISTING TELCO BOARD (TO REMAIN)
- 9 — EXISTING PORTABLE GENERATOR PLUG (TO REMAIN)
- 10 — EXISTING AC MAIN BREAKER PANEL (TO REMAIN)
- 11 — EXISTING SWING GATES
- 12 — EXISTING FENCED COMPOUND AREA
- 13 — EXISTING CONCRETE
- 14 — EXISTING SHRUBS (TYP.)
- 15 — PROPOSED 6'H CHAIN LINK FENCE W/ 4' WIDE ACCESS GATE TO MATCH (E)
- 16 — PROPOSED 2'-8" CMU WALL TO MATCH (E)
- 17 — PROPOSED SHRUBS TO MATCH (E)

NOTE: REFER TO SHEET A-3 FOR ANTENNA LAYOUT & EQUIPMENT DETAILS

NOTE: SEE LANDSCAPE SHEETS FOR DETAILS ABOUT NEW TREES AND IRRIGATION.



PLANS PREPARED FOR:

CROWN CASTLE
CROWN CASTLE TOWERS 06-2-LLC

PLANS PREPARED BY:

Jacobs.
Challenging today.
Reinventing tomorrow.

Jacobs Telecommunications, Inc.
2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
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CARRIER:

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DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
**VY029 MOBILE STATION
828806**

SITE ADDRESS:
**4732 PECK ROAD
EL MONTE, CA 91732**

SHEET DESCRIPTION:
**ENLARGED PROPOSED
EQUIPMENT LAYOUT**

SHEET NUMBER:
A-2.2

REVISIONS:

DESCRIPTION	DATE	BY	REV
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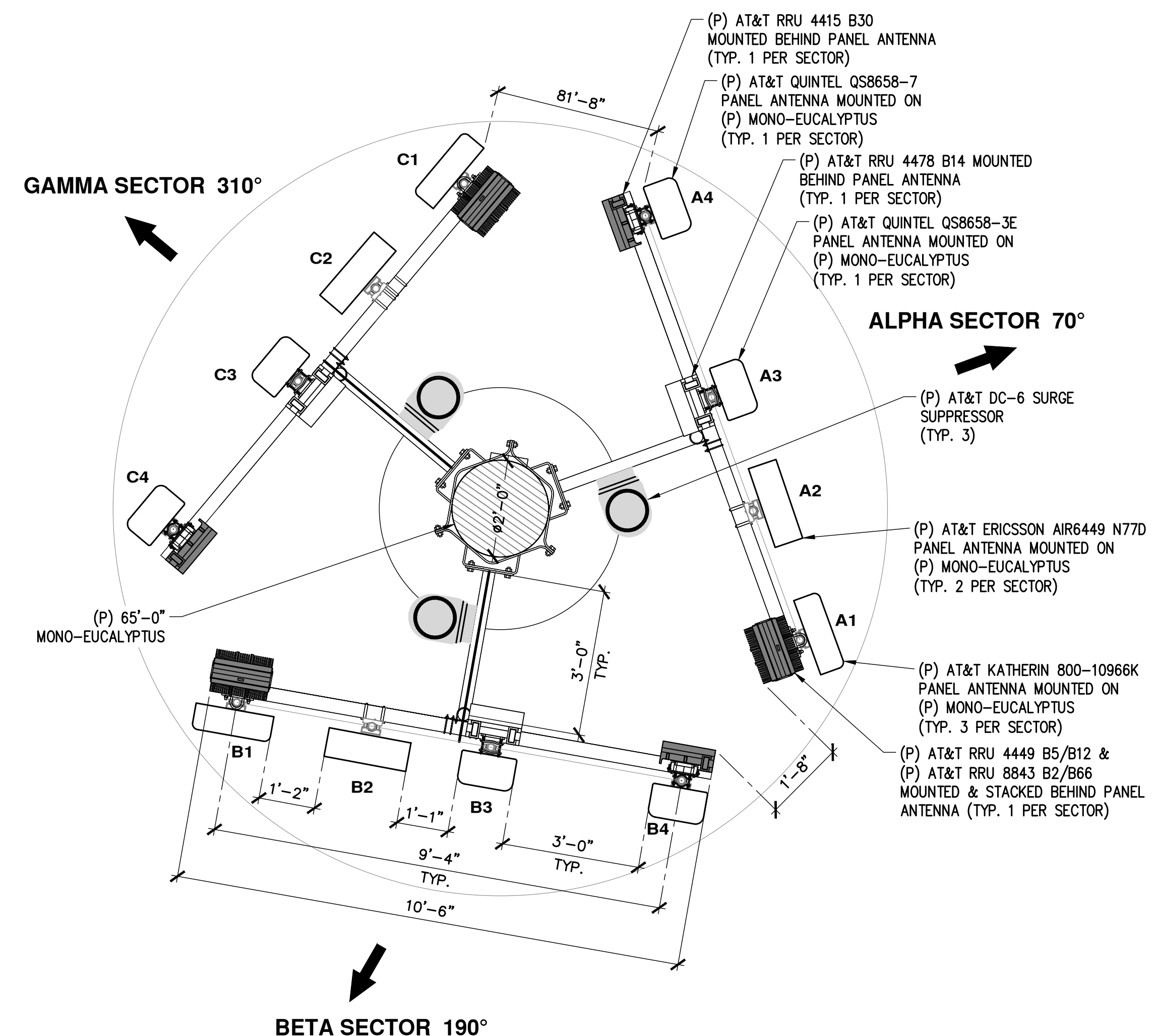
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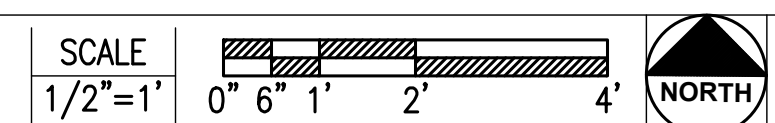
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4732 PECK ROAD
EL MONTE, CA 91732

SHEET DESCRIPTION:
ANTENNA LAYOUT

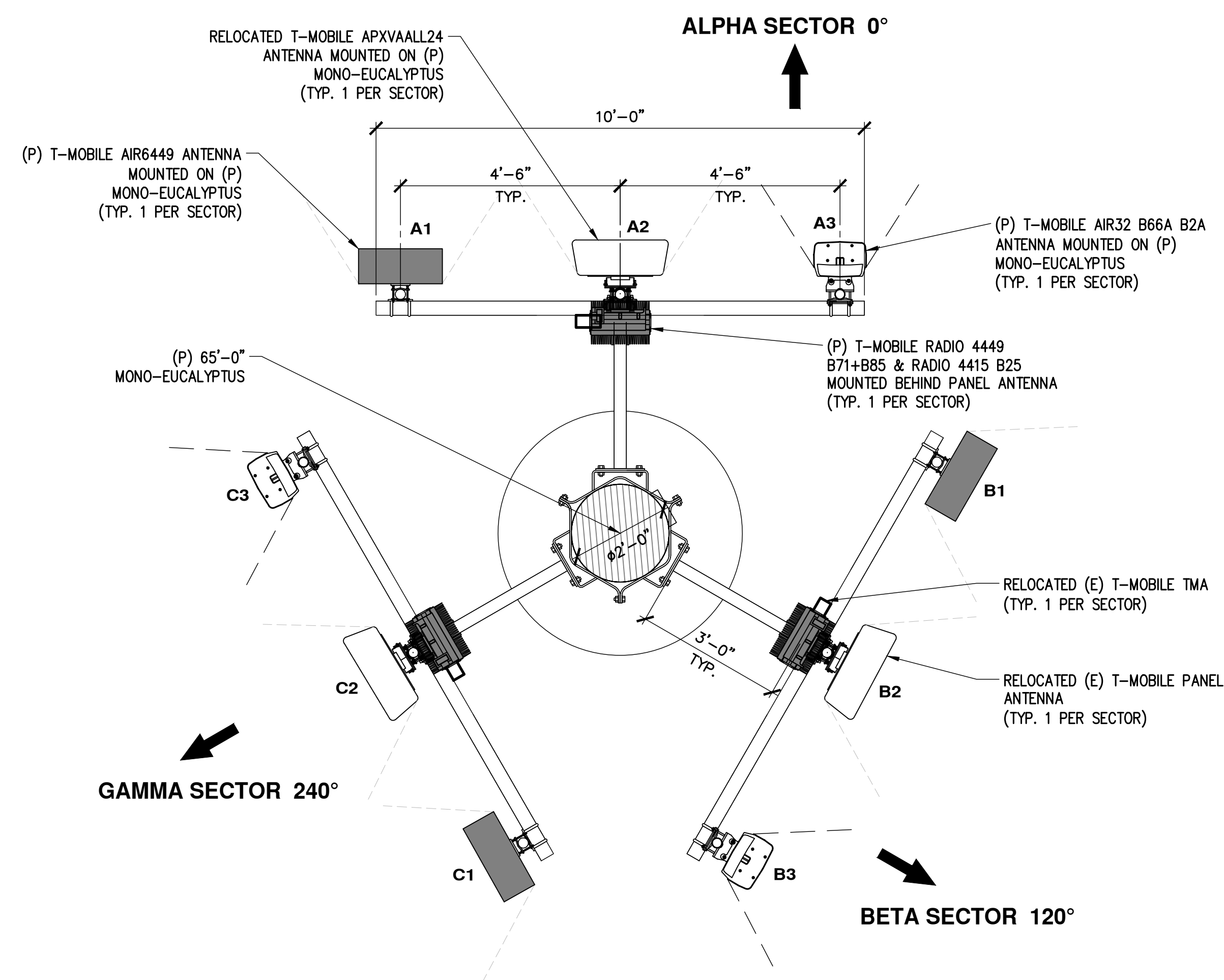
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A-3



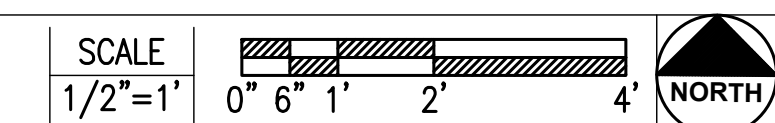
PROPOSED ANTENNA LAYOUT (AT&T) @ 55'-0" ELEVATION



2

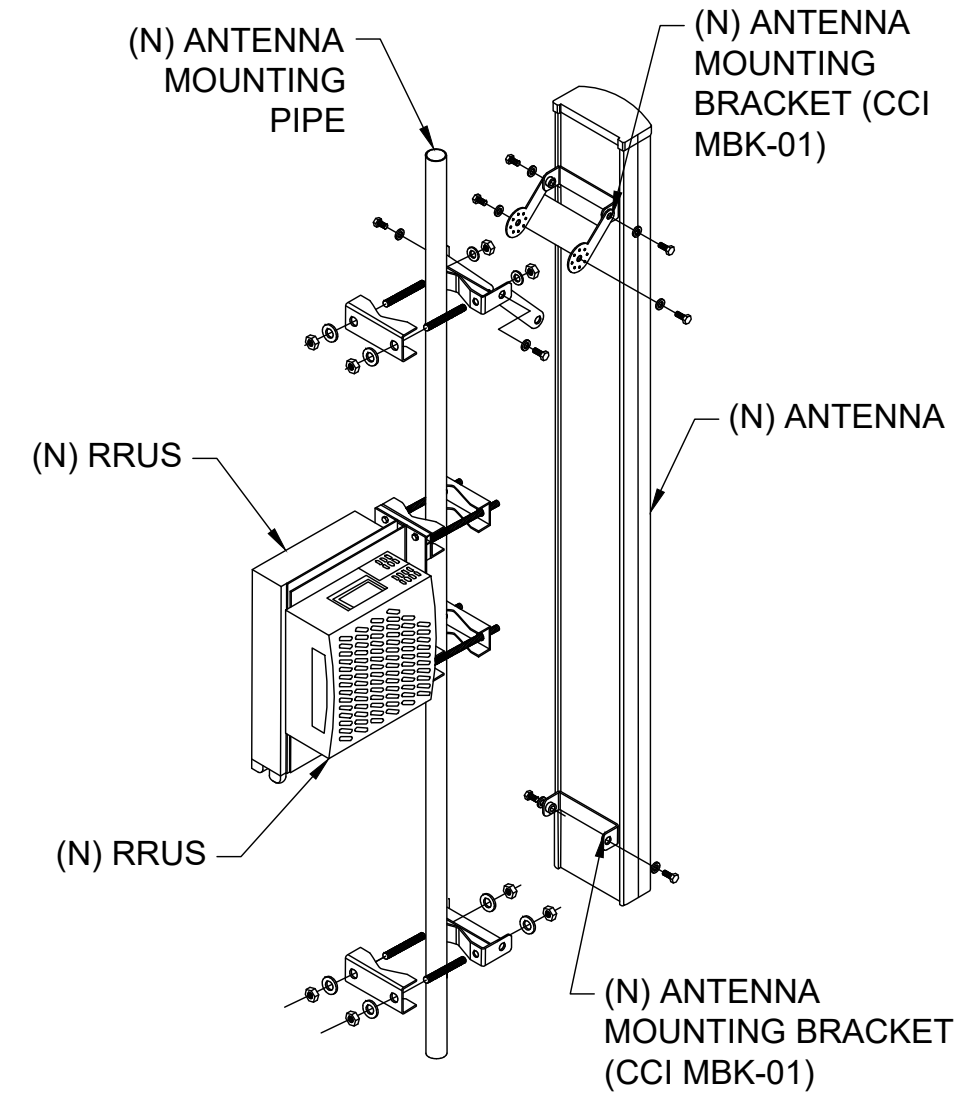
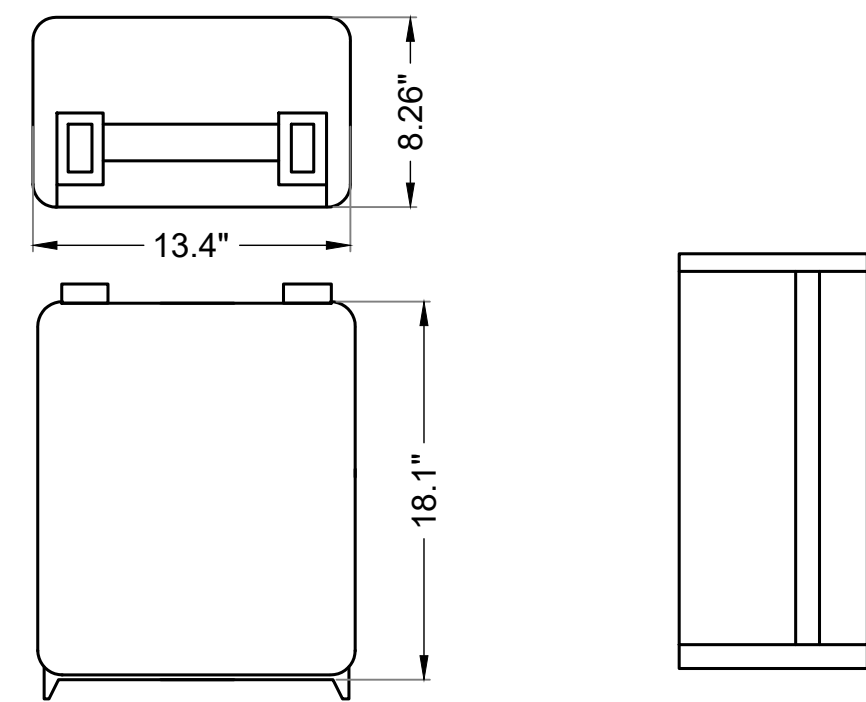


PROPOSED ANTENNA LAYOUT (T-MOBILE) @ 44'-0" ELEVATION

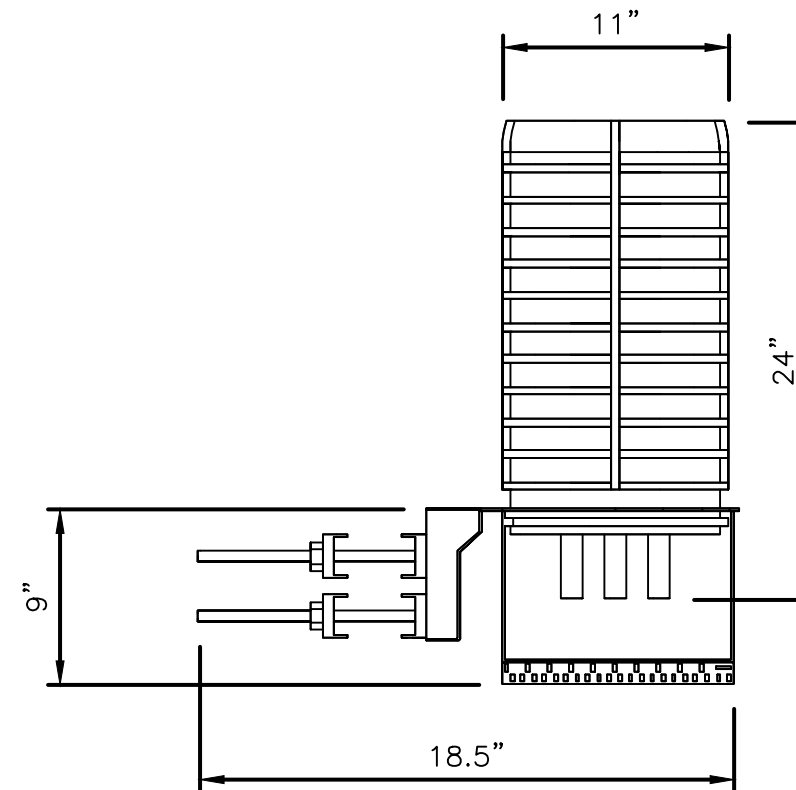


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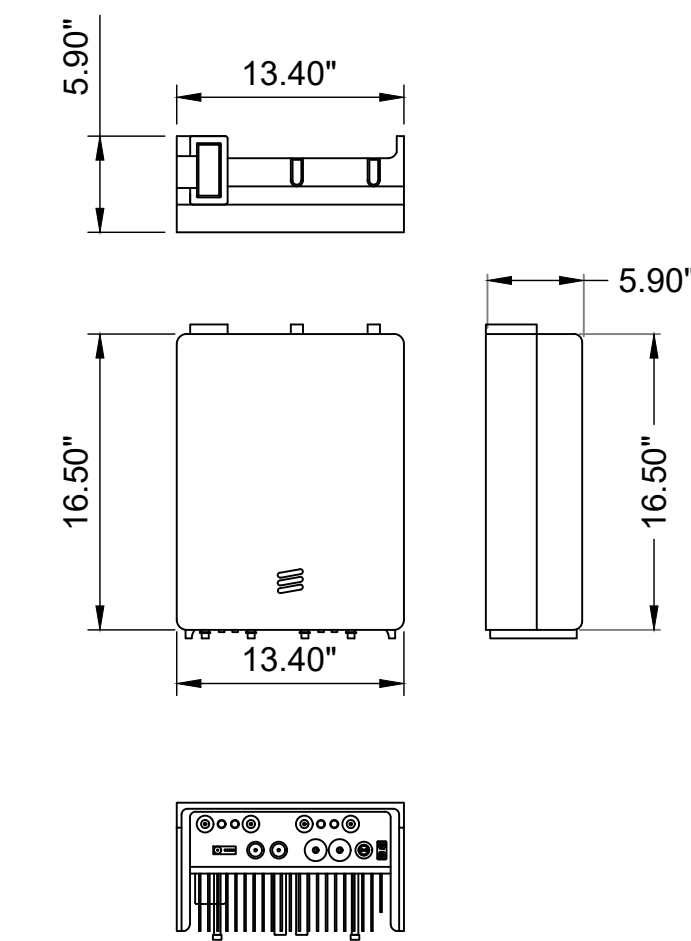
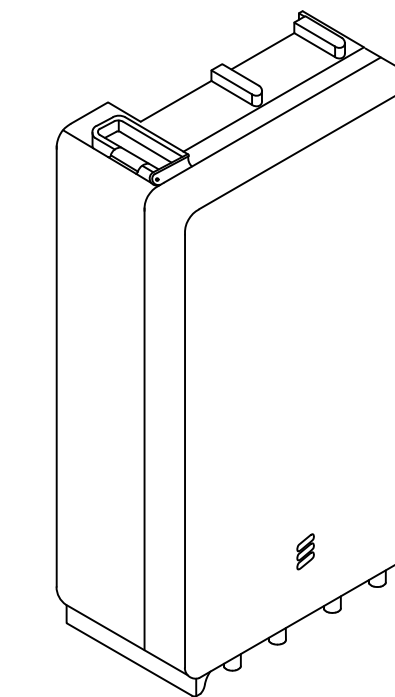
MANUFACTURER: ERICSSON
 MODEL: RRH-4478 B14
 DIMENSIONS (HxWxD): 18.1" x 13.4" x 8.26"
 WEIGHT: 100 LBS. MAX.



MANUFACTURER: RAYCAP
 MODEL: DC6-48-60-18-8C-EV
 DIMENSIONS (WxDxH): 11"x24"
 TOTAL WEIGHT: 45 LBS. MAX.



