



WTF HEARING PACKAGE
PROJECT NUMBER R2005-01698-(5)
CONDITIONAL USE PERMIT 200900162

HEARING DATE
November 16, 2010
ITEM
4
CONTINUED TO

HEARING OFFICER: Pat Hachiya

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PREPARED BY: Dean Edwards, Zoning Permits 1

(213) 974-6443, ComLine 288, dedwards@planning.lacounty.gov

REVIEWED BY: Mark Child

A handwritten signature in black ink, appearing to be 'M Child'.

STAFF REPORT
PROJECT NUMBER R2005-01698-(5)
CONDITIONAL USE PERMIT 200900162

REQUEST

The applicant, Clearwire, is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

REPRESENTATIVE: Kim Ice

OWNER: Calvary Baptist Church of Monrovia

PROJECT DESCRIPTION

The proposed project consists of a WTF with the following equipment mounted to the exterior of a church steeple: three panel antennas mounted at 52 feet high (as measured to the top of the antennas), four microwave dishes mounted 50 feet high (as measured to the center of the dishes) and three Diversity Access Point heads. Screening that matches the texture and color of the steeple will camouflage the antennas. A rack will be located in the 49 square foot lease area located inside the church. A new interior wall will be constructed to create an equipment room.

LOCATION

The subject property is located at 2520 Peck Road in the unincorporated community of South Monrovia Islands and Duarte Zoned District.

Assessor's Parcel Number(s): 8510-019-024

Countywide General Plan Land Use Designation: Low Density Residential

Zoning: R-3 (Limited Multiple Residence)

Community Standards District: NA

SITE DESCRIPTION

The 1.53 acre subject property is relatively flat and developed with a church consisting of a three story sanctuary and a two story Sunday-school/office building. A basketball court is located on the south side of the property and a parking lot is located on the north side of the property. A WTF (different carrier) is located within the church steeple. The site is minimally landscaped and accessed by Peck Road.

ENVIRONMENTAL DETERMINATION

The subject property is not located in a Significant Ecological Area or Ecologically Sensitive Habitat Area. The proposed project is eligible for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from California Environmental Quality Act reporting requirements.

PREVIOUS CASE/ZONING HISTORY

Conditional Use Permit 200500085 to authorize the construction, operation and maintenance of a WTF was approved by the Hearing Officer on September 20, 2005. The grant will terminate September 20, 2025.

Request for Service: September 20, 2010, Zoning Enforcement staff indicated that all zoning violations on the subject property have been cleared.

PUBLIC COMMENTS

To date, no comments from the public have been received.

ANALYSIS

Height

The height of the facility is 55 feet high (as measured to the top of the screen). Pursuant to Section 22.20.300, the maximum allowable height for structures or buildings in the R-3 Zone is 35 feet with the exception of antennas, which are proposed.

Aesthetics/Visual Impact

The subject property is surrounded by the following land uses: single-family residences are located to the north, west and east. Multi-family residences are located south.

The subject property is not near a significant ridgeline, trail or scenic highway.

The antennas mounted to the steeple will be camouflaged by screening that will be finished to match the steeple in compliance with the conditions. Related equipment located in the lease area will not be viewable from the exterior because it will be located in the interior of the building.

Because the antennas will be camouflaged and the related equipment will be located inside the building, the proposed facility should not have significant adverse visual impact on the surrounding neighborhood/area.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit 200900162 with a grant term of 15 years and biennial inspections because:

- There are no zoning violations on the property.
- To date, there is no opposition to the project.
- The proposed facility complies with Zoning Ordinance height restrictions.
- The facility should not have a significant adverse visual impact on the surrounding neighborhood because it is designed and conditioned to be visually unobtrusive.

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NUMBER R2005-01698-(5)
CONDITIONAL USE PERMIT 200900162**

REQUEST

The applicant, Clearwire is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

HEARING DATE: November 16, 2010

FINDINGS

1. The proposed project consists of a co-located WTF with the following equipment mounted to the exterior of a church steeple: three panel antennas mounted at 52 feet high (as measured to the top of the antennas), four microwave dishes mounted 50 feet high (as measured to the center of the dishes) and three Diversity Access Point heads. Screening that matches the texture and color of the steeple will camouflage the antennas. A rack will be located in the 49 square foot lease area located inside the church. A new interior wall will be constructed to create an equipment room.
2. The subject property is located at 2520 Peck Road in the unincorporated community of South Monrovia Islands and Duarte Zoned District.
3. The 1.53 acre subject property is relatively flat and developed with a church consisting of a three story sanctuary and a two story Sunday-school/office building. A basketball court is located on the south side and a parking on the north side of the property. A WTF (different carrier) is located within the church steeple. The site is minimally landscaped and accessed by Peck Road.
4. The Countywide General Plan land use designation of the subject property is Low Density Residential. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs. The proposed project is consistent with the Countywide General Plan.
5. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
6. The height of the facility is 55 feet high (as measured to the top of the screen). Pursuant to Section 22.20.300, the maximum allowable height for structures or buildings in the R-3 Zone is 35 feet with the exception of antennas, which are proposed.
7. The subject property is surrounded by the following land uses: single-family residences are located to the north, west and east. Multi-family residences are located south.
8. The proposed facility should not have significant adverse visual impact on the surrounding neighborhood/area because the antennas will be camouflaged and the related equipment will be located inside the building,
9. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
10. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require eight inspections.
11. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple

Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900162 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MC:de

November 1, 2010

This grant authorizes the construction, operation and maintenance of a wireless telecommunications facility (WTF), subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **January 15, 2011**.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on November 16, 2025.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the

Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as

closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
18. Said facility shall be removed if in disuse for more than six months.
19. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (FCC) standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the FCC requirements, to the Zoning Enforcement Section of the Department of Regional Planning. If other WTFs are located on the subject property or on adjacent parcels, a cumulative radio frequency emissions report must be submitted.
20. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for WTFs in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
21. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
22. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
23. Any WTF security lighting shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination.
24. Construction and maintenance of the facility shall take place between the hours of 9:00 AM to 5:00 PM, Monday through Friday only. Emergency repairs of the facility may occur at any time.
25. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole-mounted equipment to be in substantial conformance with that shown on said Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
26. The facility must be built as depicted in the photo simulations, as presented at the public hearing and as part of the Exhibit A.
27. The operator shall provide one parking space for maintenance vehicles that shall not block access to driveways or garages and shall obey all applicable on-street parking regulations.

28. The maximum height of the facility shall not exceed 55 feet above finished grade.
29. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.
30. All structures, including the antenna and equipment cabinets, shall be a neutral, earth-tone color or camouflaging color to blend in and harmonize with the surroundings. The colors and materials of the surface shall not be glossy or reflective in appearance and shall be maintained in good condition at all times.
31. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 30 days of discovery to prevent occurrences of dangerous conditions or visual blight.
32. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. Antennae screening shall be finished to match the exterior of the steeple.

MC:de

11/1/2010

Attachments: Photo Simulation(s)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<i>Please see attached</i>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<i>Please see attached</i>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and By other public or private service facilities as are required.
<i>Please see attached</i>

Bemis Development, Inc.

250 El Camino Real, Suite 216
Tustin, Ca. 92780
office: 714-730-0606 fax: 714-736-0642
kristin.kaake@derradesign.com

05-01698

December 14, 2009

Re: CA-LOS1649
2520 Peck Rd., Monrovia, CA 91016
Conditional Use Permit- Burden of Proof

Burden of Proof

A.1. The location, size, design, and operating characteristics of the proposed facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

1. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The equipment does not emit fumes, smoke, or odors that could be considered objectionable.
3. The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The proposed communication facility will not result in conditions or circumstances contrary to public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of wireless telecommunications facilities are based on the technical requirements which include service area, geographical elevations, alignment with neighboring sites and customer demand components. Placement within the urban geography is dependent on these requirements. Accordingly, wireless telecommunication facilities have been located adjacent to and within all major land use categories including residential, commercial, industrial, open space, ect. proving to be compatible in all locations.

4. This proposed wireless telecommunications facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.

A.2. Again, as stated in A .1. the location, size, design, and operating characteristics of the proposed facility will not create conditions or situations that may be objectionable, detrimental or incompatible with the use, enjoyment, or valuation of property of other persons in the vicinity or site.

The proposed facility is collocated on an existing church steeple that has another carrier within the steeple with a CUP under 200500085. From file research it appears this steeple was in existence prior to the County's Wireless Ordinance and Land use policies. The church steeple has thus far not created conditions or situations that are objectionable, detrimental and incompatible with the surrounding uses.

As such, the proposed project is proper in relation to adjacent uses and will not be detrimental to improvements adjacent to or in the vicinity of the property on which it is located.

A.3. Clearwire operates in compliance will all applicable local, state and federal regulations relating to wireless communication facilities. The proposed facility will not jeopardize, endanger, or otherwise become a menace to the general public.

B. Clearwire proposes to design a wireless broadband facility as a collocation on an existing church steeple to minimize visual impact and the need to construct a separate/individual facility. The location of the wireless site, the design and the setbacks all ensure that there will not by any detriment to the character of the development in the neighborhood.

C.1. The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The proposed communication facility will not result in additional burdens on existing infrastructure.

C.2. Again, the telecommunications facility is unmanned and only requires periodic maintenance, and will not result in additional burdens on existing public or private service facilities.

If you should have any questions or concerns please feel free to call me at any time at the number listed below.



