

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
ZA-2024-5702-CUW (Conditional Use Wireless)

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2024-5703-CE
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PROJECT TITLE 7521-7525 North Topanga Canyon Boulevard	COUNCIL DISTRICT 3 - Blumenfield
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>7521-7525 North Topanga Canyon Boulevard</b>	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The installation, use, and maintenance of a 55 foot tall, unmanned monopole wireless telecommunications facility, designed to resemble a pine tree, within the [Q]C1.5-1VL Zone. Each antenna sector (three total) consists of five panel antennas (for a total of 15 antennas), 12 remote radio units (for a total of 36 RRUs), and two raycaps. The facility will also include associated equipment on the rooftop of an existing 4,154 square foot building that will include one AT&T GPS, one AT&T power plant, one AT&T battery cabinet, two Purcell cabinets, two utility trenches, one ciena panel, one telco box, one electrical panel, and an access roof ladder. The rooftop equipment will be fully screened, painted, and textured to match the existing building with a maximum height, including the top of the building parapet, of 22 feet and three inches, aligning with the current building height.	<input type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:  
**AT&T Mobility / Topangelo, LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>John McDonald</b>	(AREA CODE) TELEPHONE NUMBER   EXT. (949) 994-0363
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) Section 15303/ Class 3

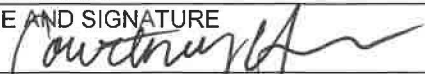
OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

<b>CITY STAFF USE ONLY:</b> CITY STAFF NAME AND SIGNATURE Courtney Yellen 	STAFF TITLE Planning Assistant
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ENTITLEMENTS APPROVED  
Conditional Use (Wireless Telecommunications Facility)

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

**PROJECT DESCRIPTION:**

The installation, use, and maintenance of a 55 foot tall, unmanned monopole wireless telecommunications facility, designed to resemble a pine tree, within the [Q]C1.5-1VL Zone. Each antenna sector (three total) consists of five panel antennas (for a total of 15 antennas), 12 remote radio units (for a total of 36 RRUs), and two raycaps. The facility will also include associated equipment on the rooftop of an existing 4,154 square foot building that will include one AT&T GPS, one AT&T power plant, one AT&T battery cabinet, two Purcell cabinets, two utility trenches, one ciena panel, one telco box, one electrical panel, and an access roof ladder. The rooftop equipment will be fully screened, painted, and textured to match the existing building with a maximum height, including the top of the building parapet, of 22 feet and three inches, aligning with the current building height.

**JUSTIFICATION FOR PROJECT EXEMPTION:**

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

**CEQA DETERMINATION - CLASS 3 CATEGORY 3 CATEGORICAL EXEMPTION APPLIES**

Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

As a project which is characterized as the construction and maintenance of a wireless telecommunications facility (WTF) the project qualifies for a Categorical Exemption under City CEQA Guidelines, Article 19, Section 15303, Class 3.

**CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS**

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an*

*environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject property is comprised of two contiguous, level, regular-shaped lots with a total lot area of approximately 9,846 square feet according to ZIMAS records. The subject site is zoned [Q]C1.5-1VL and designated General Commercial under the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The property has approximately 90 feet of street frontage on the west side of Topanga Canyon Boulevard and 100 feet along the south side of Covello Street with a 20 foot alley located along the west (rear) portion of the subject site. Parking for the subject site is accessible from the southwest and southeast boundaries. Ingress and egress are located along Topanga Canyon Boulevard to the east and a 20 foot alley to the west. The subject site is developed with an approximately 4,154 square foot commercial building and grade level associated parking.

The project site is located within a Transit Priority Area (ZI-2452), AB 2334 Very Low VMT, a High Quality Transit Corridor, urban agriculture incentive zone, liquefaction area and is located within 11.7 kilometers of the nearest known fault (Santa Susana).

Based on a review of the data reported on the Department of City Planning's Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within an Airport Hazard Zone, Coastal Zone, Santa Monica Mountains Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Zone. There are no known oil wells on site.

The site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils and will be reviewed by LADBS Plan Check. Further, no new construction is proposed. This site is located within an Urban Agriculture Incentive Zone but no agricultural uses are proposed. The project site is located 10.3 km from the Santa Susana Fault and is not located within the Alquist-Priolo Fault Zone.

The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state or local law. Therefore, the environment is not particularly sensitive, and this exception is not triggered.

- B. Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

ZIMAS case history search revealed that there are no approved similar cases, filed cases or active projects for wireless telecommunications facilities within a 500-foot

radius of the subject project. There are no other active projects in the vicinity and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. **Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The northern adjoining property (located on the northern side of Covello Street) is zoned C2-1VL with a land use designation of General Commercial and developed with an auto repair shop. Properties adjoining to the east (located on the east side of Topanga Canyon Boulevard) are zoned C2-1VL and P-1VL with a land use designation of General Commercial and are developed with various commercial uses. The southern adjoining property and properties located further south are zoned [Q]C1.5-1VL with a land use designation of General Commercial and are developed with various commercial uses (auto retail and a boxing retail shop). The western adjoining properties (located across the 20 foot alley) are zoned R1-1 with a land use designation of Low Residential and are developed with single family dwellings.

The project proposes to construct a WTF and is allowed to do so in the [Q]C1.5-1VL Zone when a Conditional Use Permit is granted under Chapter 1, LAMC Section 12.24 W/Chapter 1A, LAMC Section 13B.2.2. Additionally, the request to allow for a maximum of 55 feet in lieu of the otherwise required 45 feet within the 1VL Height District is allowed pursuant to Chapter 1A, LAMC Section 13B.2.2.D.5.b when granted by the decision-maker. There are no special districts or other know circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>), the subject site is located along a State Scenic Highway. The subject site is located along Topanga Canyon. According to the Mobility Plan 2035, portions of Topanga Canyon Boulevard are designated as a Scenic Highway from Pacific Coast Highway to Mulholland Drive (within the city limits). However, the subject site is located outside this designated scenic highway area. Based on this, the proposed project will not result in damage to scenic resources in a state scenic highway, and this exception does not apply.

**E. Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Since the project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites, the project will not result in a significant effect due hazardous waste, and this exception does not apply.

**F. Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. Based on this, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303, Class 3 and none of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.