MANUFACTURER: ERICSSON
 MODEL NO.: RRUS-4415 B30
 TECHNOLOGY: LTE WCS
 DIMENSIONS (HxWxD): 16.50" x 13.40" x 5.90"
 WEIGHT (lbs): 46.0
 POWER SUPPLY: -48V



TYP. AT&T REMOTE RADIO DETAIL

1

TYP. ANTENNA MOUNTING

2

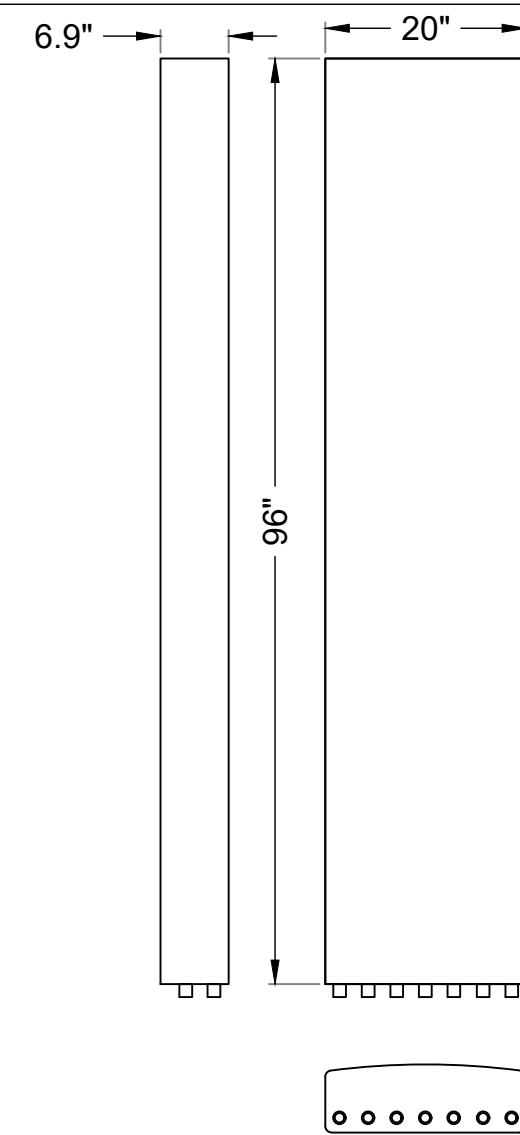
TYP. AT&T SURGE PROTECTOR DETAIL

3

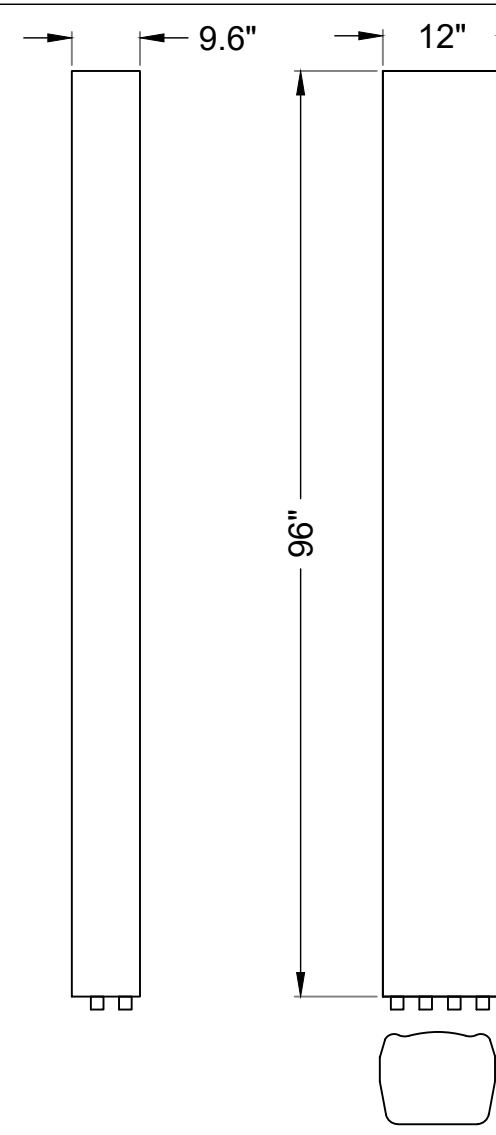
TYP. AT&T RADIO DETAIL

4

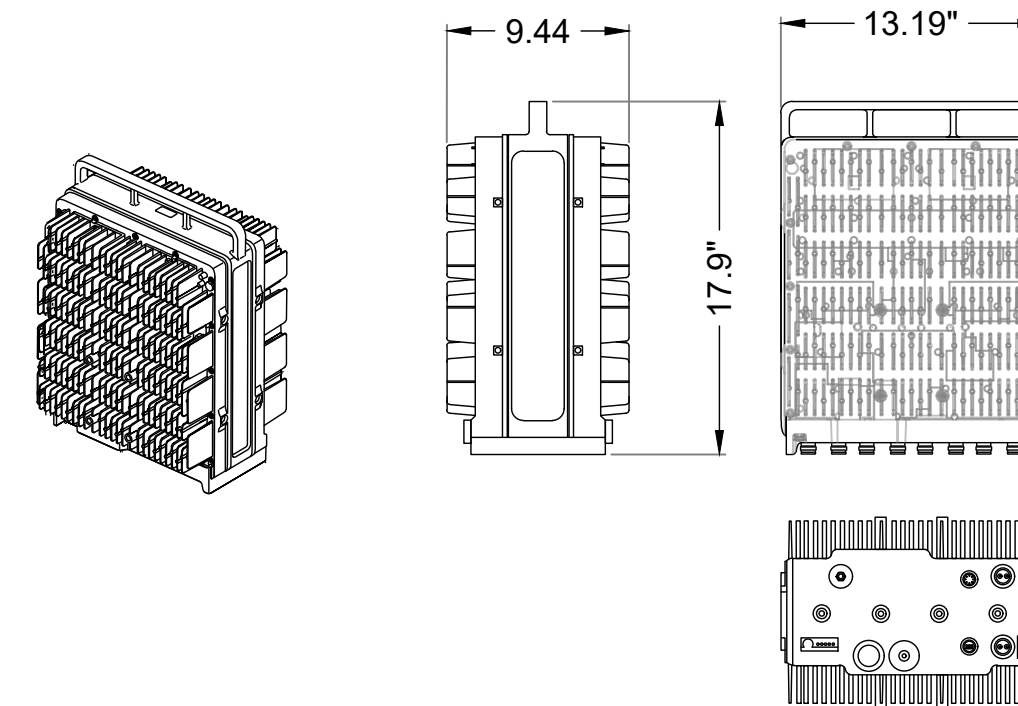
MANUFACTURER: KATHREIN
 MODEL: 800-10966 K
 DIMENSIONS (HxWxD): 96.0" x 20.0" x 6.9"
 WEIGHT (INCLUDES MOUNTING KIT): 150 LBS. MAX.



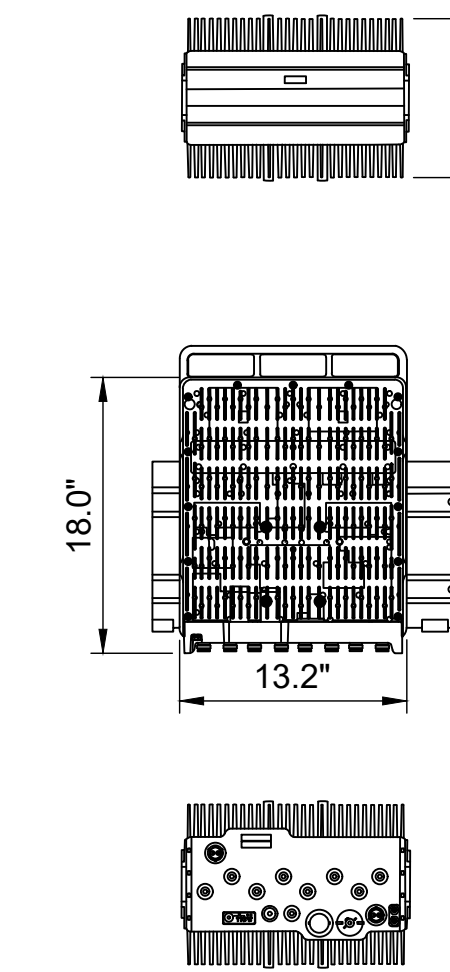
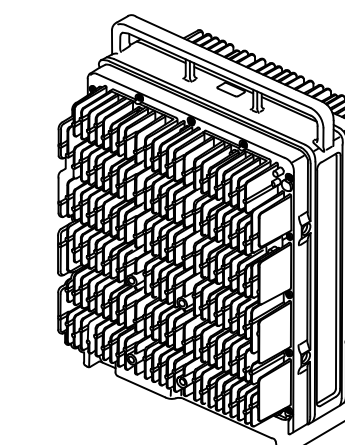
MANUFACTURER: QUINTEL
 MODEL: QS8658-3e & QS8658-7
 DIMENSIONS (HxWxD): 96.0" x 12.0" x 9.6"
 WEIGHT (EXCL. MOUNTING KIT): 150 LBS. MAX.



MANUFACTURER: ERICSSON
 MODEL NO.: RRUS 4449 B5/B12
 DIMENSIONS (HxWxD): 17.9"x13.19"x9.44"
 WEIGHT: 71 LBS. MAX.



MANUFACTURER: ERICSSON
 MODEL NO.: RRUS-8843 B2/B66A
 PCS/AWS
 DIMENSIONS (HxWxD): 18.0" x 13.2" x 11.3"
 WEIGHT (lbs): 75.0
 POWER SUPPLY: -48V
 TEMPERATURE: -40°C TO 55°C



TYP. AT&T PANEL ANTENNA DETAIL

5

TYP. AT&T PANEL ANTENNA DETAIL

6

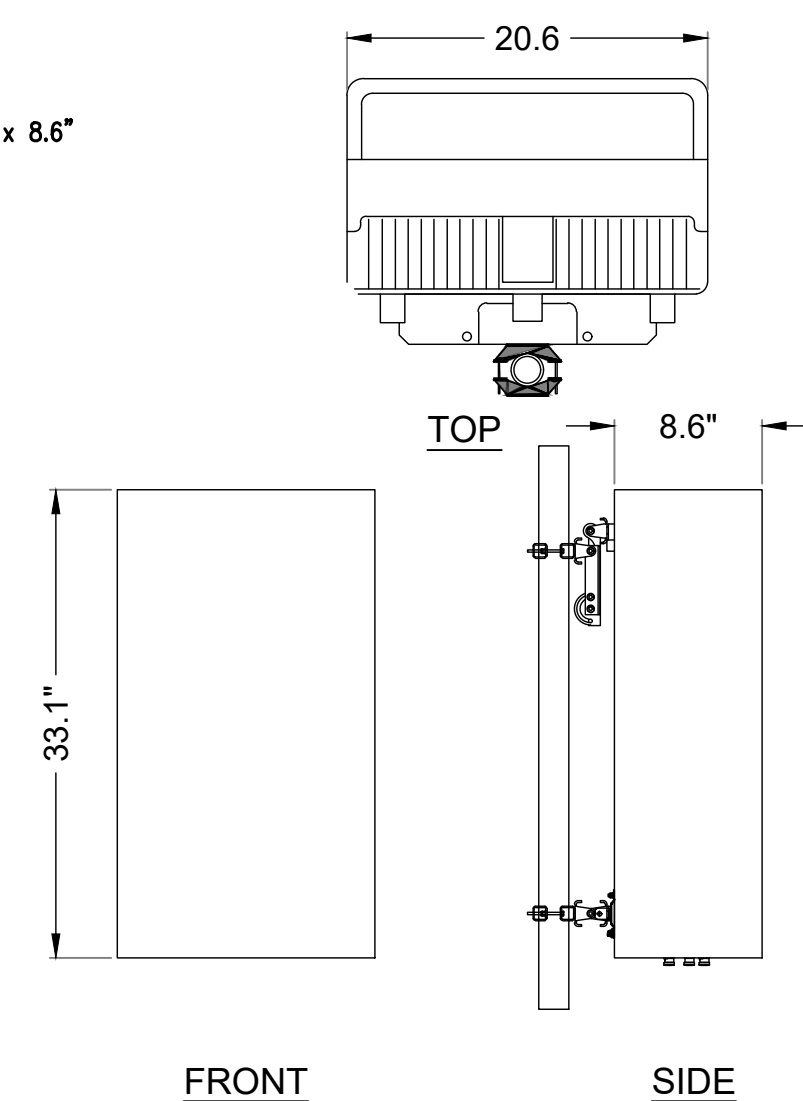
TYP. AT&T RADIO DETAIL

7

TYP. AT&T RADIO DETAIL

8

MANUFACTURER: ERICSSON
 MODEL NO.: AIR6449 N77
 DIMENSIONS (HxWxD): 33.1" x 20.6" x 8.6"
 WEIGHT: 104 LBS. MAX.



TYP. AT&T PANEL ANTENNA DETAIL

9

DETAIL NOT USED

10

DETAIL NOT USED

11

DETAIL NOT USED

12

PLANS PREPARED FOR:



PLANS PREPARED BY:

Jacobs.
 Challenging today.
 Reinventing tomorrow.

Jacobs Telecommunications, Inc.
 2600 MICHELSON DRIVE, SUITE 500
 IRVINE, CALIFORNIA 92612
 949-224-7500

CARRIER:



ENGINEERING LICENSE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
	90% ZONING DRAWINGS	03/11/2021	FLP	4
	90% ZONING DRAWINGS	04/07/2021	FLP	5
	90% ZONING DRAWINGS	04/27/2021	FLP	6
	90% ZONING DRAWINGS	04/29/2021	FLP	7
	90% ZONING DRAWINGS	06/17/2021	FLP	8
	PC COMMENTS	07/29/2021	FLP	9
	PC COMMENTS	12/16/2021	NS	10
	PLANNING COMMENTS	04/07/2022	RA	11

DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

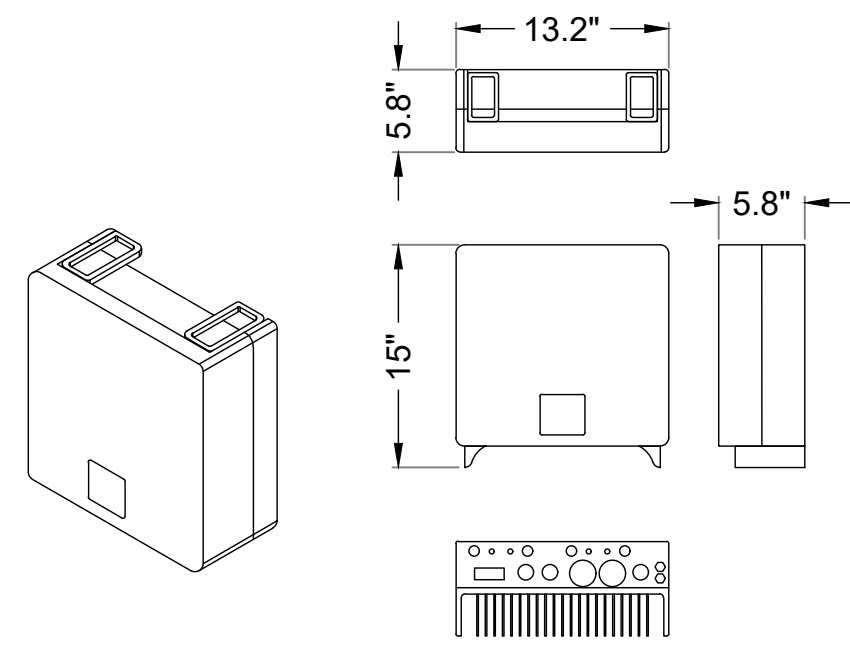
SITE NAME & BU NUMBER:
VY029 MOBILE STATION
828806

SITE ADDRESS:
4732 PECK ROAD
EL MONTE, CA 91732

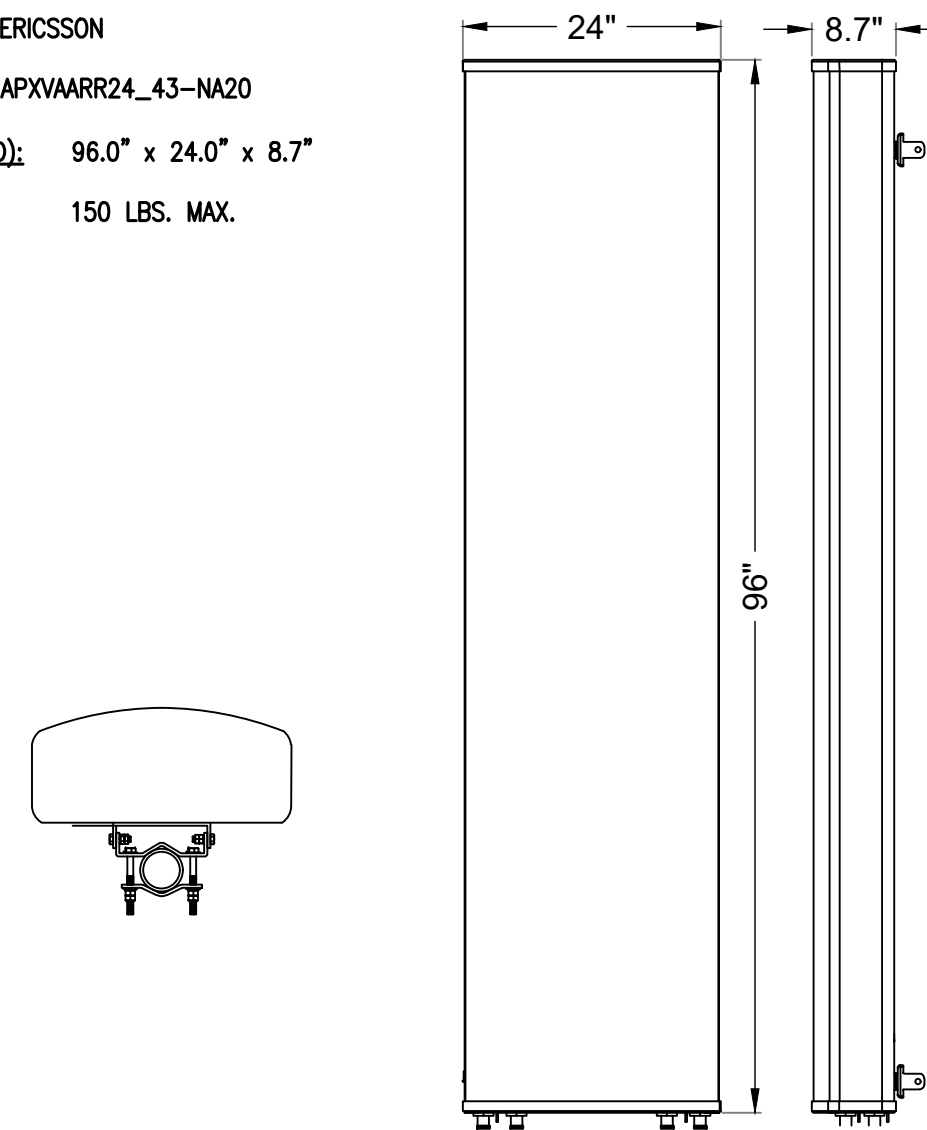
SHEET DESCRIPTION:
ANTENNA LAYOUT DETAILS

SHEET NUMBER:
A-4

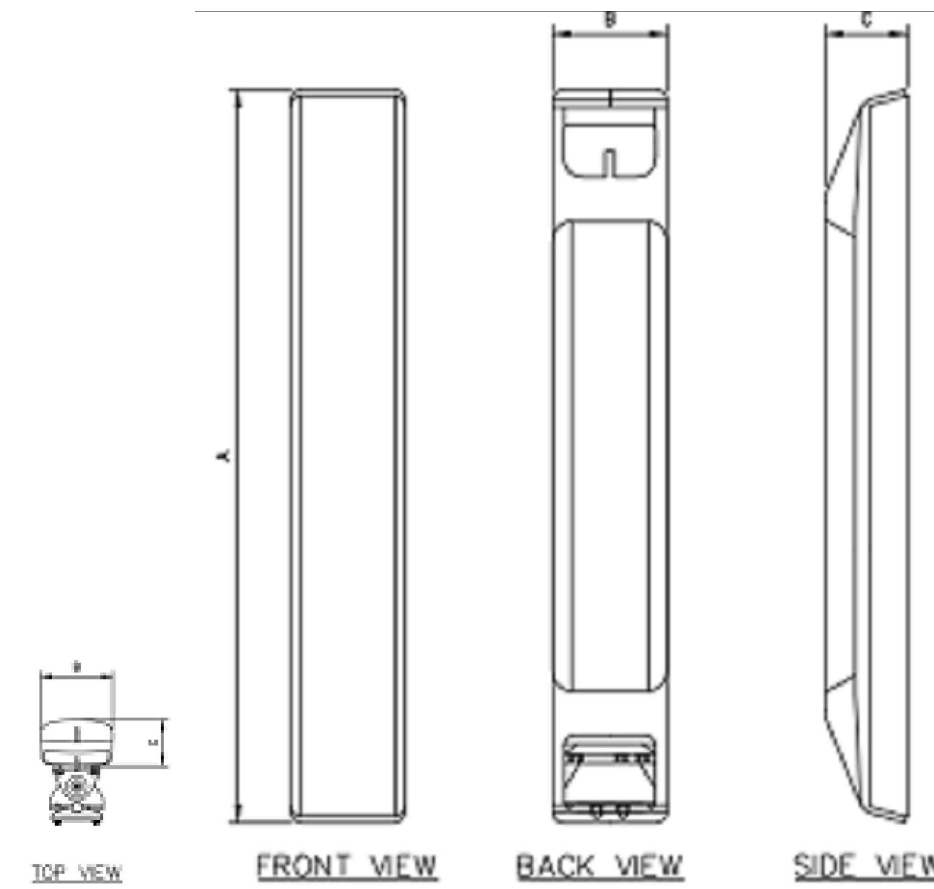
MANUFACTURER: ERICSSON
 MODEL: RRUS 4415 B25
 DIMENSIONS (HxWxD): 15" x 13.2" x 5.8"
 WEIGHT: 48.5 LBS.
 POWER CONSTRUCTION: 4x40 WATTS
 TEMPERATURE: -40C TO 55C



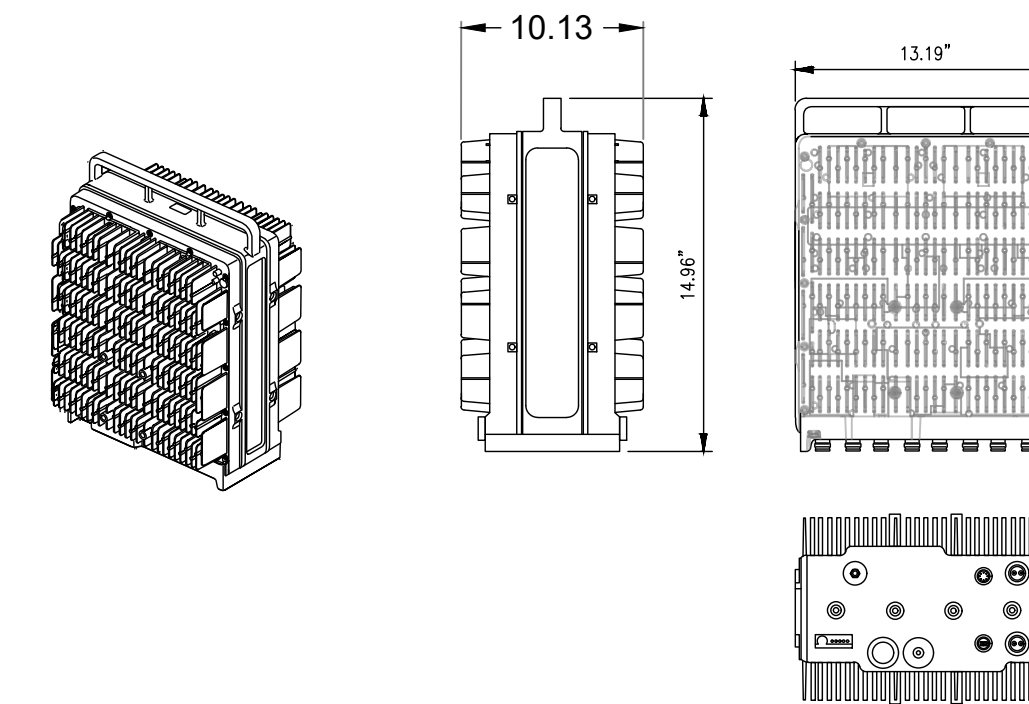
MANUFACTURER: ERICSSON
 MODEL NO.: APXVARR24_43-NA20
 DIMENSIONS (HxWxD): 96.0" x 24.0" x 8.7"
 WEIGHT: 150 LBS. MAX.



MANUFACTURER: ERICSSON
 MODEL NO.: AIR32 KR901146-1_B66A_B2A
 DIMENSIONS (HxWxD): 56.6" x 12.9" x 8.7"
 WEIGHT: 150 LBS. MAX.



MANUFACTURER: ERICSSON
 MODEL NO.: RRUS 4449 B71+B85
 DIMENSIONS (HxWxD): 4.96"x13.19"x10.43"
 WEIGHT: 73 LBS. MAX.



TYP. T-MOBILE REMOTE RADIO DETAIL

1

TYP. T-MOBILE PANEL ANTENNA DETAIL

2

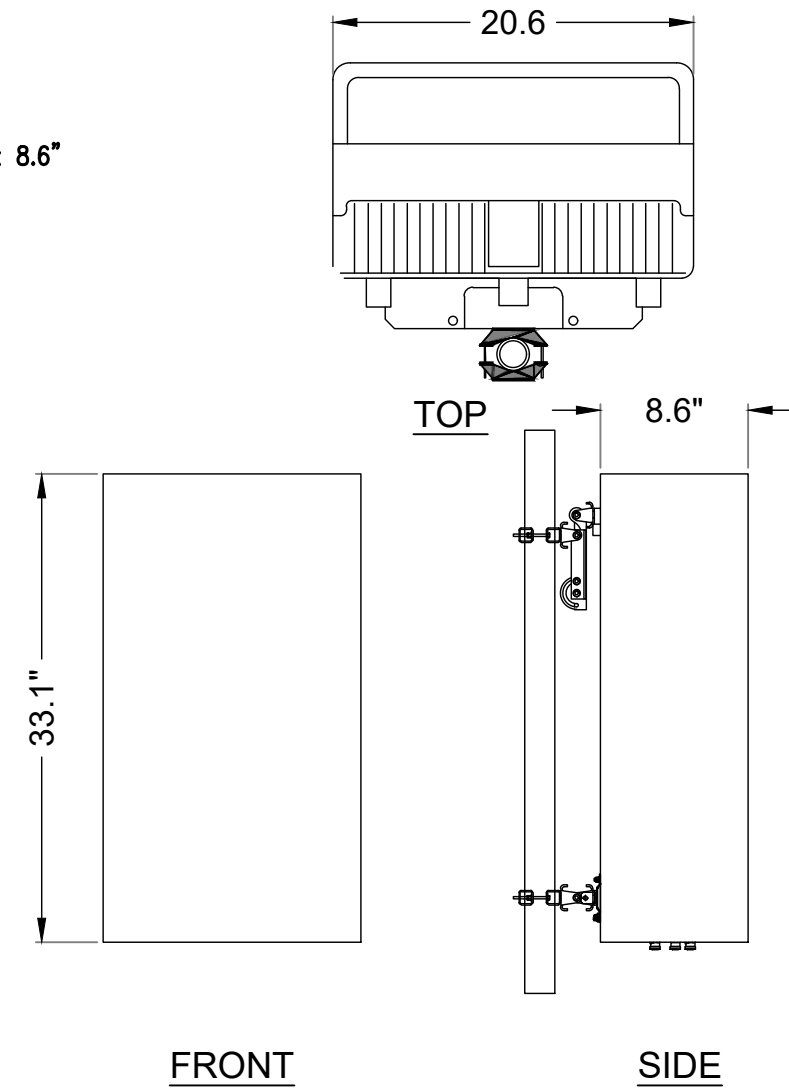
TYP. T-MOBILE PANEL ANTENNA DETAIL

3

TYP. T-MOBILE RADIO DETAIL

4

MANUFACTURER: ERICSSON
 MODEL NO.: AIR6449 B41
 DIMENSIONS (HxWxD): 33.1" x 20.6" x 8.6"
 WEIGHT: 150 LBS. MAX.



TYP. T-MOBILE PANEL ANTENNA DETAIL

5

DETAIL NOT USED

6

DETAIL NOT USED

7

DETAIL NOT USED

8

DETAIL NOT USED

9

DETAIL NOT USED

10

DETAIL NOT USED

11

DETAIL NOT USED

12

PLANS PREPARED FOR:



PLANS PREPARED BY:

Jacobs.

Challenging today.
 Reinventing tomorrow.

Jacobs Telecommunications, Inc.
 2600 MICHELSON DRIVE, SUITE 500
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PC COMMENTS	07/29/2021	FLP	9
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PLANNING COMMENTS	04/07/2022	RA	11

DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
**VY029 MOBILE STATION
 828806**

SITE ADDRESS:
**4732 PECK ROAD
 EL MONTE, CA 91732**

SHEET DESCRIPTION:
ANTENNA LAYOUT DETAILS

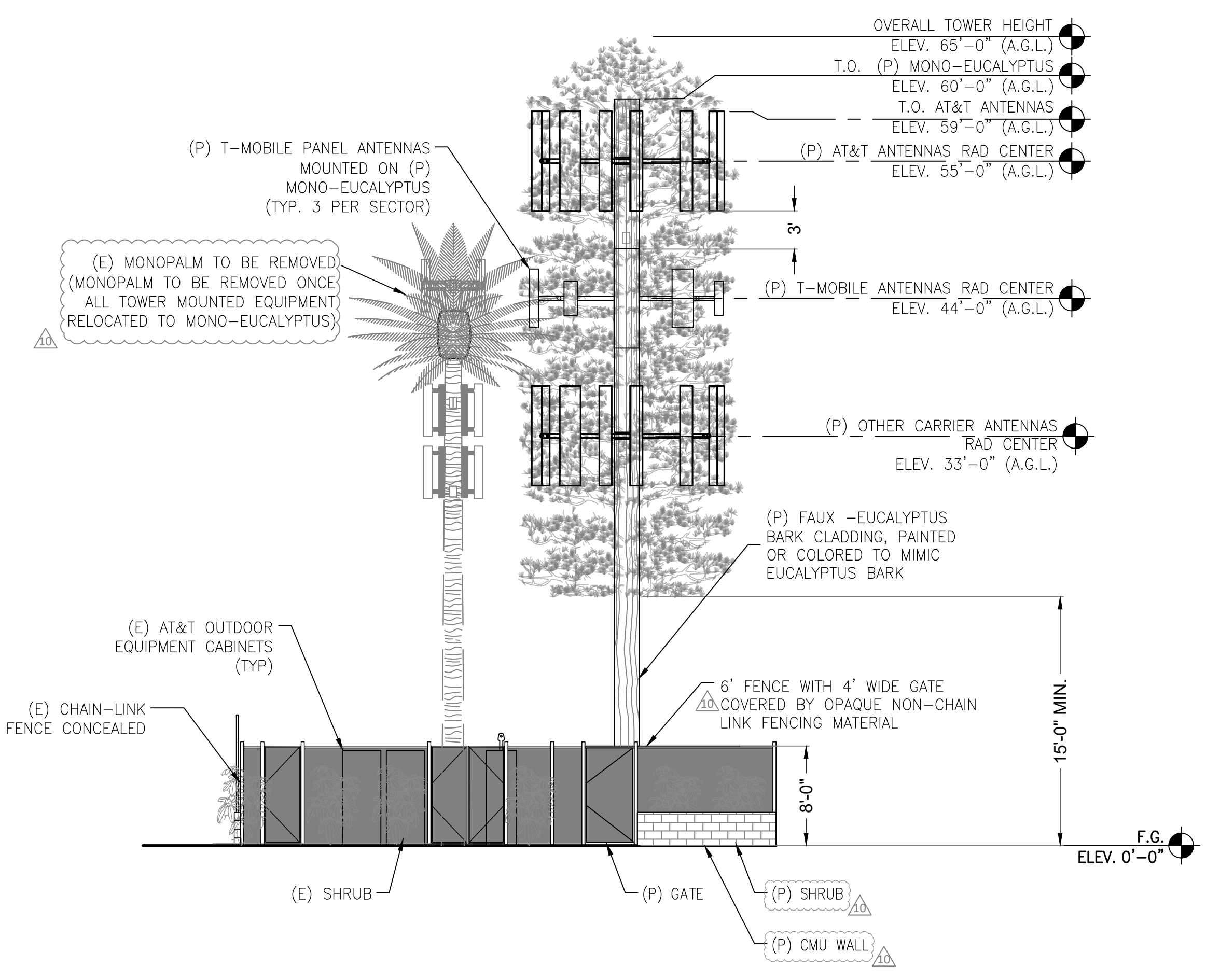
SHEET NUMBER:
A-4.1

NOTE:
NO TOWER-MOUNTED EQUIPMENT SHALL BE PERMITTED TO PROTRUDE BEYOND THE BRANCH CANOPY.

ALL ANTENNAS, ACCESSORY EQUIPMENT, CROSS ARMS, HARDWARE, CABLES AND OTHER ATTACHMENTS TO THE MONO EUCALYPTUS MUST BE PAINTED WITH APPROPRIATE EARTH TONES TO MATCH EUCALYPTUS BRANCHES.

ALL ANTENNAS, REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIED AND OTHER SIMILAR EQUIPMENT LARGER THAN ONE CUBIC FOOT SHALL BE FITTED, WITH A FAUX EUCALYPTUS "SOCK" WITH FAUX EUCALYPTUS BRANCHES.

A MINIMUM OF 3.5 BRANCHES IS REQUIRED FOR A VERTICAL FOOT OF ELEVATION.



SOUTH ELEVATION

SCALE 1/8"=1'
0' 2' 6' 14'

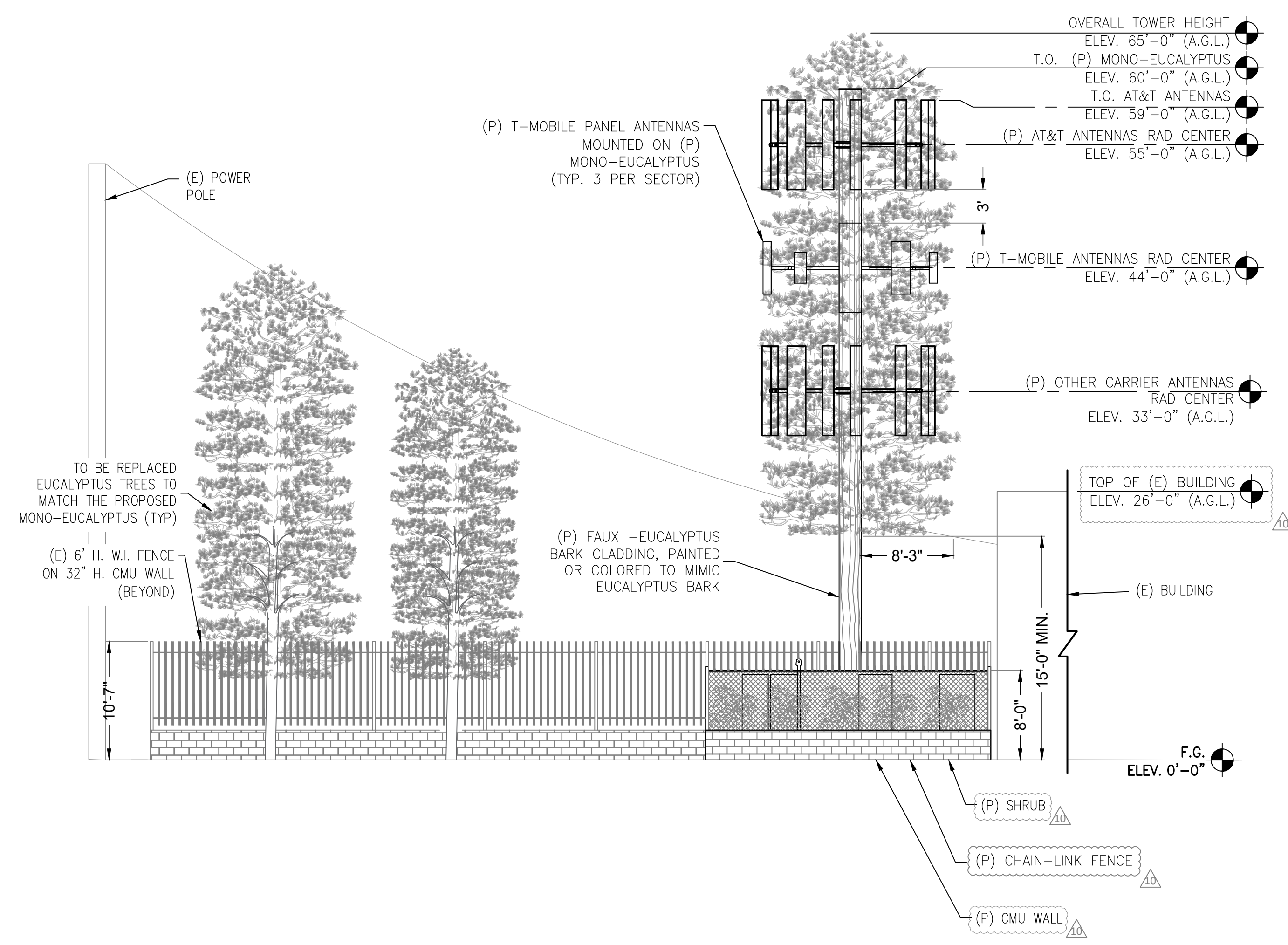
EAST ELEVATION

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A MINIMUM OF 3.5 BRANCHES IS REQUIRED FOR A VERTICAL FOOT OF ELEVATION.



SCALE 1/8"=1'
0' 2' 6' 14'

PLANS PREPARED FOR:

CROWN CASTLE TOWERS 06-2 LLC

PLANS PREPARED BY:

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2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
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DRAWN BY: KV
CHECKED BY: AM
APPROVED BY: SMO
JACOBS PROJECT # EUC0308

SITE NAME & BU NUMBER:
VY029 MOBILE STATION
828806

SITE ADDRESS:
4732 PECK ROAD
EL MONTE, CA 91732

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A-5

REVISIONS:

DESCRIPTION	DATE	BY	REV
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DRAWN BY:	KV
CHECKED BY:	AM
APPROVED BY:	SMO
JACOBS PROJECT #	EUCC0308

SITE NAME & BU NUMBER:
VY029 MOBILE STATION
828806

SITE ADDRESS:
4732 PECK ROAD
EL MONTE, CA 91732

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A-6

NOTE:
 NO TOWER-MOUNTED EQUIPMENT SHALL BE PERMITTED TO PROTRUDE BEYOND THE BRANCH CANOPY.

ALL ANTENNAS, ACCESSORY EQUIPMENT, CROSS ARMS, HARDWARE, ABLES AND OTHER ATTACHMENTS TO THE MONO EUCALYPTUS MUST BE PAINTED WITH APPROPRIATE EARTH TONES TO MATCH EUCALYPTUS BRANCHES.

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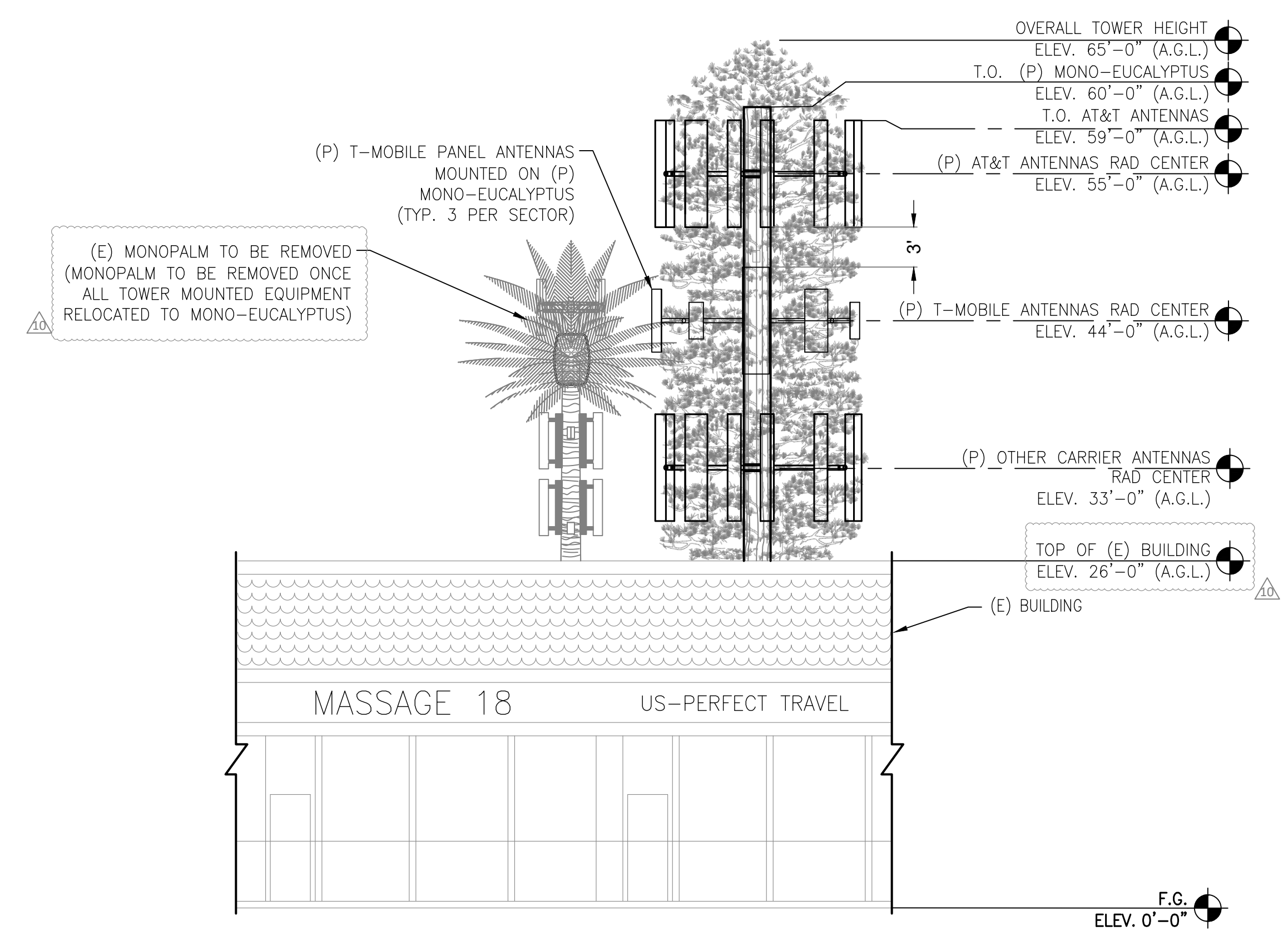
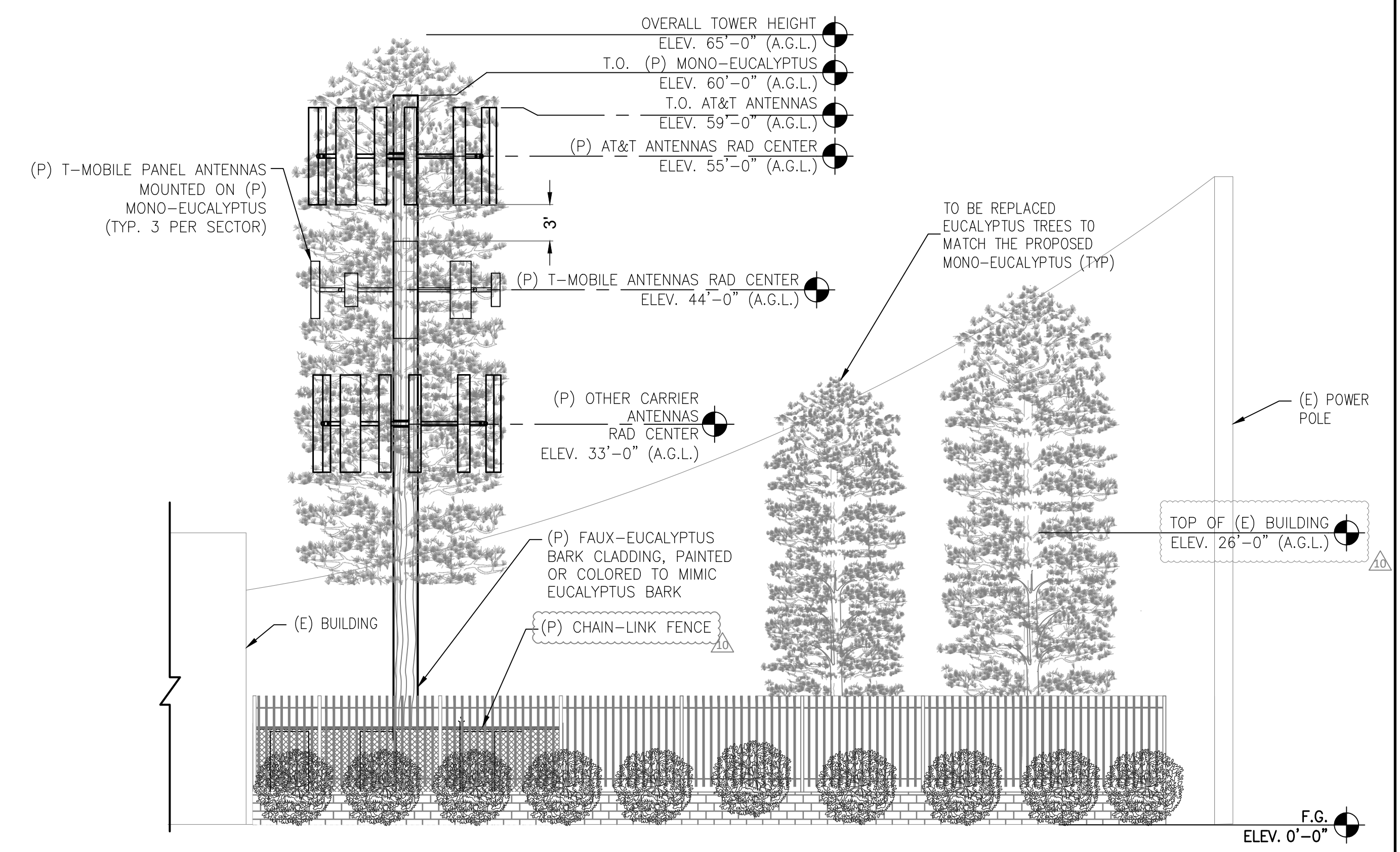
A MINIMUM OF 3.5 BRANCHES IS REQUIRED FOR A VERTICAL FOOT OF ELEVATION.

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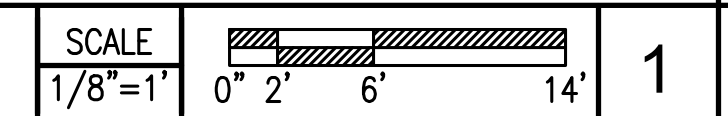
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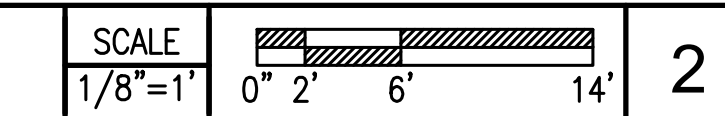
A MINIMUM OF 3.5 BRANCHES IS REQUIRED FOR A VERTICAL FOOT OF ELEVATION.



WEST ELEVATION



NORTH ELEVATION



PLANS PREPARED BY:



1745 W ORANGWOOD AVE. STE 103, ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

NO.	DATE:	DESCRIPTION:	BY:
A	10/1/18	90% ZD	DE
0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

SITE INFORMATION:

VY029 MOBILE STATION

**4732 PECK ROAD
EL MONTE, CA 91732
LOS ANGELES COUNTY**

SEAL:



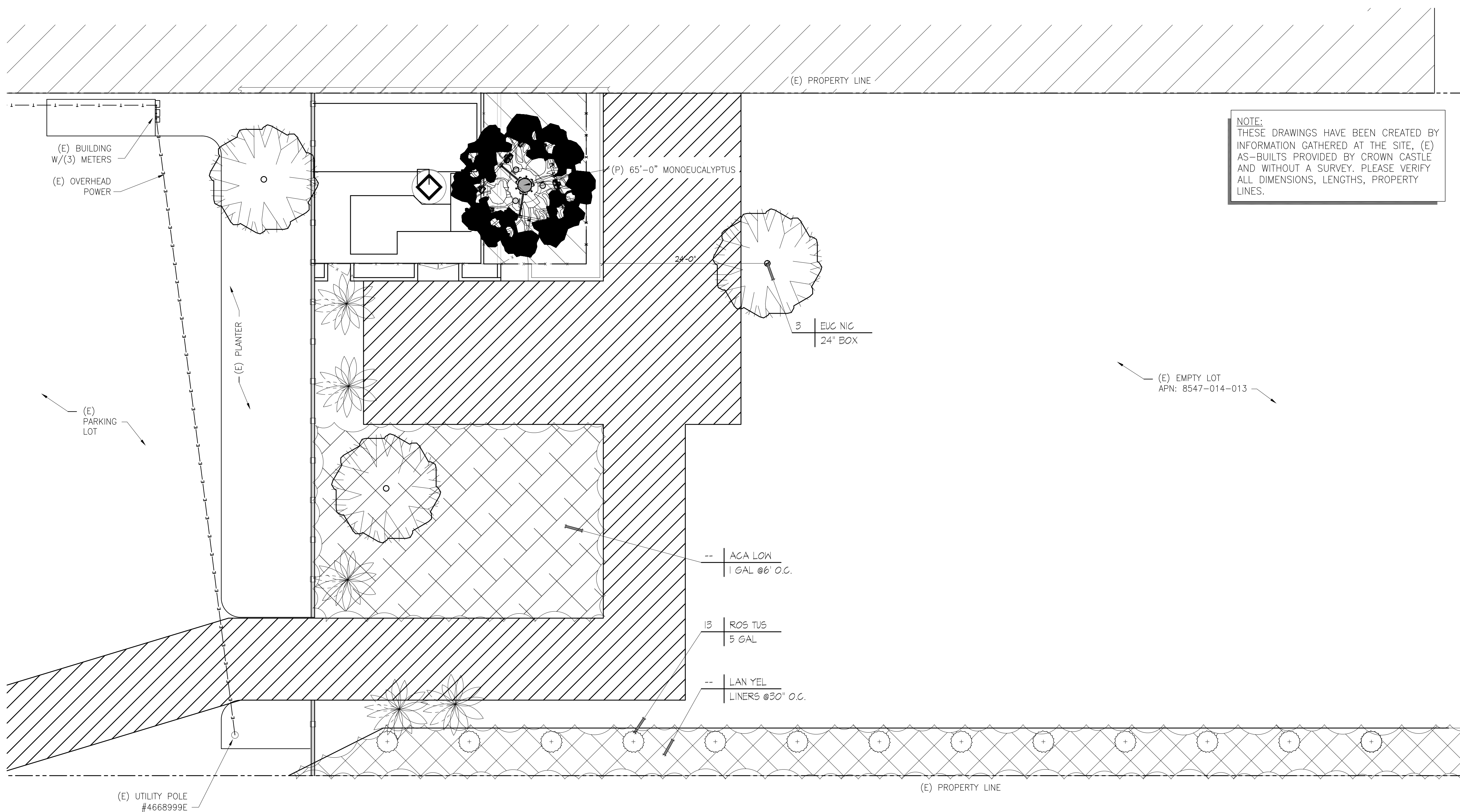
DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
pff(949)388-3369

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L-1



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ALL DIMENSIONS, LENGTHS, PROPERTY
LINES.

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT #	MATURE (20YR) HxW	MAINTEN TO. HxW	WINDS IV REG-RIS.
	EUC NIC	EUCALYPTUS NICHOLII WILLOW LEAF PEPPERMINT	ONLY PRUNE TO REMOVE DEFECTS	24" box	3	K,L,M,O	30'x20'	SAME	4-M
	ACA RED	AGACIA REDOLENS "LOW BOY" PROSTRATE ACACIA		1 GAL#6' O.C.	L, N		1'x8"		4-L
	LAN YEL	LANTANA "NEW GOLD" YELLOW LANTANA		LINERS @30'O.C.	L, N		1'x4"		4-L
	ROS TUS	ROSMARINUS O. "TUSCAN BLUE" TUSCAN BLUE ROSEMARY		5 GAL @ 12' O.C.	L		5'x4"		4-L

MAINTAIN 3" MIN. DEEP MULCH TO THE DRIPLINE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.

QTY. KEY: 99 1 GAL HOR, 66 1 GAL, 33 5 GAL, SIZE

PLANS PREPARED BY:



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WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

NO.	DATE:	DESCRIPTION:	BY:
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0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

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**4732 PECK ROAD
EL MONTE, CA 91732
LOS ANGELES COUNTY**

SEAL:



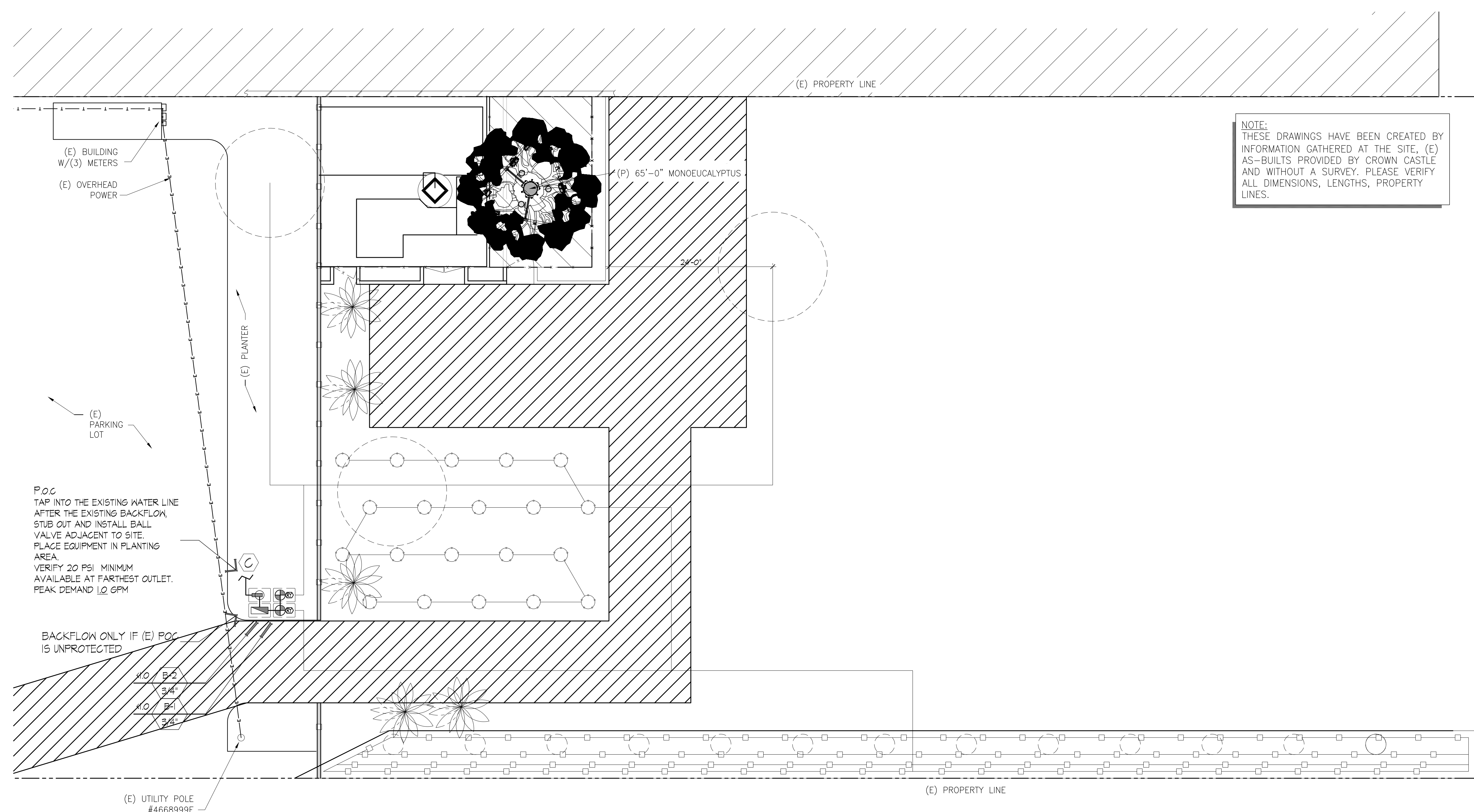
DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
p(949)388-3369

SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-2



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ALL DIMENSIONS, LENGTHS, PROPERTY
LINES.

POC
TAP INTO THE EXISTING WATER LINE
AFTER THE EXISTING BACKFLOW,
STUB OUT AND INSTALL BALL
VALVE ADJACENT TO SITE.
PLACE EQUIPMENT IN PLANTING
AREA.
VERIFY 20 PSI MINIMUM
AVAILABLE AT FARTHEST OUTLET.
PEAK DEMAND 1.0 GPM

BACKFLOW ONLY IF (E) POC
IS UNPROTECTED

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE GPM	PSI	RADIUS	PRECIP RATE	DETAIL
Q T H TT TQ F	NETAFIM TECHLINE CV W/ 42 GPH DRIPPERS AT 12" INTERVAL WITH ROW SPACING OF 12-18" O.C. BURY 4-6" DEEP TYPICAL. THE SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT - INSTALL WITH FLUSH VALVE PER MFG.	42	20			E, F

ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD 5AM5, HUNTER HGV 50M-50F OR VALCON V5000 SERIES.
ALL LATERAL LINES SHALL BE 3/4" SIZE
VERIFY SIZES AND FULL FUNCTIONAL OPERATION OF EXISTING IRRIGATION SYSTEM COMPONENTS AT THE SITE. REPLACE NON-FUNCTIONING OR MISSING EQUIPMENT TO MATCH THE EXISTING OR PER THE LEGEND ABOVE.

VALVE #
GPM
VALVE SIZE

IRRIGATION LEGEND

EQUIPMENT

SYMBOL	DESCRIPTION	REMARKS	DETAIL
M	EXISTING 3/4" WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)		---
C	FEBCO MODEL T65 BRASS PRESSURE VACUUM BREAKER. INSTALL PER CODE ABOVE HIGHEST OUTLET -USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE.		C
B	NIBCO T500A BALL VALVE (LINE SIZE)		B
D	RAIN BIRD XGZF-PRF SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL LOW FLOW D/VF VALVES AND PRF PRESSURE REGULATING FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		D
A G	IRRITROL TOTAL CONTROL-R CONTROLLER (6 STATION) TC-6-EX-R, WITH CLIMATE LOGIC WIRELESS WEATHER SENSING SYSTEM, RAIN SHUT-OFF TO HAVE CLEAR VIEW OF SKY, INSTALL WITHIN WALL MOUNT LOCKING ENCLOSURE		A G
I	FLUSH VALVE-INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING		I
---	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)		---
---	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)		---
---	PVC WATER PIPE SCH. 40 3/4"-1-1/2" (LATERALS)		---
---	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		---

ALL IRRIGATION PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE

PLANS PREPARED BY:



1745 W ORANGWOOD AVE. STE 103, ORANGE, CA 92668
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9892

NO.	DATE:	DESCRIPTION:	BY:
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0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

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VY029 MOBILE STATION

**4732 PECK ROAD
EL MONTE, CA 91732
LOS ANGELES COUNTY**

SEAL:



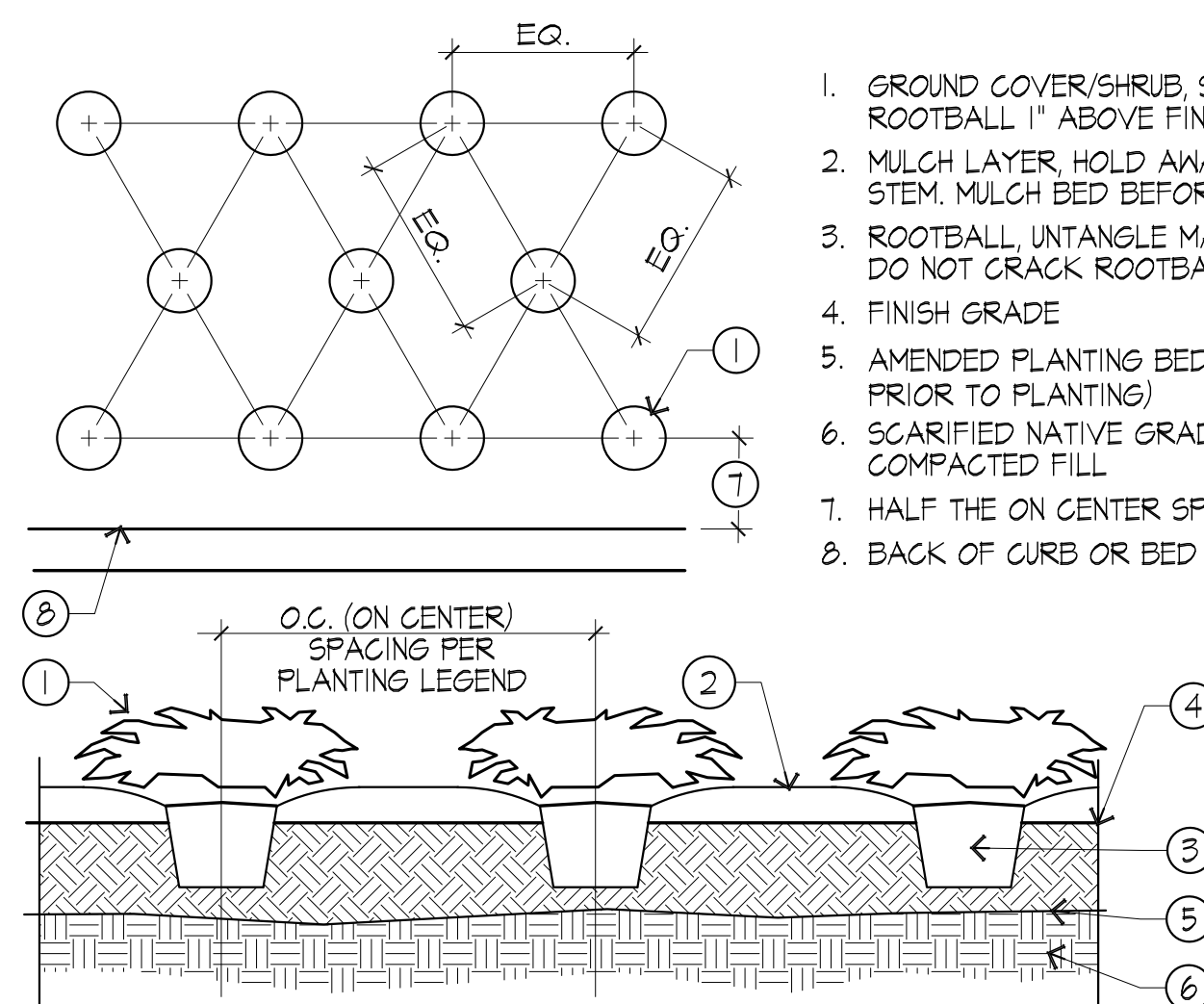
DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
p/f (949) 388-3369

SHEET TITLE:

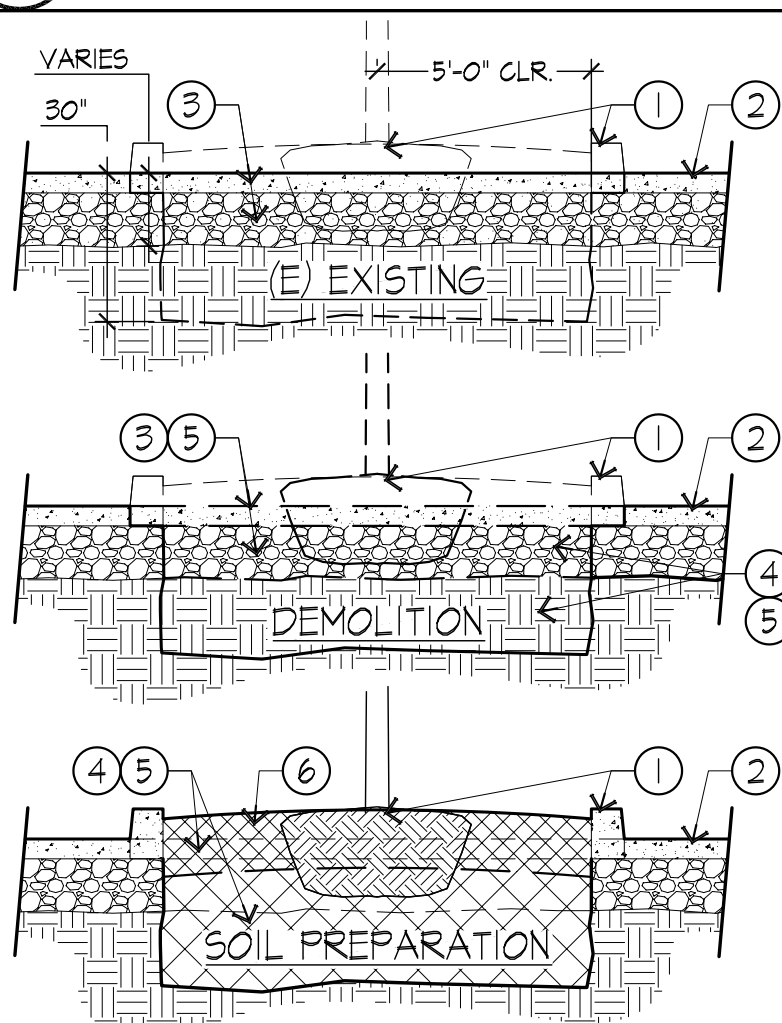
PLANTING DETAILS

SHEET NUMBER:

L-3



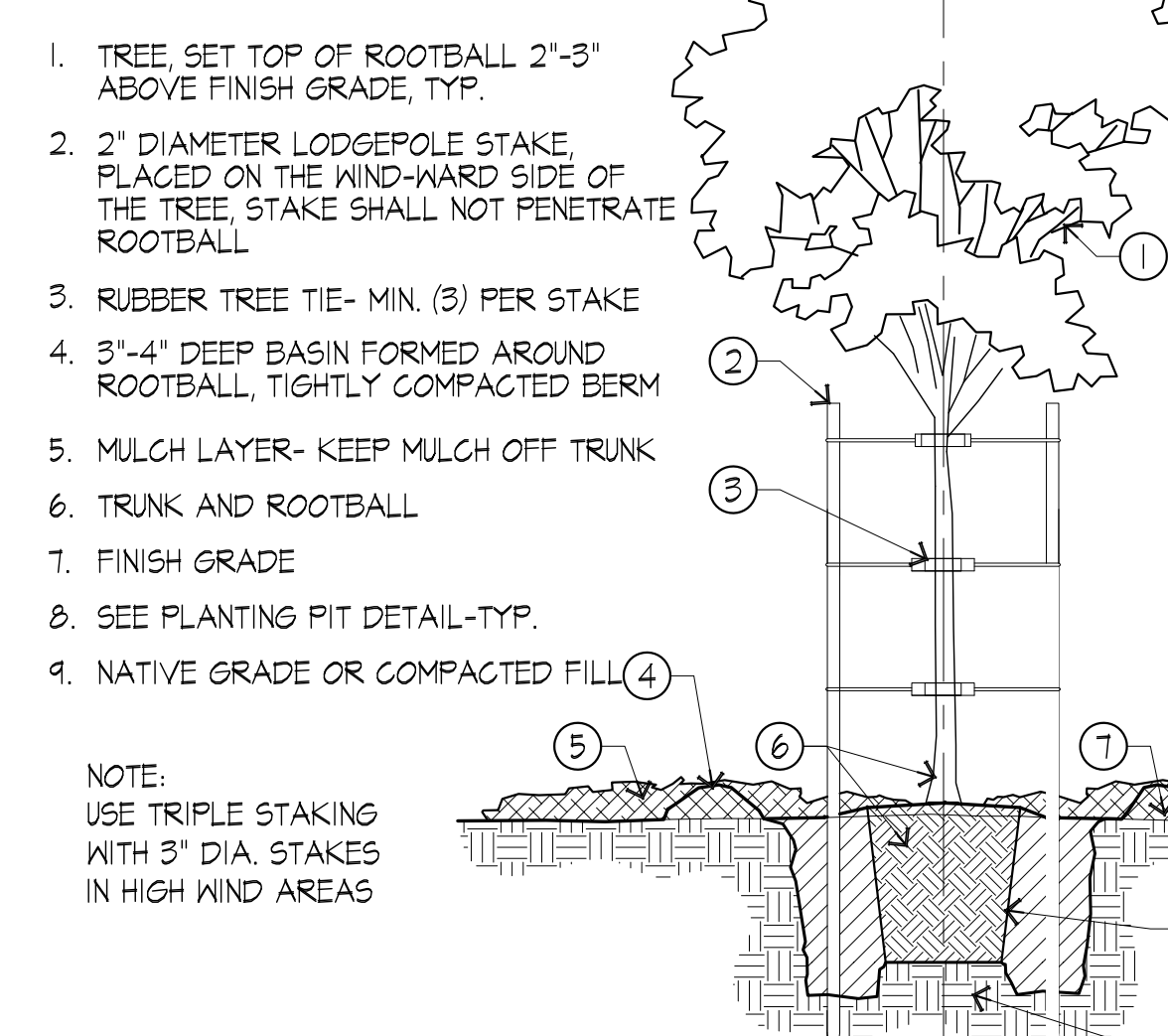
(N) GROUND COVER PLANTING



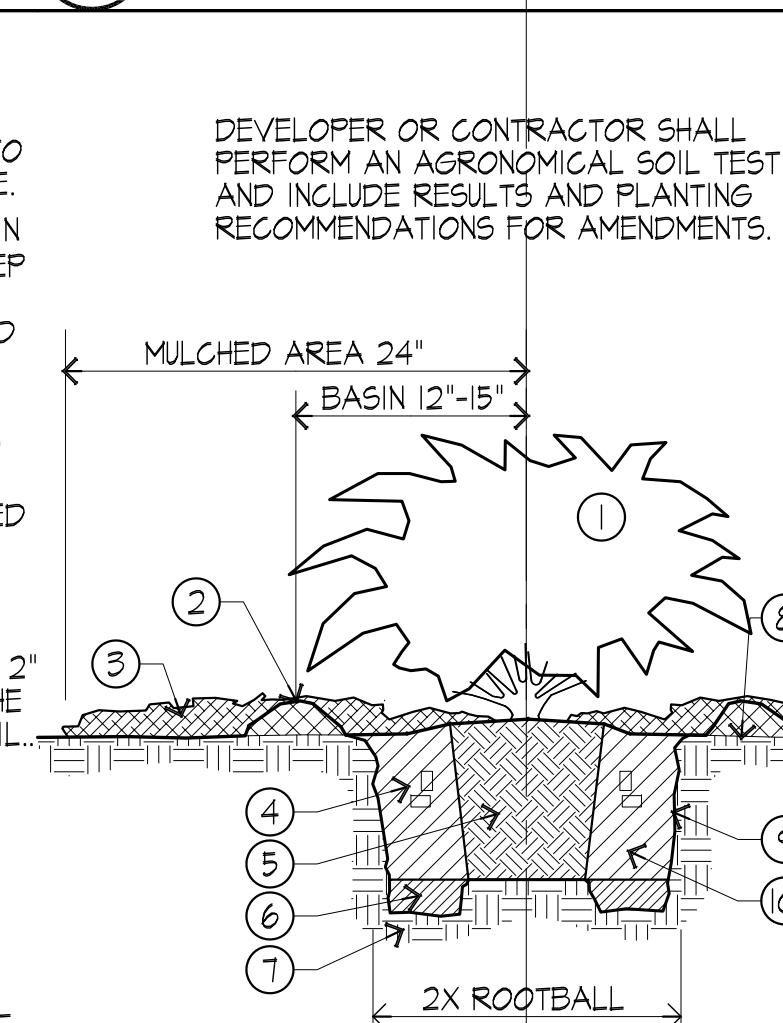
(O) DEMOLITION SOIL PREPARATION

- (P) PLANTER AND LANDSCAPE
- (E) HARDSCAPE TO REMAIN
- (E) PAVING AND SUB-BASE MATERIAL TO BE REMOVED AND DISPOSED OFF-SITE.
- AERATE AND AMEND (E) SUBSOIL WITHIN 5' OF (P) PLANTINGS AT LEAST 12" DEEP ADDING 2" COARSE SAND AND 6" ORGANIC MATTER. SCARIFY SIDES AND BOTTOM.
- REPLACE REMOVED MATERIAL WITH APPROVED TOPSOIL PLANTING MIX TO MEET PROPOSED (P) FINISH GRADE. THOROUGHLY INTEGRATE WITH AMENDED SUBSOIL. OVERFILL AS REQ'D. TO COMPENSATE FOR ANTICIPATED SETTLING.
- TURN IN 2" OF ADD'L COARSE SAND & 2" OF ADD'L ORGANIC MATERIAL INTO THE TOP 12" OF PARTIALLY PREPARED SOIL.

NOTES:
1. DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMIC SOIL TEST OF THE (E) SUBSOILS AND INCLUDE THE REPORT'S RECOMMENDED AMENDMENTS TO THE SUBSOIL AND PLANTING MIX.

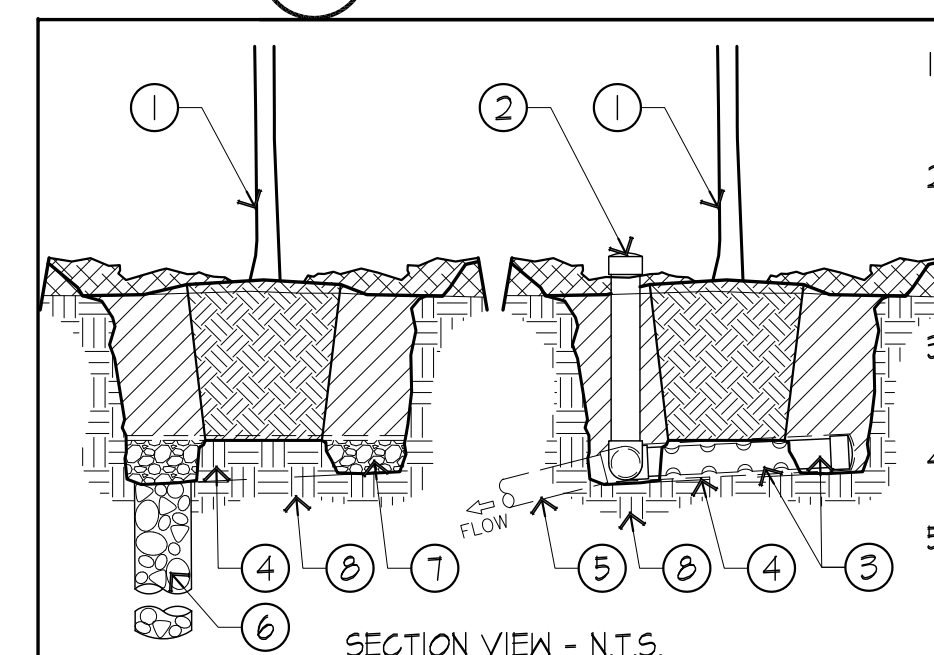


(K) TREE PLANTING DOUBLE STAKED



(L) PLANTING PITS

- SHRUBS: SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE. TREES: SET ROOTBALL 2'-3" ABOVE FINISH GRADE, TYP.
- SHALLOW BASIN FORMED AROUND ROOTBALL 2'-3" DEEP FOR SHRUBS, 3'-4" DEEP FOR TREES
- MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
- FERTILIZER TABLETS- REFER TO SOILS REPORT
- ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
- NATIVE SOIL, SCARIFY 6"-10"
- NATIVE GRADE OR COMPACTED FILL
- FINISH GRADE
- SCARIFY SIDES OF PLANT PIT
- AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS, BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS



PERCOLATION TEST
DIG A HOLE 12 INCHES WIDE AND DEEP. SCARIFY SIDES AND BOTTOM. FILL THE HOLE WITH WATER TO PRE MOISTEN THE SOIL (IMPORTANT FOR ACCURATE TEST). THE NEXT DAY RE-FILL THE HOLE, MEASURE HOURLY- IF THE WATER TAKES FROM THREE TO 12 HOURS TO DRAIN, THEN THE DRAINAGE IS ADEQUATE FOR MOST LANDSCAPE PLANTS (ABOUT 1 INCH PER HOUR). IF IT TAKES MORE THAN 12 HOURS, THEN THE DRAINAGE IS POOR, BUT BEFORE CORRECTIVE ACTION IS TAKEN, DIG DEEPER TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT, BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

(M) PLANTING PITS FOR POOR DRAINAGE

- PLANT, SET TOP OF ROOTBALL 2'-3" ABOVE FINISH GRADE- SEE PLANT PIT DETAIL
- 4" OBSERVATION STANDPIPE WITH THREADED REMOVABLE CAP
- 4" DIA. PERFORATED PVC PIPE "U", DRAIN TOWARDS OUTLET, WRAP IN FILTER FABRIC
- SLOPE PIT BOTTOM TO DRAIN TOWARDS OBS. STANDPIPE-SUMP
- 4" DRAIN PIPE OUTLET TO LANDSCAPE DRAIN SYSTEM OR DAYLIGHT DOWNHILL INTO 1 CU. FT. GRAVEL DISSIPATOR WRAPPED IN FILTER CLOTH- BURIED
- AUGER 6" DIA. HOLE 6' DEEP OR BELOW HARDPAN LAYER. FILL WITH GRAVEL. VERIFY POSITIVE DRAINAGE BEFORE PLANTING.
- GRAVEL LAYER AT BOTTOM COVERED WITH FILTER CLOTH
- NATIVE GRADE

PLANS PREPARED BY:



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NO.	DATE:	DESCRIPTION:	BY:
A	10/1/18	90% ZD	DE
0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

SITE INFORMATION:

VY029 MOBILE STATION

**4732 PECK ROAD
EL MONTE, CA 91732
LOS ANGELES COUNTY**

SEAL:



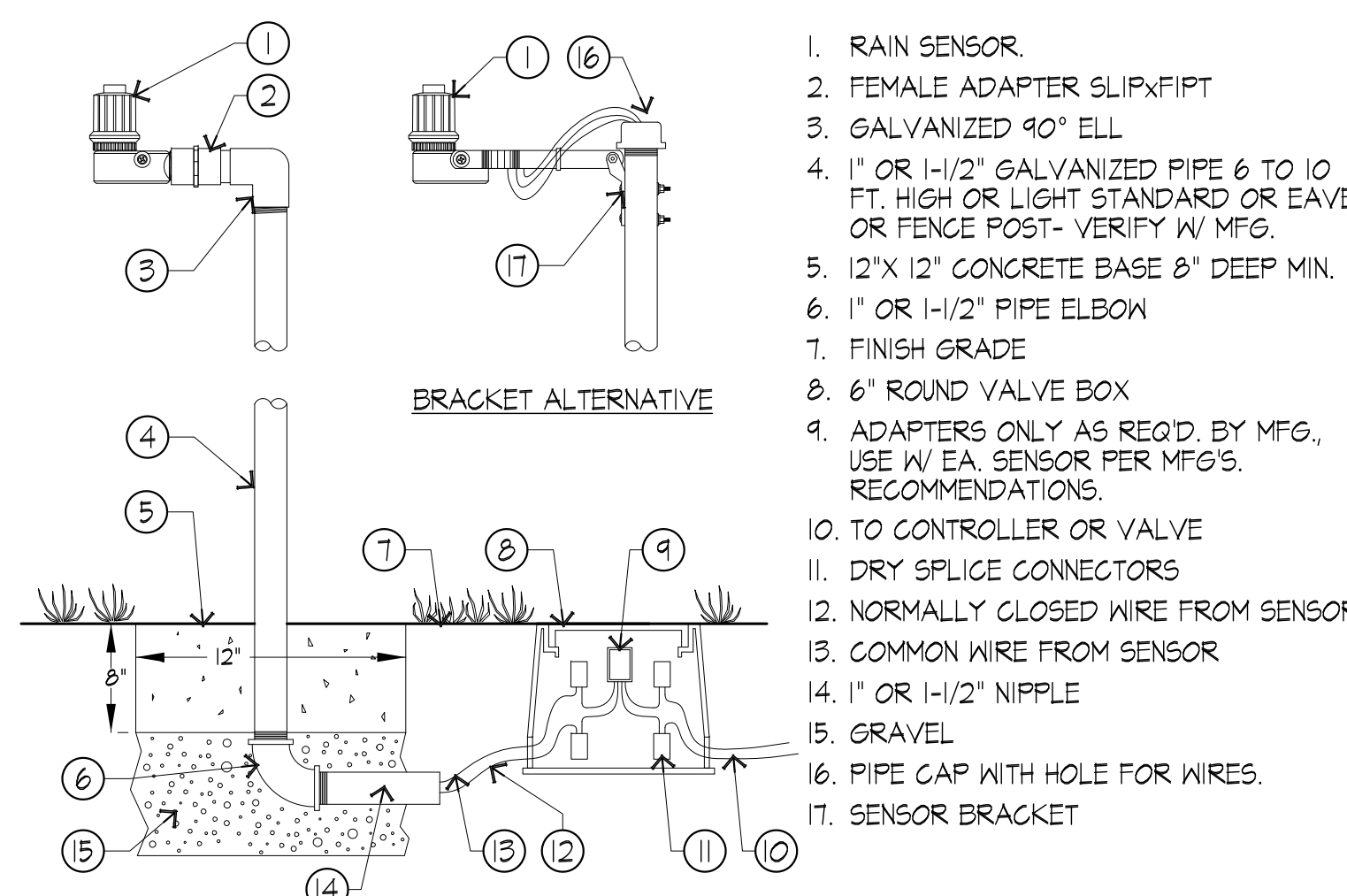
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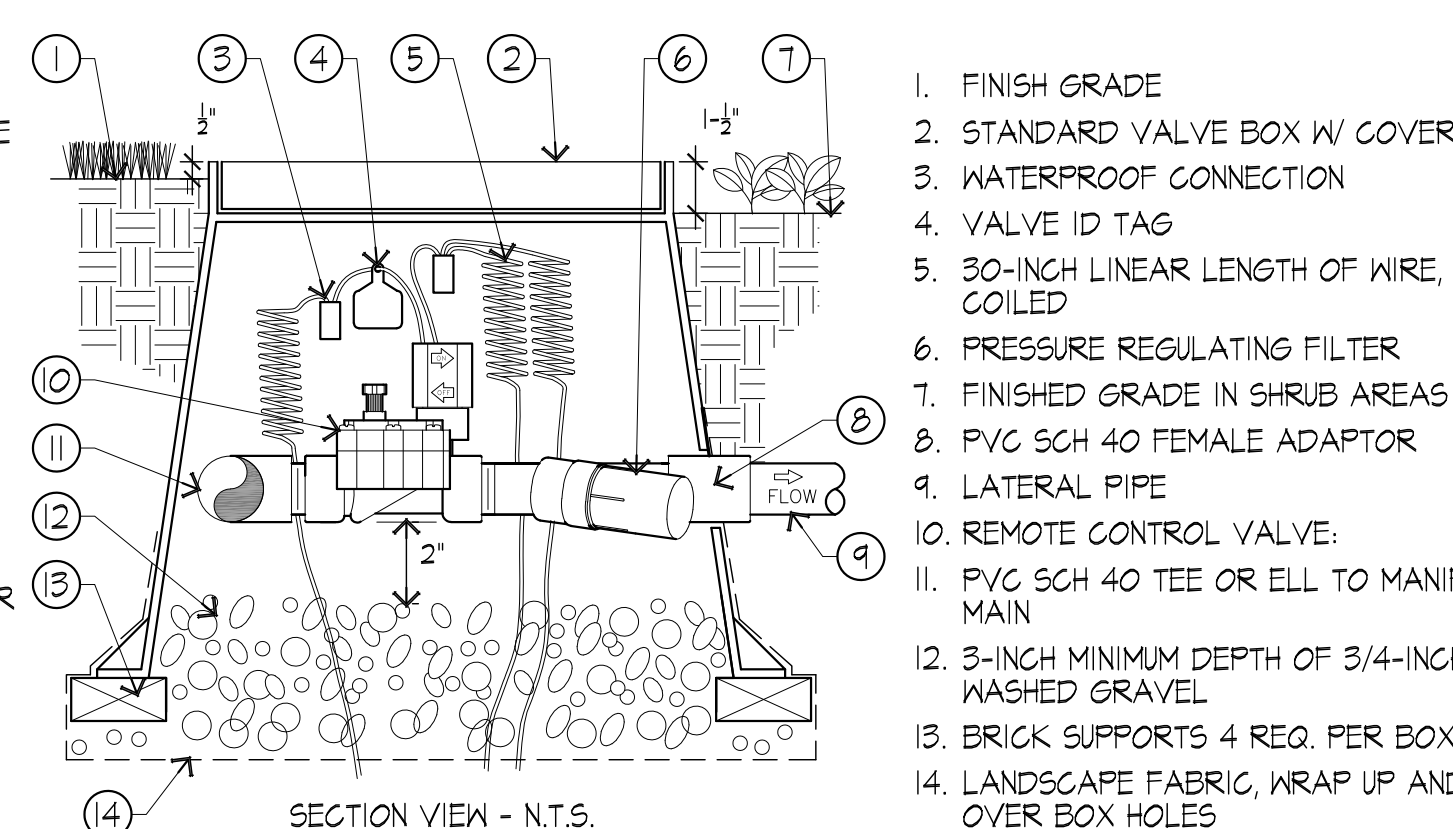
IRRIGATION DETAILS

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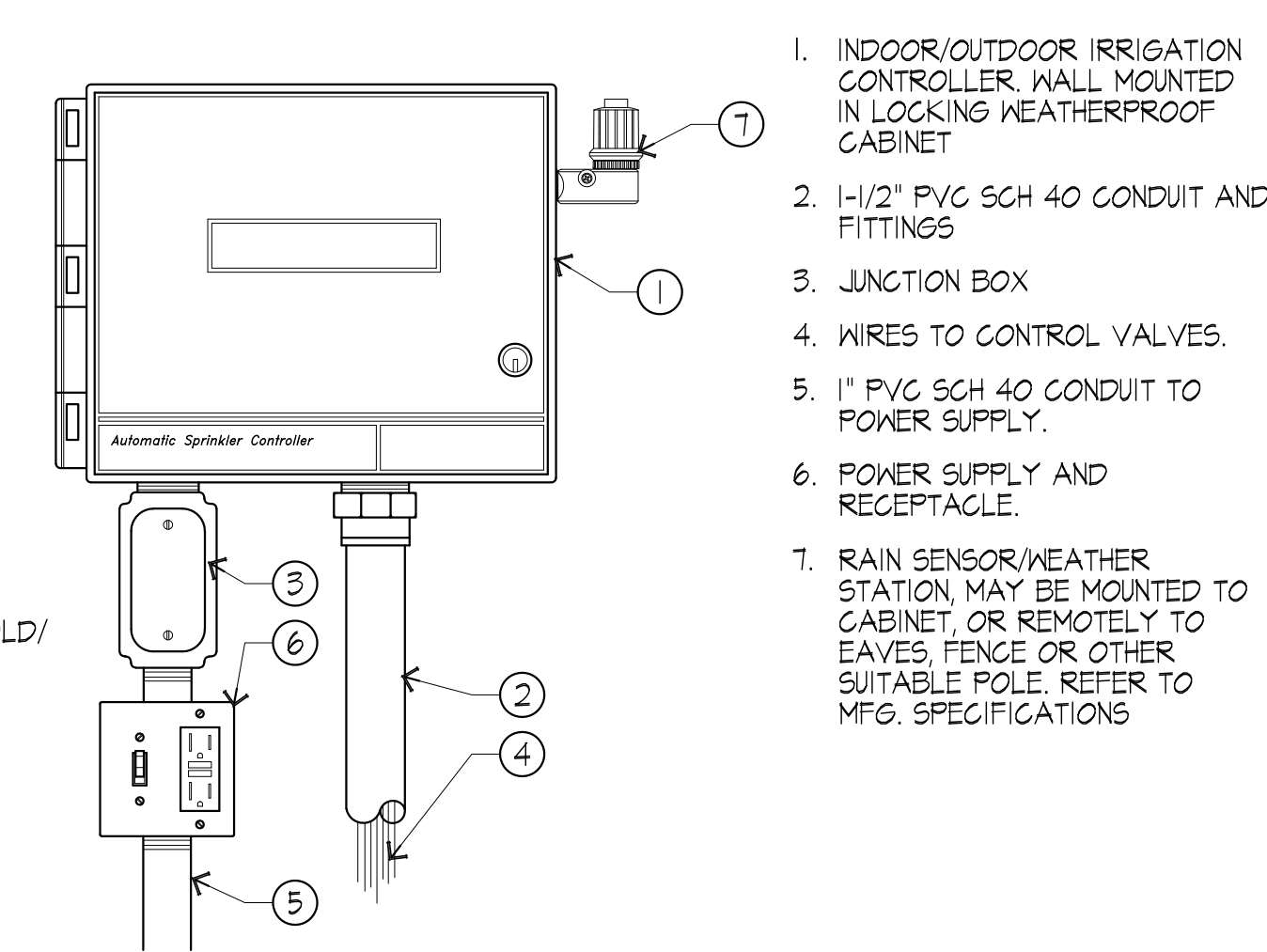
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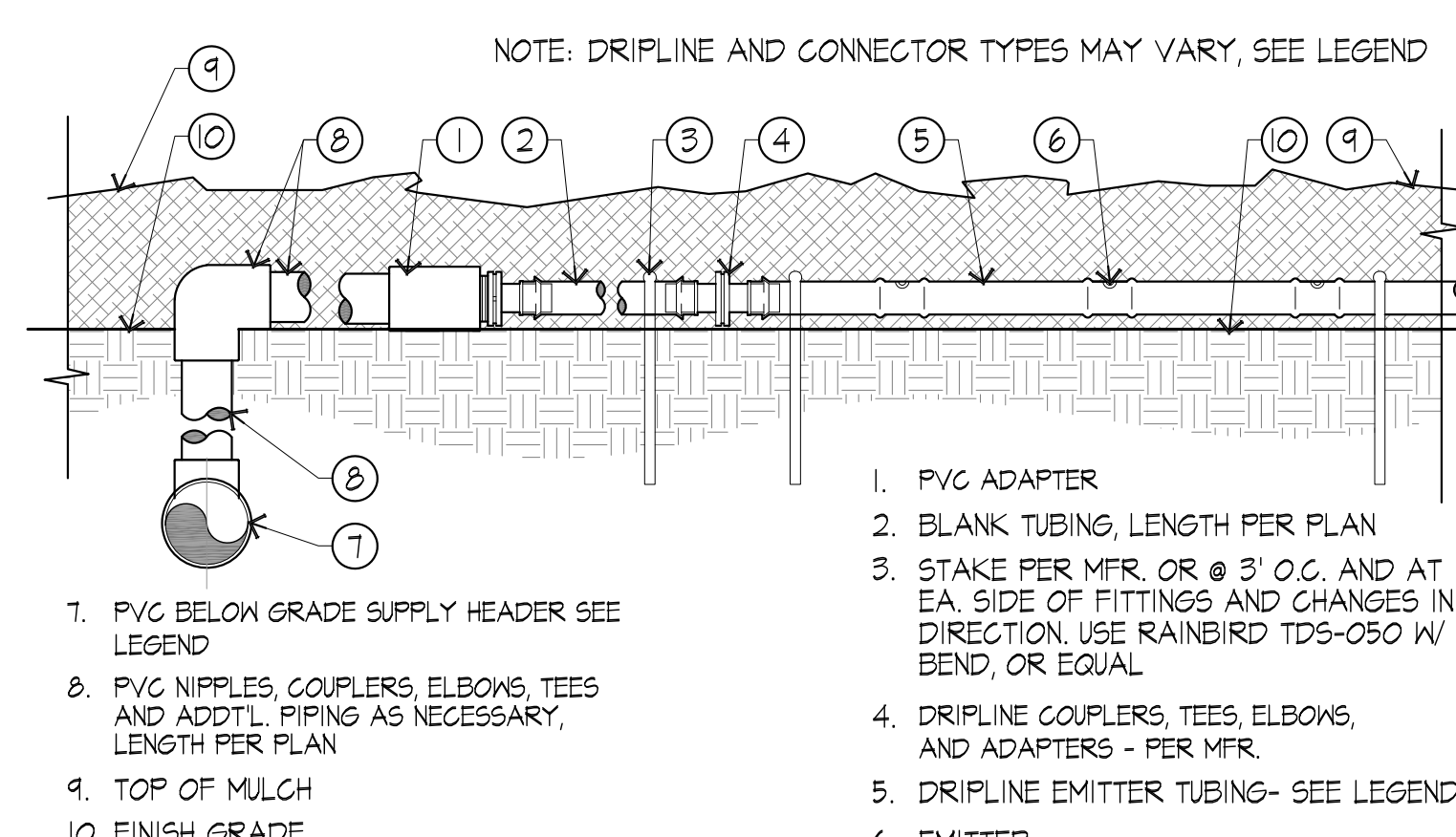
G RAIN SWITCH POLE MOUNT



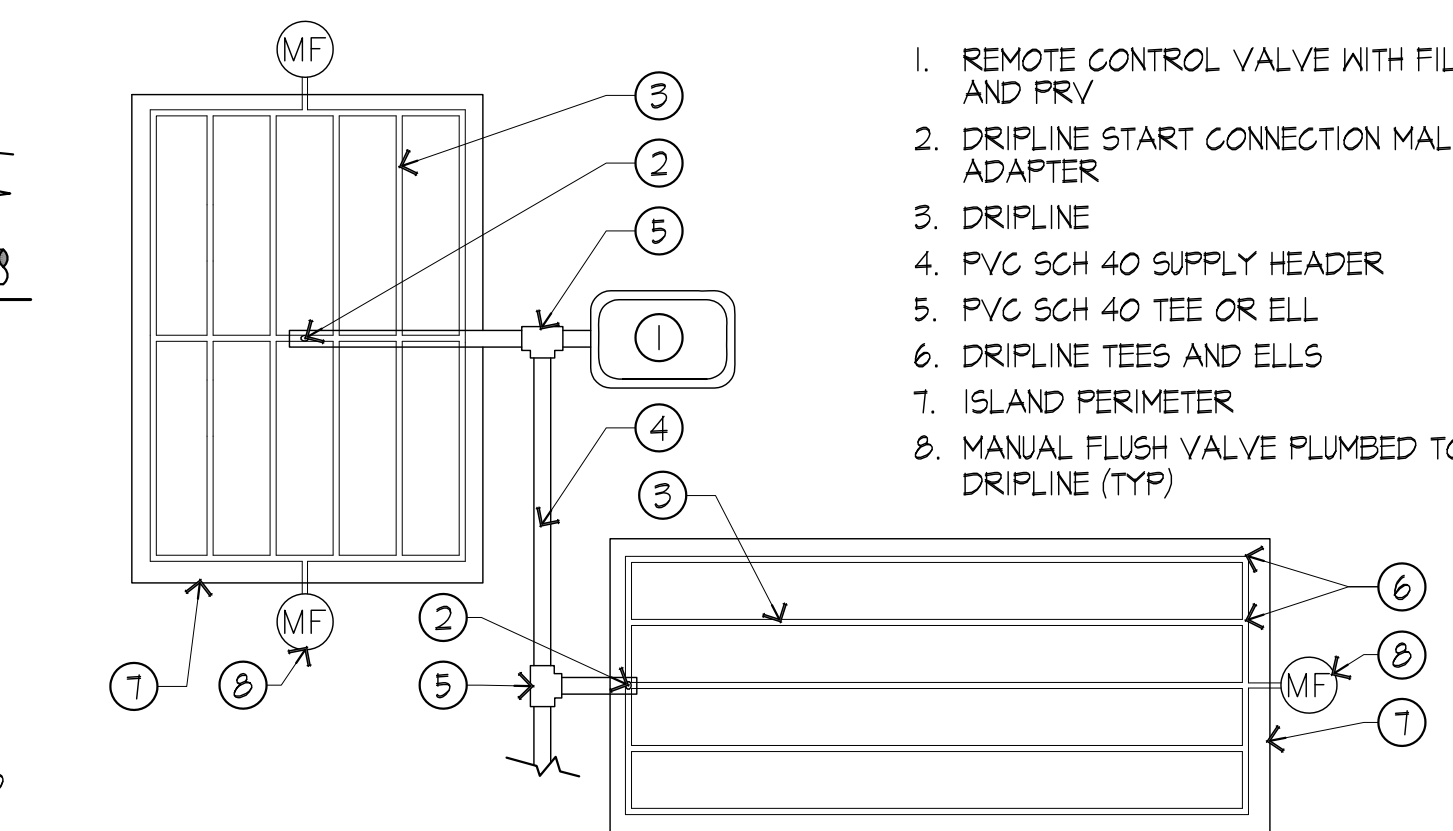
D DRIP VALVE ASSEMBLY



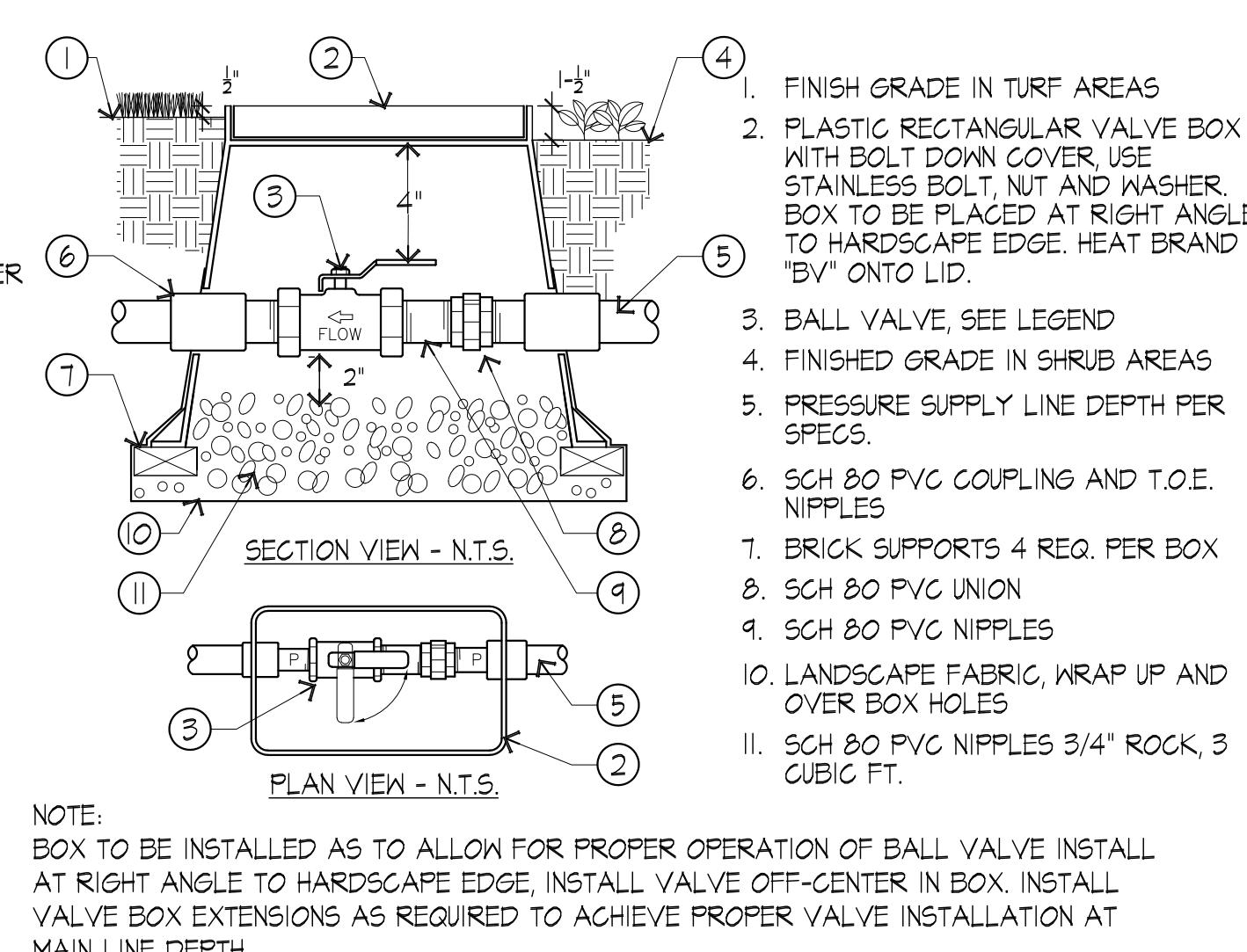
A WALL MOUNT CONTROLLER



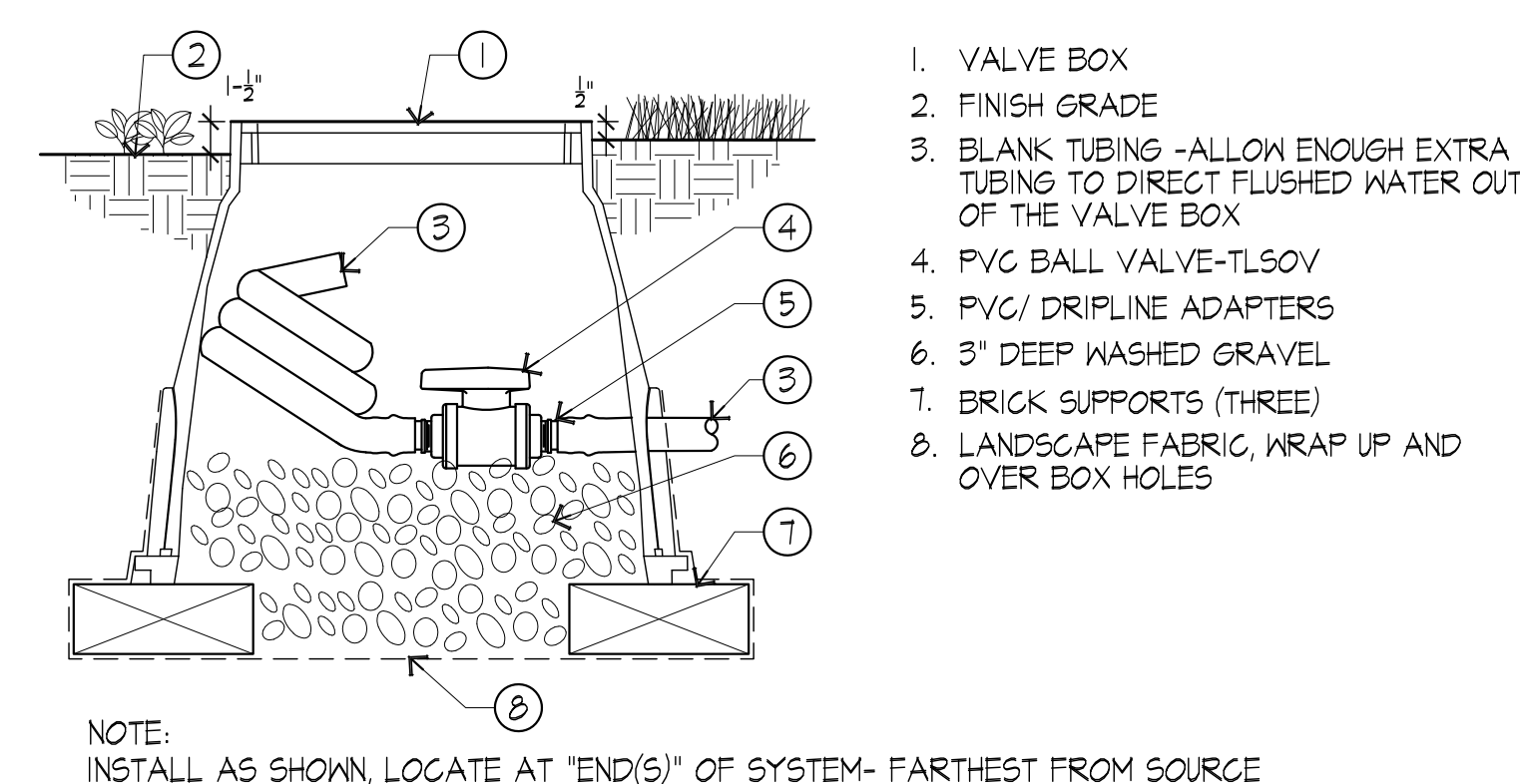
H DRIPLINE BELOW-GRADE SUPPLY



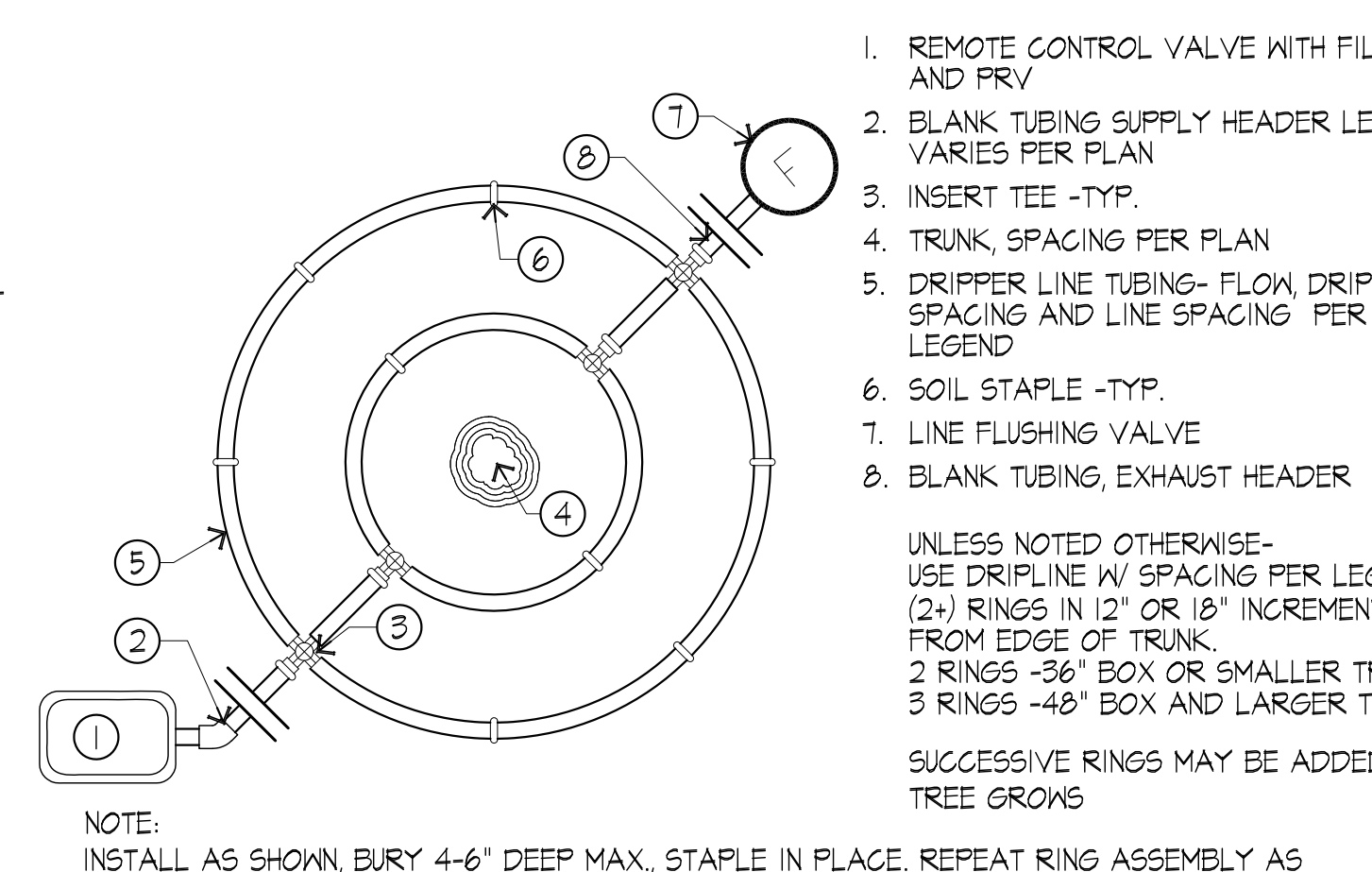
E DRIPLINE ISLAND LAYOUT



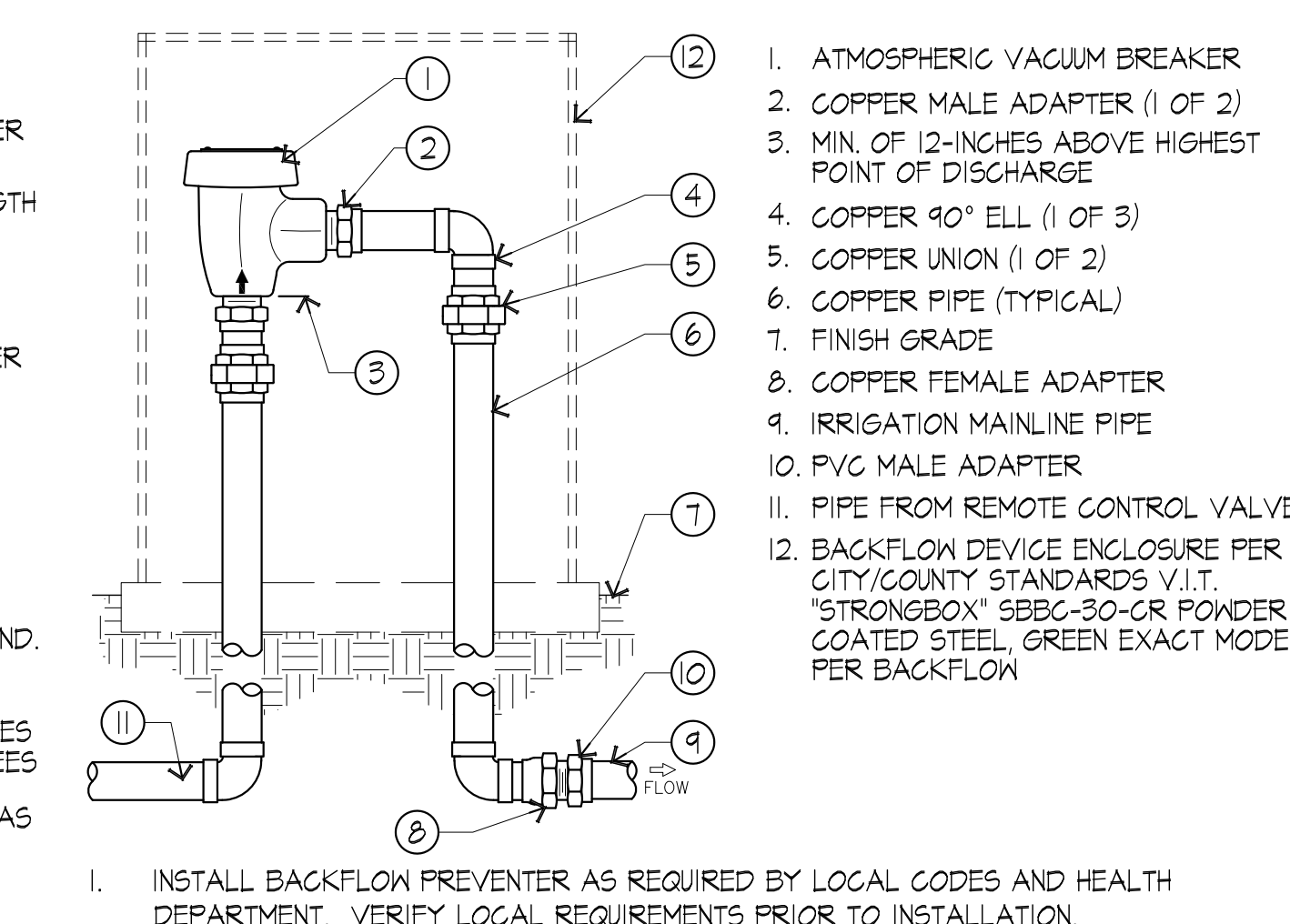
B BALL VALVE



I MANUAL FLUSH VALVE



F DRIPLINE RING LAYOUT



C ATMOSPHERIC VACUUM BREAKER

PLANTING SPECS. CONT'D.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.

ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.

ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.

INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX: UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL OR NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSIONED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.



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IRVINE, California 92618

PLANS PREPARED BY:



NO.	DATE:	DESCRIPTION:	BY:
A	10/1/18	90% ZD	DE
0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

SITE INFORMATION:

VY029 MOBILE STATION

4732 PECK ROAD
EL MONTE, CA 91732
LOS ANGELES COUNTY

SEAL:



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SHEET TITLE:

**PLANTING
SPECIFICATIONS
AND NOTES**

SHEET NUMBER:

L-5

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.
 MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.
 ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
 PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.
 MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS.
 ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.
 MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.
 THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE, THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.
 A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.
 INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM.
 CHECK FOR LEAKS OR WET SPOTS.
 TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.
 VISUALLY OBSERVE EACH SPRINKLER HEAD / NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.
 A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.
 CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.
 CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.
 LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.
 MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED.
 ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.
 ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.
 MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES.
 FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER, USE AS INDICATED BY SOILS TEST ANALYSIS.
 GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.
 VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.
 TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE.
 SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.
 TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, GRASS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE.
 SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM, WITH OPEN ENDS ALL GAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.
 AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.
 THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
 THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.
 THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING: ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.
 CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.
 INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER, AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. CITY REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE CITY FOR THEIR KEEPING.
 THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO RELEASE OF SECURITIES.

GENERAL NOTES

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-21.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.
 THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
 DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.
 IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
 ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.
 THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.
 THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

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ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH, MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES, FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "GC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.



200 SPECTRUM CENTER DRIVE, SUITE 1700
 IRVINE, California 92618

PLANS PREPARED BY:



NO.	DATE:	DESCRIPTION:	BY:
A	10/1/18	90% ZD	DE
0	11/09/18	100% ZD	DJL
1	06/19/19	CITY COMMENTS	DJL

CROWN CASTLE BU NUMBER

828806

SITE INFORMATION:

VY029 MOBILE STATION

**4732 PECK ROAD
 EL MONTE, CA 91732
 LOS ANGELES COUNTY**

SEAL:



DMLA
 Landscape Architecture
 34032 Alcazar Dr., Dana Point, CA 92629
 david@dmlaonline.com
 pff(949)388-3369

SHEET TITLE:

**IRRIGATION
 SPECIFICATIONS
 AND NOTES**

SHEET NUMBER:

L-6

Existing



Proposed



view from Peck Road looking northeast at site

Existing



Proposed



view from Lower Azusa Road looking southwest at site

CROWN CASTLE

BU828806 VVY029 Mobile Station
 4732 Peck Road, El Monte, CA
 Photosims Produced on 2-18-2022

Existing



Proposed



view from Ranchito Street looking north at site

CROWN CASTLE

BU828806 VVY029 Mobile Station
4732 Peck Road, El Monte, CA
Photosims Produced on 2-18-2022



LTE Justification Plots

Market Name: Los Angeles

Site ID: CLL04216

Site Address: 4732 PECK ROAD, EL MONTE, CA 91732

ATOLL Plots Completion Date: Jan 29, 2019

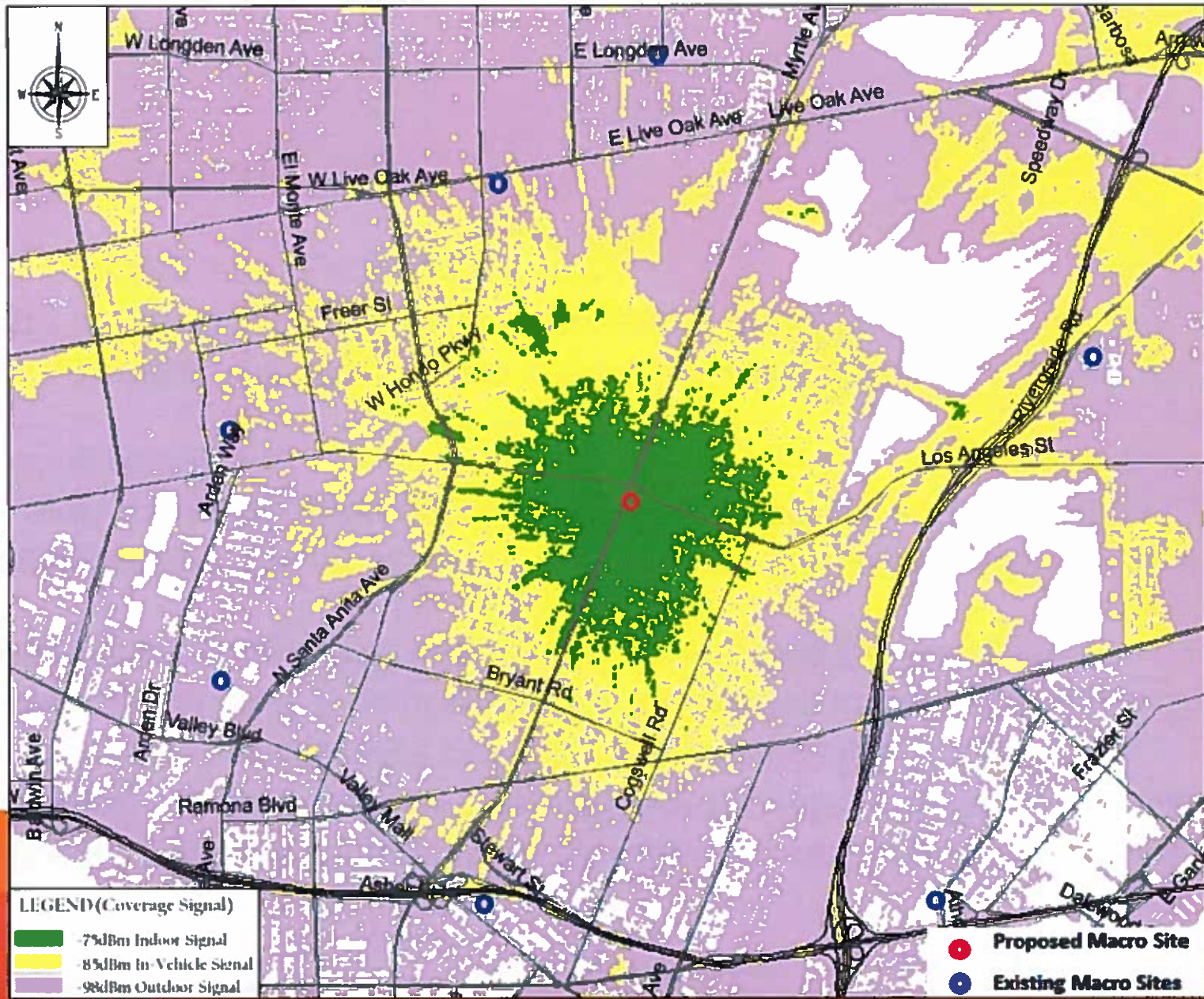


Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



LTE Coverage standalone site CLL04216



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Rob Rubin
RF ENGINEER - ATT

Coverage Legend

Rethink Possible®

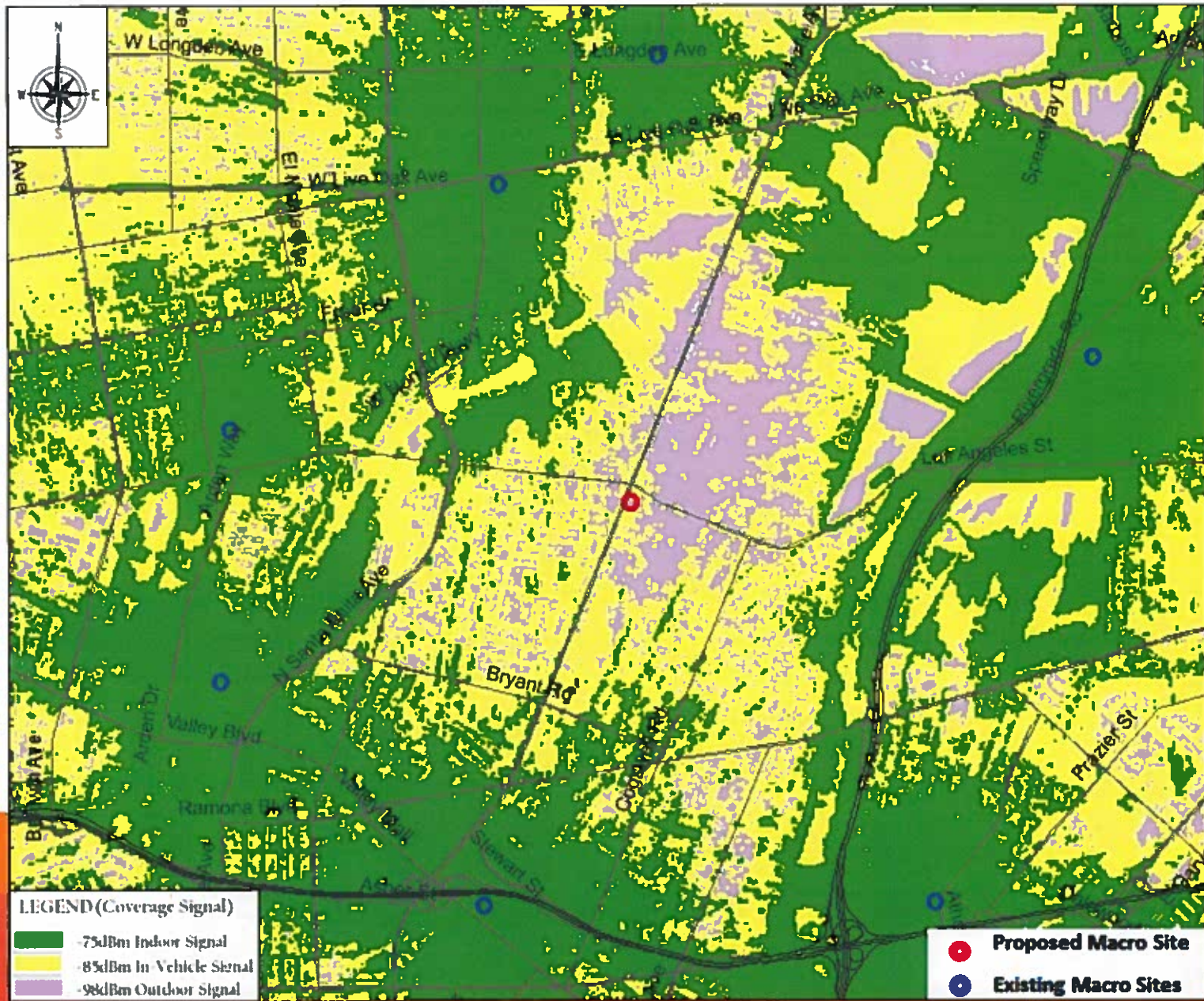


In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.


Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

LTE Coverage Before site CLL04216



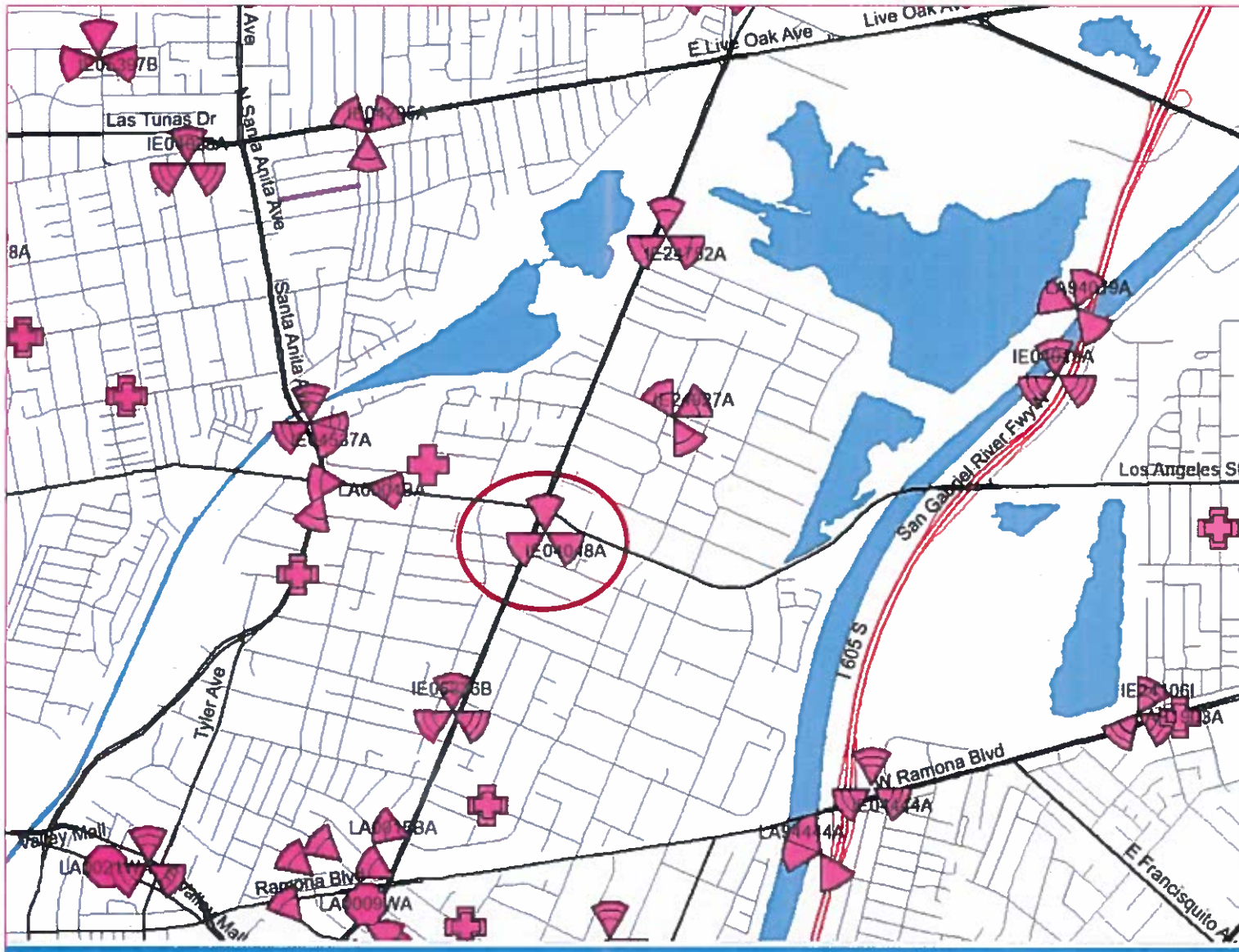


IE04048A PROPAGATION PLOTS

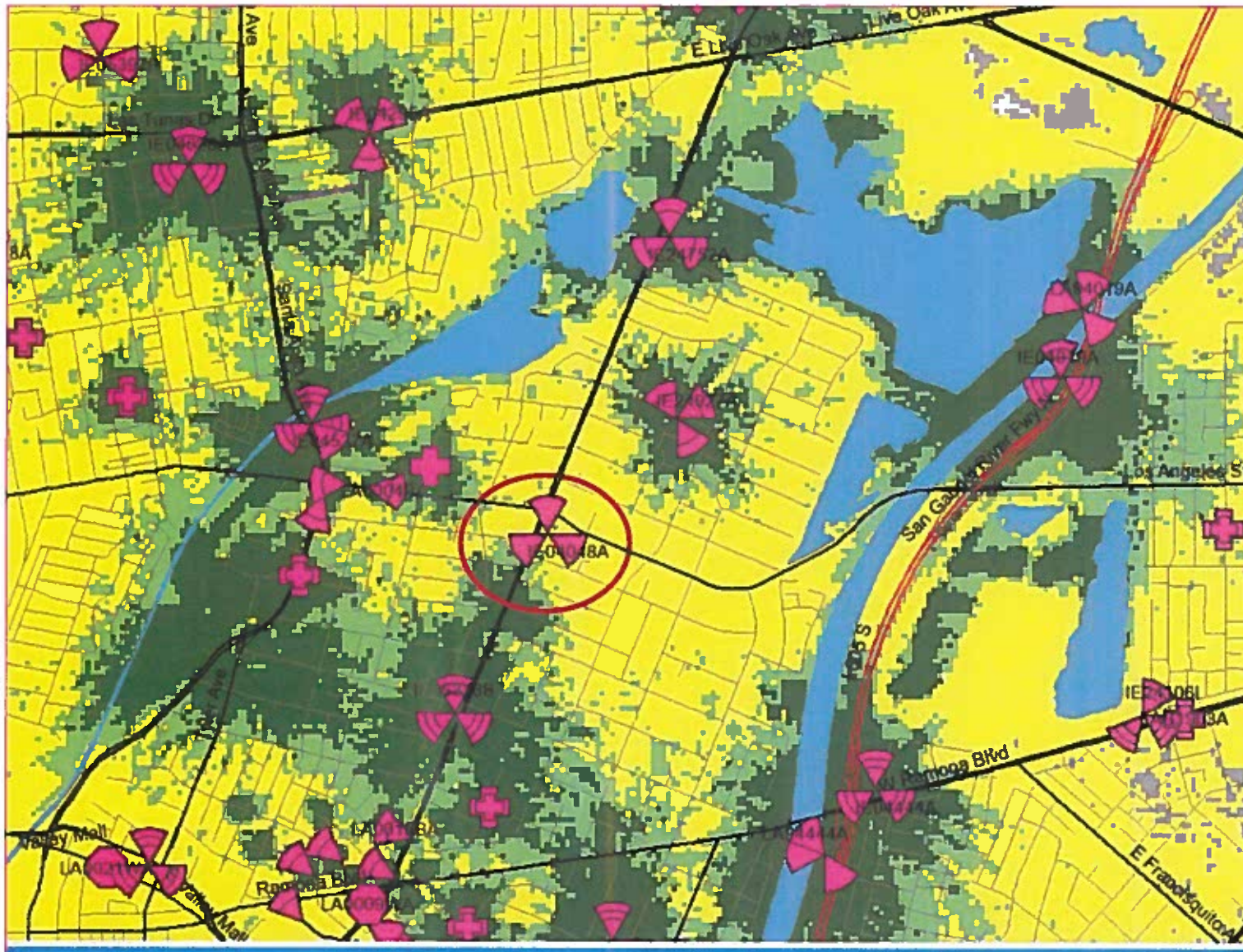
Prepared by: Stenny choi
Title: Senior Rn Eng
Date: 4/15/19
Signature: 

March 27 2019

Surrounding Cells



Existing Coverage Without IE04048A - L2100

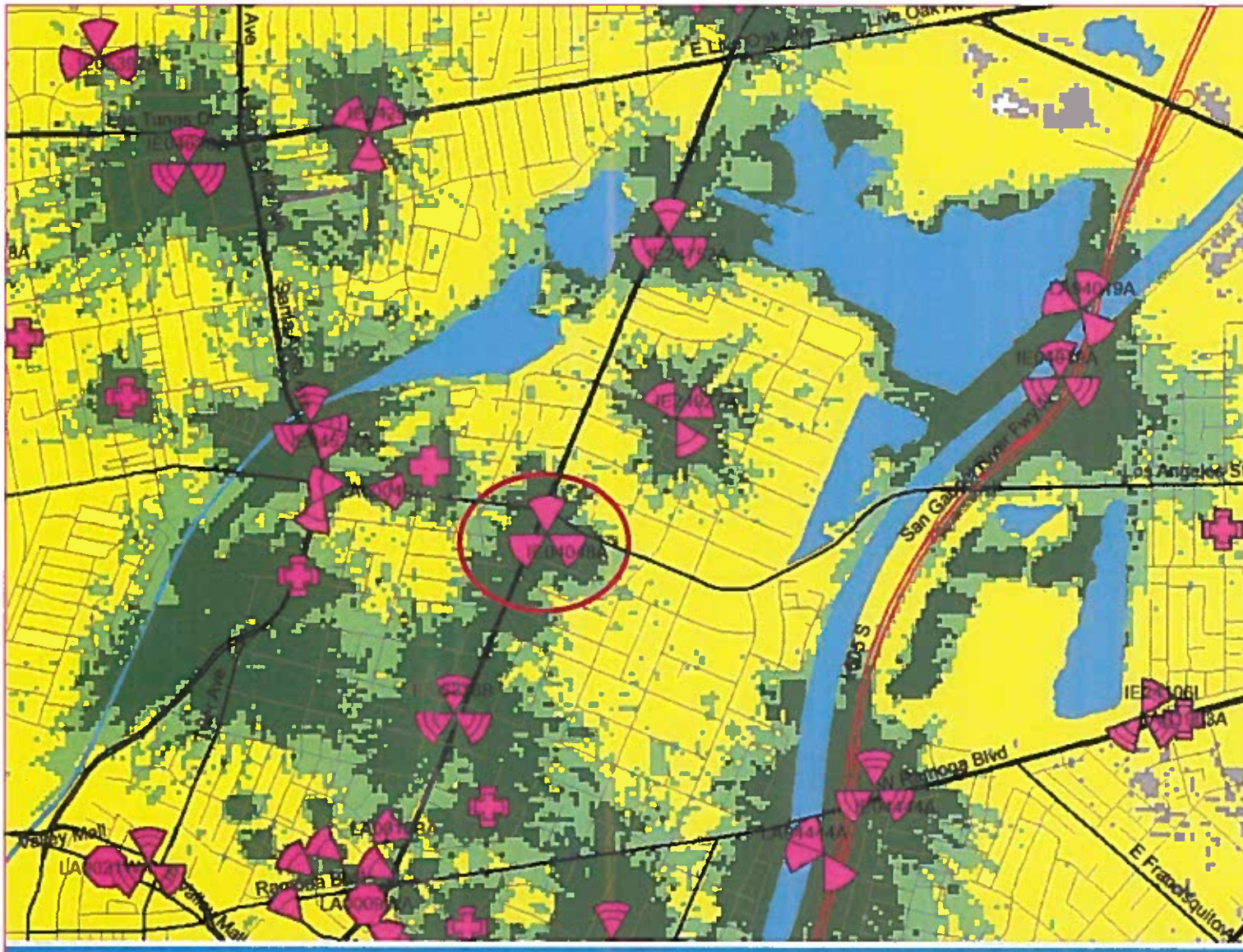


Legend

LTE: Best RSRP

- In-building Commercial (dBm) ≥ -91
- In-building Residential (dBm) ≥ -97
- In-Vehicle (dBm) ≥ -114
- Outdoor (dBm) ≥ -120

Predicted Coverage With IE04048A - L2100

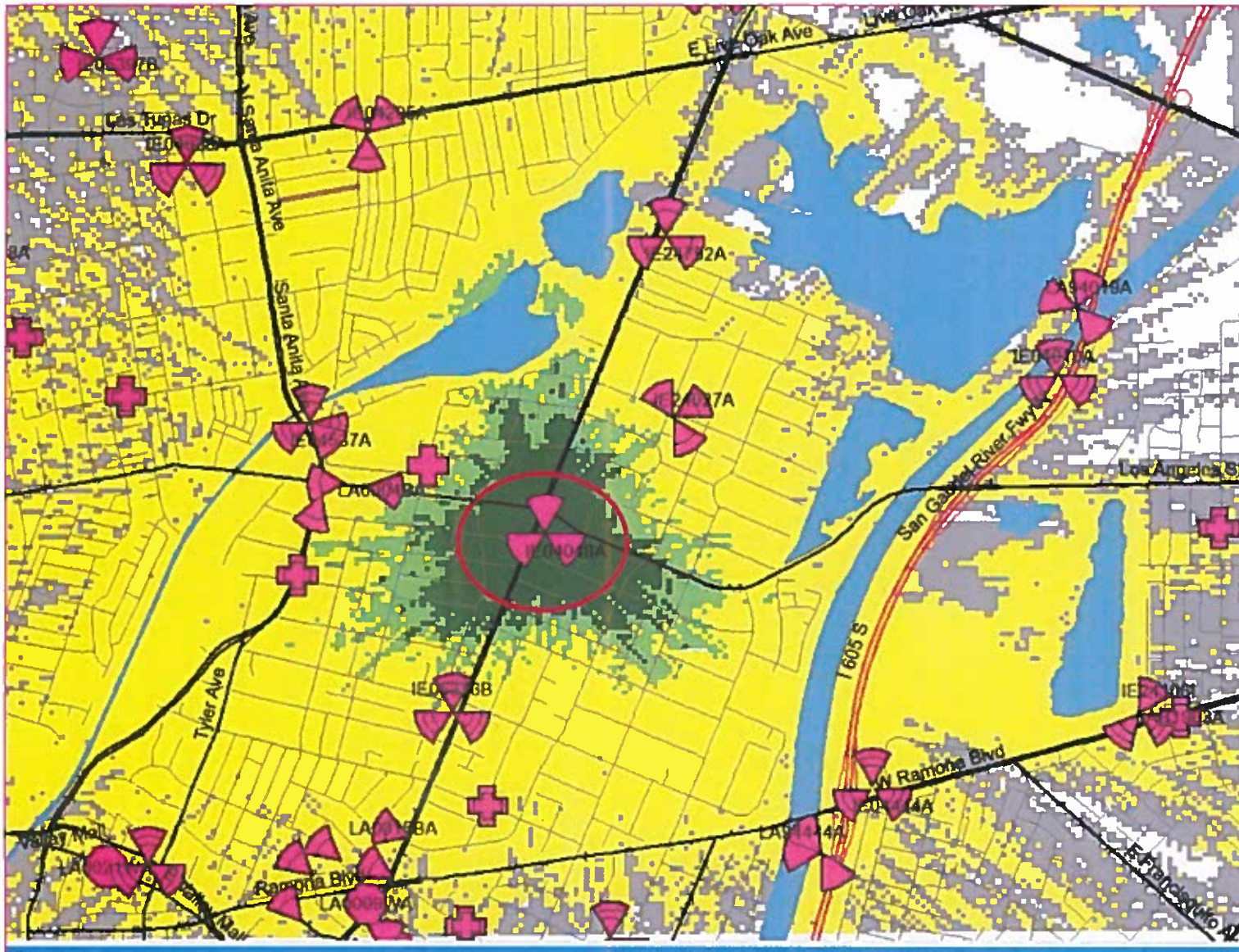


Legend

LTE: Best RSRP

- In-building Commercial (dBm) ≥ -91
- In-building Residential (dBm) ≥ -97
- In-Vehicle (dBm) ≥ -114
- Outdoor (dBm) ≥ -120

Predicted Coverage Of IE04048A Only - L2100



Legend

LTE: Best RSRP

- In-building Commercial (dBm) >= -91
- In-building Residential (dBm) >= -97
- In-Vehicle (dBm) >= -114
- Outdoor (dBm) >= -120

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Jeni Colon (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROPERTY LOCATION: 4732 Peck Road / APN: 8547-014-013

APPLICATION: Conditional Use Permit (CUP) No. 02-19 and Variance (VAR) No. 02-22

REQUEST: The Applicant is requesting approval of CUP No. 02-19 and VAR No. 02-22 to remove an existing 50-foot-high mono-palm wireless facility and construct a new wireless facility designed as a 65-foot-high mono-eucalyptus tree. The wireless facility is located behind an existing service station (Mobil Gas Station). The subject site is 30,000 square feet in size and is located within the MMU (Mixed/Multi-Use) zone. This request is made pursuant to the requirements of Chapters 17.20, 17.24, and 17.82 of the El Monte Municipal Code (EMMC).

PROPERTY OWNER: Wortmann Family Trust
3044 Foothill Blvd.
La Crescenta, CA 91214

APPLICANT: Crown Castle Towers 06-2, LLC.
200 Corporate Drive
Cannonsburg, PA 15317
Attn: Tara Urcho

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Class 3, Section 15303 (New Construction or Conversation of Small Structures) in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended.

PLACE OF HEARING: The Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled as follows:

Date: Tuesday, April 12, 2022
Time: 7:00 p.m.
Place: El Monte City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Members of the public wishing to observe the meeting may do so in one of the following ways:

- (1) Attend the meeting in person at the City's Council Chambers. All COVID-19 safety precautions (e.g.- wearing a mask and social distancing) shall be followed at all times.
- (2) Turn your TV to Channel 3.
- (3) Visit the City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>.
- (4) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so in one of the following ways:

- (1) Call-in Conference Line at (253) 215-8782; Meeting ID 838 4114 2659, then press #, press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) E-mail or Telephone – All interested parties can submit questions/comments in advance to the Planning Division's general e-mail address: planning@elmonteca.gov or by calling (626) 258-8626. All questions/comments must be received by the Planning Division no later than 3:00 pm on April 12, 2022.

The staff report on this matter will be available on or about April 7, 2022 on the City of El Monte website, which may be accessed at <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2> or by e-mailing nllee@elmonteca.gov.

Americans With Disabilities Act

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date and must be received by 3:00 pm the day of the meeting. Written comments shall be sent to Nancy Lee; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at nllee@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Nancy Lee at (626) 580-2096. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published On: Thursday, March 31, 2022
Mailed On: Wednesday, March 30, 2022

City of El Monte Planning Commission
Jason C. Mikaelian, AICP,
Planning Commission Secretary

Location Map



RESOLUTION NO. 2645

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA, GRANTING APPROVAL UPON SPECIFIED CONDITIONS, CONDITIONAL USE PERMIT NO. 36-00 TO MAINTAIN AND CONSTRUCT A 45'± TALL UNMANNED TELECOMMUNICATION FACILITY LOCATED AT 4732 PECK ROAD

The City Planning Commission of the City of El Monte, California, does hereby find, determine, and resolve as follows:

SECTION 1. That on September 18, 2000, there was filed by Pacific Bell Wireless, 2521 Michelle Drive, 2nd floor, Tustin, California 92780, an application to maintain and construct a 45'± tall unmanned telecommunication facility (antennas, a supporting monopole, and equipments) located at 4732 Peck Road, El Monte, California, and described as follows, to-wit:

LOT 25 OF TRACT NO. 9360, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 182, PAGE(S) 19 AND 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Pursuant to which after due notice as required by law, a public hearing was held to consider Conditional Use Permit No. 36-00, before this Commission on November 14, 2000, at which time all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. The subject property is zoned C-3 (General Commercial) and is located at 4732 Peck Road. The rectangular-shaped lot has a street frontage of 100'± on Peck Road and a lot depth of 300'±, for a total lot area of 30,000± square feet. This property is currently developed with "Mobil" gas service station at front 140'±-foot portion of the property. The remaining 160'±-foot portion is vacant.

Surrounding properties to the north, south, and east are zoned C-3 (General Commercial) and are developed with commercial/retail developments. Properties to the west are zoned C-3 and R-3 (Medium Density Multiple Family) and are developed with commercial and residential developments.

SECTION 3. That the proposed unmanned telecommunications facility does meet the required findings for Section 17.040.050 as follows:

1. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

This finding is supported by the following facts:

The proposed use is classified as a Categorical Exemption, which class has been determined not to have a significant effect on the environment. The subject use is also regulated and must adhere to rules and regulations of the Federal Communications Commission. Also, the attached conditions and subsequent staff site visits should adequately safeguard public and private concerns.

2. The use applied for at the location indicated is properly one for which a conditional use permit is authorized.

This finding is supported by the following facts:

Section 17.24.040 (48) of the Municipal Code authorizes application for such use.

3. The site for the proposed use is adequate in size and shape to accommodate said use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood are provided.

This finding is supported by the following facts:

The foregoing analysis, site-plan review and input from other Community Development Divisions assures compliance with these requirements.

4. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

This finding is supported by the following facts:

The site is served by Peck Road and fulfills the standard design requirements for its classification, easily capable of accommodating the low amount of traffic that the project would generate.

5. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the City of El Monte General Plan.

This finding is supported by the following facts:

The General Plan land use designation is General Commercial. The proposed development is consistent with the General Plan land use designation for this property.

SECTION 4. That the project has been found to be categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, as provided under CEQA Guidelines Section 15031 (Existing Facility), and therefore, no further review of environmental effects of the project is necessary.

SECTION 5. That this Commission does hereby approve Conditional Use Permit No. 36-00 to allow a 45'± tall unmanned telecommunication facility (antennas, a supporting

monopole, and equipments) located at 4732 Peck Road, El Monte, California, subject to the following conditions:

1. That the total pad area shall not exceed the square footage indicated on the site plan.
2. That all development and maintenance must be in strict compliance with the approved plans and elevations on file in the Planning Division.
3. That all utilities shall be underground.
4. That all paved parking and driveway area shall be surfaced with 5-inch thick Portland cement concrete in accordance with the City Engineer requirements.
5. That all mechanical equipment including heating and air conditioning units, dish antennas and electronic equipment shall be screened from public view and be located in an area approved by the Planning Services Manager.
6. That all Building Department, Engineering Department, and L.A. County Fire Department standards and conditions shall be complied with, prior to issuance of building permits.
7. That the conditional use permit approval as contained herein shall be effective for a period of one hundred and eighty (180) days from the date of final approval thereof; provided however, that prior to such date, building permits shall have been obtained from the City.
8. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
9. That graffiti must be removed from any exterior surfaces to the structures and improvements on the property within 72 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint which has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.
10. That all conditions of approval shall be met prior to final inspection, and prior to occupancy of the building.
11. That the site be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.
12. All trash and refuse shall be disposed of in dumpsters pursuant to such Codes and removed from the premises on and as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities.
13. That this conditional use permit be authorized for a period of one (1) year, prior to which timely application must be made for extension.
14. That no barbed wire or razor wire shall be installed around the pad area.

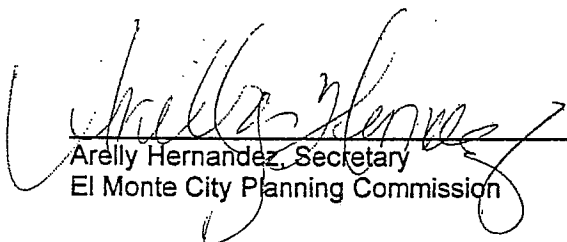
15. That if the cellular facility is not longer utilized as such, all structures and improvements shall be removed within six months after the operation ceases.
16. That the applicant shall provide additional fencing material, and screening for the antennas and equipment if deemed necessary by the Planning Services Manager.
17. That the applicant shall submit a maintenance schedule for review and approval by the Planning Services Manager prior to final approval of the project.

SECTION 6. That the Secretary of the City Planning Commission of the city of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicants.



Virginia Peters, Chairperson

ATTEST:



Arely Hernandez, Secretary
El Monte City Planning Commission

RESOLUTION NO. 2735

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA, GRANTING APPROVAL UPON SPECIFIED CONDITIONS, CONDITIONAL USE PERMIT NO. 16-02 TO CO-LOCATE AND MAINTAIN A NEW UNMANNED WIRELESS TELECOMMUNICATION FACILITY (ANTENNAS AND SUPPORTING ELECTRICAL CABINETS) ON THE POLE STRUCTURE OF AN EXISTING 45'± TALL UNMANNED WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 4732 PECK ROAD

The City Planning Commission of the City of El Monte, California, does hereby find, determine, and resolve as follows:

SECTION 1. That on May 1, 2002, there was filed by AT&T Wireless, c/o Keyur Kistry/Chad Argentar, 12900 Park Plaza Drive, Cerritos, Ca 90703, an application to co-locate and maintain a new unmanned wireless telecommunication facility (antennas and supporting electrical cabinets) on the pole structure of an existing 45'± tall unmanned telecommunication facility (antennas and supporting monopole, and equipment) disguised as a palm tree located at 4732 Peck Road, El Monte, California, and described as follows, to-wit:

LOT 25 OF TRACT NO. 9360, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 182, PAGE(S) 19 AND 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Pursuant to which after due notice as required by law, a public hearing was held to consider Conditional Use Permit No. 16-02, before this City Planning Commission on June 11, 2002, at which time all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. The subject property is zoned C-3 (General Commercial) and is located at 4732 Peck Road. The rectangular-shaped lot has a street frontage of 100'± feet on Peck Road and a lot depth of 300'± feet, for a total lot area of 30,000'± square feet. This property is currently developed with a "Mobil" gas service station at the front 140'±-foot portion of the property. The remaining 160'±-foot portion is primarily vacant. The northwest corner area of the vacant portion is developed with an unmanned wireless telecommunication facility disguised to resemble a palm tree.

Surrounding properties to the north, south, and east are zoned C-3 (General Commercial) and are developed with commercial/retail developments. Properties to the west are zoned C-3(General Commercial) and R-3 (Medium Density Multiple Family) and are developed with commercial and residential developments.

SECTION 3. That all necessary findings for the granting of Conditional Use Permit No. 16-02 pursuant to Section 17.24.050 the El Monte Municipal Code can be made in a positive manner and are as follows:

1. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

This finding is supported by the following facts:

The proposed use is classified as a Categorical Exemption, which class has been determined not to have a significant effect on the environment. Additionally, wireless telecommunication facilities are regulated by the Federal Communications Commission (FCC) and they require that telecommunications providers adhere to federal safety standards.

2. The use applied for at the location indicated is properly one for which a conditional use permit is authorized.

This finding is supported by the following facts:

Section 17.24.040(51) of the Municipal Code authorizes application for such use.

3. The site for the proposed use is adequate in size and shape to accommodate said use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood are provided.

This finding is supported by the following facts:

Staff analysis, site-plan review and input from other Community Development Divisions assures compliance with these requirements.

4. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

This finding is supported by the following facts:

The site is served by Peck Road, a major arterial, and fulfills the standard design requirements for its classification. The proposed use will not generate any additional traffic demand.

5. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the City of El Monte General Plan.

This finding is supported by the following facts:

The General Plan land use designation is General Commercial. The proposed development is consistent with the General Plan land use designation for this property.

SECTION 4. That the project has been found to be categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, as provided


under CEQA Guidelines Section 15031 (Existing Facility), and therefore, no further review of the environmental effects of the project are necessary.

SECTION 5. That this City Planning Commission does hereby approve Conditional Use Permit No. 16-02 to allow the co-location and maintenance of a new unmanned wireless telecommunication facility (antennas and supporting electrical cabinets) on the pole structure of an existing 45'± tall unmanned telecommunication facility (antennas and supporting monopole, and equipment) disguised as a palm tree located at 4732 Peck Road, El Monte, California, subject to the following conditions:

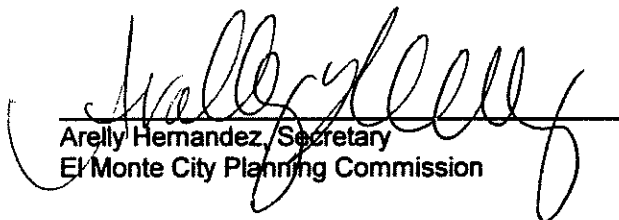
1. That all development and maintenance must be in strict compliance with the approved floor plans and elevations on file in the Planning Division.
2. That the total pad area shall not exceed the square footage indicated on the site plan.
3. That all mechanical equipment including heating and air conditioning units, dish antennas and electronic equipment shall be screened from public view and be located in an area approved by the Planning Services Manager.
4. That all electric wiring shall be installed in such a manner to be screened from public view.
5. That all Building Department, Engineering Department, and L.A. County Fire Department standards and conditions shall be complied with.
6. That the conditional use permit approval as contained herein shall be effective for a period of one hundred and eighty (180) days from the date of final approval thereof; provided however, that prior to such date, building permits shall have been obtained from the City.
7. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
8. That graffiti must be removed from any exterior surfaces to the structures and improvements on the property within 72 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint which has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.
9. That all conditions of approval shall be met prior to final inspection, and prior to operation of the facility.
10. That the site be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.
11. That no barbed wire or razor wire shall be installed around the pad area.

12. That if the cellular facility is no longer utilized as such, all structures and improvements shall be removed within six months after the operation ceases.
13. That the applicant shall provide additional screening for the antennas and equipment if deemed necessary by the Planning Services Manager.
14. That all wiring be underground.
15. That the applicant shall submit a landscape and wall/fence plan addressing the entire property for review and approval by the Planning Services Manager.

SECTION 6. That the Secretary of the City Planning Commission of the city of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicants.


Bharat Patel, Chairperson

ATTEST:


Arely Hernandez, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Arely Hernandez, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 2735 adopted by the City Planning Commission of the City of El Monte, at a regular meeting by said Commission held on June 25, 2002, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:



Arely Hernandez, Secretary
El Monte City Planning Commission

RESOLUTION NO. 2941

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTING APPROVAL, UPON SPECIFIED CONDITIONS, CONDITIONAL USE PERMIT NO. 39-04 TO PERMIT THE CO-LOCATION AND UNMANNED OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY IN THE C-3 ZONE FOR PROPERTY LOCATED AT 4732 PECK ROAD, EL MONTE, CALIFORNIA

The City Planning Commission of the City of El Monte, California, does hereby find, determine, and resolve as follows:

SECTION 1. That on August 30, 2004, there was filed by AT&T Wireless c/o Heather Lee, 12900 Park Plaza Drive, Cerritos, California, an application for a Conditional Use Permit to co-locate an unmanned wireless telecommunication facility in the C-3 (General Commercial) zone. The proposed project will consist of six panel antennas and a microwave panel placed on an existing monopalm (i.e. faux palm tree) telecommunication facility and new equipment cabinets to be installed on the ground. The new antennae will coexist on the monopole at a centerline of approximately 25' feet high for the lowest location. They will be connected by coaxial cable to the equipment cabinets at the base of the monopalm. The coaxial cables will be housed within the monopalm structure adjacent to five (5) new equipment cabinets to be installed on the ground within the existing 625 square foot fenced area and will be screened from public view. The proposed project is pursuant to Section 17.24.040(51) of the El Monte Municipal Code and is located at 4732 Peck Road, El Monte, California, and described as follows, to-wit:

TRACT # 9360 LOT 25

Pursuant to which after due notice as required by law, a public hearing was held to consider Conditional Use Permit No. 39-04 before this Commission on November 23, 2004, at which times all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. The subject property is a rectangular shaped parcel located along the east side of Peck Road, south of Lower Azusa Road and north of Ranchito Street. The site has approximately 100 feet of street frontage with a lot depth of 300 feet totaling 30,000 square feet (.68 acres) of lot area. The site is currently developed with a gasoline service station. Additionally,

the existing 50-foot high monopalm and ground level equipment enclosure is located in an approximate 625 square foot fenced compound towards the rear of the parcel. The existing zoning and land uses of the surrounding properties are as follows:

North: C-3 (General Commercial), Commercial
South: C-3 (General Commercial), Commercial
East: R-1B (One-Family Dwelling), Residences
West: C-3 (General Commercial), Commercial

SECTION 3. That the project is Categorically Exempt pursuant to Article 19 Section 15301 (Class 1- Existing Facilities) of the California Environmental Quality Act (CEQA) of 1970, and CEQA Guidelines, as amended.

SECTION 4. That the General Plan Land Use designation is General Commercial (1.0 F.A.R.). The proposed development is consistent with the 1991 El Monte General Plan.

SECTION 5. That all the necessary findings for the granting of Conditional Use Permit No. 39-04 pursuant to Section 17.24.040(51) of the El Monte Municipal Code can be made in a positive manner and are as follows:

1. The granting of such conditional use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

Finding of fact:

The proposed wireless telecommunications facility is consistent with the General Plan Land Use designation of General Commercial and implementing C-3 zoning. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the proposed project is required to comply with all conditions set forth in a resolution and the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity. Therefore, granting of the conditional use permit will not be detrimental to the public health or injurious to the property or improvements to such zones and facilities.

2. The use applied for at the location indicated is properly one for which a conditional use permit is authorized.

Finding of fact:

Pursuant to Section 17.24.040(51) of the EL Monte Municipal Code, the proposed wireless telecommunication facility is permitted on the subject property upon the approval of a Conditional Use Permit by the Planning Commission. The property is located on a major corridor and is adjacent to similarly zoned and used properties. The site and building improvements enhance the aesthetic appearance of the site and such improvements are complimentary with the adjoining neighboring properties. The facility

(monopalm and ancillary equipment building) has been located and operating on the subject site for years without any known negative impacts.

3. The site for the proposed use is adequate in size and shape to accommodate said use; and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood are provided.

Finding of fact:

The approximate 625-square foot existing sub-leased area is adequate to accommodate the proposed five (5) equipment towers and the new antennas will not extend beyond the existing monopalm tower height. Additionally, conditions have been imposed on the operating procedures to ensure that the proposal minimizes any potential negative impacts on the adjacent and surrounding properties. The project has been designed to meet or exceed the development standards set forth in the El Monte Municipal Code.

4. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

Finding of fact:

Peck Road serves the site as a fully improved right-of-way and is designed to accommodate the type and intensity of traffic to be generated by the proposed use. However, given that the facility is an unmanned telecommunications tower, which only requires infrequent inspections or service, no impacts are anticipated to the on-site circulation pattern. Therefore, approval of the Conditional Use Permit would have no impact on the existing roadway system.

5. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the City of El Monte General Plan.

Finding of fact:

The proposed project complies with the General Plan Land Use designation of General Commercial and implements its goals, objectives and strategies by allowing developments which are compatible and pose no threat to adjacent or adjoining land uses through sensitive site planning and establishing appropriate operating procedures.

SECTION 6. That the City Planning Commission does hereby approve Conditional Use

Permit No. 39-04 subject to the following conditions:

1. That the project shall substantially conform to site plan, floor plans, and elevation plans collectively labeled as Exhibit "A" as presented to the Planning Commission on November 23, 2004 and as amended herein.
2. That the site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement granted herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.

3. That all Building/Code Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits.
4. That in accordance with Section 17.06.110.C of the El Monte Municipal Code, no material or equipment shall be stored to a height greater than that of the wall or fence enclosing the storage area. Additionally, all outside stored items shall be screened from direct public view.
5. That no barbed wire or razor wire shall be installed around the pad area.
6. That graffiti must be removed from any surfaces to the structures and improvements on the property within 72 hours following the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint, which has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.
7. That if the cellular facility is no longer utilized as such, all structures and improvements shall be removed within six months after the operation ceases.
8. That the applicant shall provide additional screening for the antennae and equipment if deemed necessary by the Planning Services Manager.
9. That a landscape and irrigation plan addressing the rear portion of the subject property be submitted for review and approval by the Planning Services Manager.
10. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
11. That all conditions of approval shall be incorporated on the development plans verbatim.
12. That this entitlement shall not be effective for any purpose until the permittee and owner of the property involved (if other than the permittee) have filed, within fifteen (15) days of the approval date, at the City of El Monte Planning Division, their affidavit stating that they are aware and agree to accept all the conditions of this grant.
13. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void, or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
14. That the conditional use permit approval as contained herein shall be effective for a period of one hundred and eighty (180) days from the date of final approval thereof; provided however, that prior to such date, building permits or a time extension shall have been obtained from the City.

15. That all applicable conditions shall be met or deemed to have been addressed by the Planning Services Manager prior to final inspection, and prior to occupancy of the building.

SECTION 7. That the Secretary of the City Planning Commission of the city of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.


Tom Biodrowski, Acting Chairperson

ATTEST:


Bertha Mejia, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Bertha Mejia, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 2941 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on December 14, 2004, by the following votes to wit:

AYES: BIODROWSKI, BOBADILLA, CHING, GARNER

NOES: GARCIA

ABSTAIN:

ABSENT:


Bertha Mejia, Secretary
El Monte City Planning Commission

RESOLUTION NO. 3101

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTING APPROVAL UPON SPECIFIED CONDITIONS OF A REVISION TO CONDITIONAL USE PERMIT NO. 39-04 TO ADD THREE PANEL ANTENNAS TO AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY AND ADOPTING A CATEGORICAL EXEMPTION FOR THE PROPERTY LOCATED AT 4732 PECK ROAD, EL MONTE, CALIFORNIA.

The City Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1. That on September 14, 2006, there was filed by J. Daniel Fox, Wireless Development Resources, LLC, PO Box 8823, Newport Beach, California, 92660, an application for a Revision to Conditional Use Permit No. 39-04 to add three new panel antennas to an existing freestanding wireless telecommunications facility on a property improved with a gas station and located in the C-3 (General Commercial) zone. The original Conditional Use Permit application to allow the co-location of an unmanned wireless telecommunications facility had been approved by the Planning Commission at the meeting of December 14, 2004. The project is pursuant to Section 17.24.040(53) of the El Monte Municipal Code. The project site is located at 4732 Peck Road, El Monte, California, specifically described as follows, to-wit:

APN: 8547-014-013

Pursuant to which after due notice as required by law, a public hearing was held to consider the revision before this Commission on February 13, 2007, at which time, all interested persons were given full opportunity to be heard and present evidence.

SECTION 2. That the property is located on east side of Peck Road, south of the intersection of Peck and Lower Azusa Road. The property is developed with an automobile service station and a freestanding wireless telecommunications facility. The existing zoning and land uses of the surrounding properties are as follows:

North: C-3 (General Commercial); Commercial
South: C-3 (General Commercial); Commercial
East: C-3 (General Commercial); Religious
West: C-3 (General Commercial); Commercial and Religious

SECTION 3. That in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines as amended, Staff has

conducted the appropriate environmental analysis and based on that assessment, the City has determined the project to be Categorical Exempt under Article 19 Section 15301 (Class 1 – Existing Facilities) of the State CEQA Guidelines. No further environmental assessment is necessary.

SECTION 4. That the General Plan land use designation for this property is Industrial/Business Park. The proposed project is consistent with the implementing M-1 (Light Manufacturing) zone and is consistent with the 1991 El Monte General Plan.

SECTION 5. That all necessary findings for the granting of the Revision to Conditional Use Permit No. 41-06 pursuant to Section 17.24.050 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The granting of such conditional use permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

Finding of Fact:

Wireless telecommunication facilities are regulated by the Federal Communications Commission (FCC), which requires that telecommunications providers adhere to federal safety standards. Additionally, before the issuance of City development permits, the proposed project is required to comply with all conditions set forth in a resolution and the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or to improvements in the vicinity. Therefore, granting of the revision to the approved Conditional Use Permit will not be detrimental to the public health or be injurious to the property or to improvements to such zone and vicinity.

- B. The use applied for at the location is properly one for which a conditional use permit is authorized.

Finding of Fact:

The existing wireless telecommunications facility was approved pursuant to Section 17.24.040(53) of the El Monte Municipal Code.

- C. The site for the proposed use is adequate in size and shape to accommodate said uses; and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required to adjust said use with the land and surrounding uses are provided.

Finding of Fact

The foregoing analysis, site-plan review, and input from other Community Development Divisions assures compliance with these requirements.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed uses.

Finding of Fact:

The site is served by Peck Road, which fulfills the standard design requirements for its classification and which is capable of accommodating the amount and intensity of traffic that the proposed project would generate. The proposed project will not generate any additional traffic demand.

- E. The granting of such conditional use permit will not adversely affect the purpose, goals, and policies of the El Monte General Plan of 1991.

Finding of Fact:

The General Plan land use designation for this property is Industrial/Business Park. The proposed project is consistent with the implementing M-1 (Light Manufacturing) zone and is consistent with the 1991 El Monte General Plan.

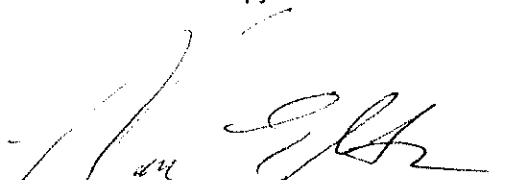
SECTION 6. That the City Planning Commission determines that the project is exempt under Section 15301(Existing Facilities) of the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, and approve the revision to Conditional Use Permit No. 39-04 subject to the following conditions:

1. The project shall substantially conform to the site plan, floor plans, and elevation plans on file with the City Planning Division and as presented to the Planning Commission on February 13, 2007, and as amended herein.
2. The approval as contained herein shall be effective for a period of one hundred and eighty (180) days from the date of final approval thereof; provided however, that prior to such date, building permits or a time extension shall have been obtained from the City.
3. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
4. All applicable conditions shall be met or deemed to have been addressed by the Planning Services Manager prior to final inspection, and prior to occupancy of the building.
5. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
6. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition, which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City.
 - a. Prior to issuance of a Building Permit, the applicant shall submit to the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the applicant's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
 - b. Prior to final approval for occupancy, the applicant shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed.
7. The site and the public R.O.W. adjacent to any portions of the site, shall be kept free of weeds, trash, or other debris, and that abandoned vehicles be promptly reported, pursuant to the Municipal Code and Los Angeles County Fire and Health Codes at all times.

8. Prior to commencing demolition and site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Planning Services Manager and shall be maintained in top conditions (free of tears, holes, crack lines, debris, etc) at all times. For public safety purposes, at the primary entrance to the site, the screening material shall be reduced to a maximum height of 4 feet to provide visibility into the site at all times.
9. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the applicant shall coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Such evidence shall be submitted to the Planning Division for review and approval.
10. All Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits.
11. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.
12. Graffiti must be removed from any interior/exterior surfaces to the structures and improvements on the property within 72 hours following the application the application of the graffiti. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint that has been color-matched to the surface to which it is applied or graffiti may be removed with solvents or detergents, as appropriate.
13. Prior to the commencement of construction on the site, the developer shall be responsible for the scheduling of a pre-construction meeting between the general superintendent or field representative and the Planning Services Manager to discuss the approved plans and construction requirements.
14. The applicant and project construction manager shall be required work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to also coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school within the radius and during peak hours when children are coming to or leaving the school. Additionally, all project site located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.
15. All onsite utilities service lines and shall be underground.
16. The applicant shall submit a plan depicting the location of above ground utility appurtenances, the exact location of the equipment shall be approved by the Planning Services Manager. They shall not be allowed within the parking, turnaround and landscape areas.
17. All mechanical equipment including heating and air conditioning units, dish antennas and electronic equipment shall be screened from view and be located in an area approved by the Planning Services Manager.
18. There shall be no outdoor storage, display, advertisement, merchandise, debris, and storage containers at any time. All business activity shall take place within the confines of the building.
19. All storage shall be conducted within the building. The outdoor storage of equipment, products, or inoperable vehicles, or similar items is prohibited.

20. If requested by the Fire Department and/or City of El Monte the applicant shall post signs on the fire lane stating: "No parking on Fire Lane: Violating Vehicles will be towed way at owners expense per CV 22658 EMMC 3219 EMPD 580-2110". The signs shall incorporate a porcelain finish and meet Public Works Division Standards.
21. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited. All such activities shall only be conducted on the project site and not in the public R.O.W.
22. The new antennas shall be painted and coated to match the color and finish of the existing pole.
23. All conditions of approval from City Planning Commission Resolution No. 2941 are hereby incorporated and made a part of this application's approval. If a conflict should arise contained herein and Resolution No. 2941, then the most restrictive condition shall prevail.
24. The property owner shall draft a maintenance covenant agreement for review an approval by the City Attorney. Upon approval, this covenant shall be executed, recorded, and be complied with at all times. This covenant may be modified by the City as needed to insure the continued and proper maintenance of the site and of the development. The covenant shall include, but is not limited to, the following issues:
 - a. Continued maintenance of all onsite improvements per City Standards (i.e. exterior paint, parking striping, lighting fixtures, perimeter wall and fencing; etc...);
 - b. All onsite improvements shall be in compliance with applicable development standards at all times (i.e. signage, perimeter wall and fencing, access gates, etc...);
 - c. Proper disposal of trash and debris;
 - d. Maintain planters and onsite recreational areas in a clean and manicured condition at all times;
 - e. The conditions of the covenant are enforceable upon the property owner or tenant of the property or both; and
 - f. The City shall have the ability to recover the full cost of the enforcement action from the property owner or tenant by recording a lien on the property.

SECTION 7. That the Secretary of the City Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicants.


Norma Edith Garcia, Chairperson

ATTEST:


Bertha Mejia, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, BERTHA MEJIA, Secretary of the Planning Commission of the City of El Monte, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 3101 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on February 27, 2007, by the following votes, to-wit:

AYES: GARCIA, GARNER, WOLSDORF, ZAPATA

NOES:

ABSTAIN:

ABSENT:


Bertha Mejia, Secretary

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

BY: JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY
DIRECTOR

SUBJECT: CODE AMENDMENT NO. 795

LOCATION: CITYWIDE

APPLICANT: CITY OF EL MONTE

RECOMMENDATION: RECEIVE PRESENTATION FROM STAFF AND PROVIDE
COMMENTS ON THE PROPOSED ZONING CODE
AMENDMENT UPDATES

BACKGROUND

The Planning Commission has held a total of eight (8) study sessions as part of the City's Comprehensive Zoning Code Update. The most recent meeting was on January 18, 2022. This public meeting will focus on the 26 General Plan Land Use Map and/or Zoning Map project area changes and the draft environmental document. The City released a draft Negative Declaration (ND) for a 30-day circulation period beginning on March 28, 2022, as required by the California Environmental Quality Act (CEQA).

The draft environmental document can be found on the City's Zoning Code Update webpage: [CITY OF EL MONTE ZONING CODE UPDATE & TAX INCREMENT FINANCING \(TIF\) FEASIBILITY STUDY | El Monte, CA \(elmonteca.gov\)](http://www.elmonteca.gov/city-of-el-monte-zoning-code-update-tax-increment-financing-tif-feasibility-study)

RECOMMENDATION

Staff recommends that the Planning Commission receive the presentation and provide comments.