Kristin Kaake
Site Acquisition Manager
714-730-0606



Coverage of planned site CA-LOS1649 @ 2520 Peck Road, Monrovia, CA 91016

- Areas with good to excellent coverage
- Areas with marginal to good coverage
- Areas with no coverage or outside coverage boundaries
- Future Site Locations



OCT 19 2010

CERTIFICATE OF POSTING – “PUBLIC HEARING”

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

PROJECT NO. R2005-0698-(5)
RCUP 200900162

ASSIGNED PLANNER D. Edwards

CERTIFICATE OF POSTING

This certifies that I/We have posted the “NOTICE OF PUBLIC HEARING” sign for

Project No. R2005-0698-(5) / RCUP 200900162
(Type of request)

Located at: 2520 PECK ROAD, Monrovia, CA 91016
(Address of development)

Public Hearing scheduled on: Tuesday, November 16, 2010 at 9:00 a.m.
(Date)

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING

on the 15TH day of October 2010.

Owner/Applicant

OR

Robert Castro
Representative / POSTING AGENT

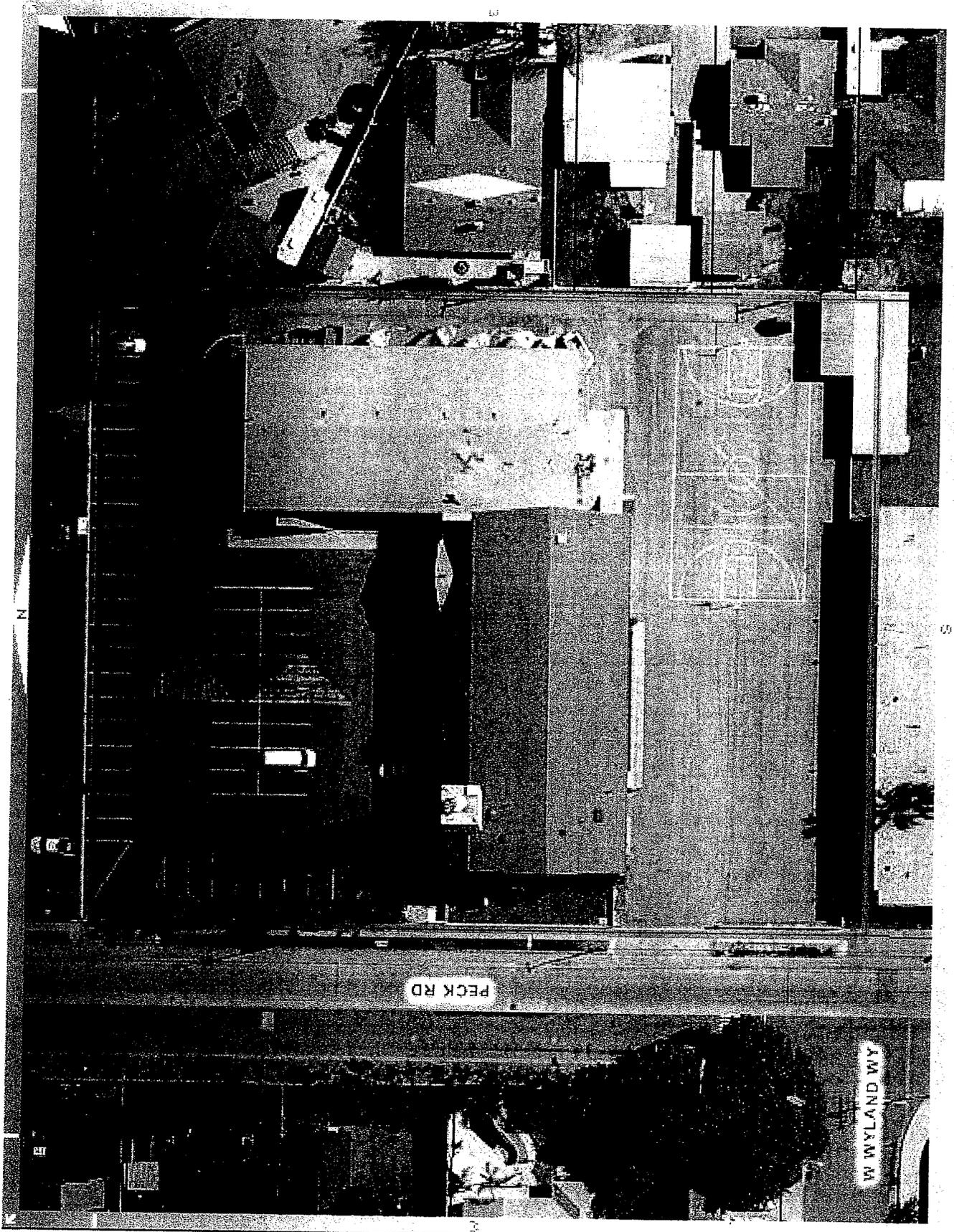
Signature

Robert Castro
Signature

Date

10-15-10
Date

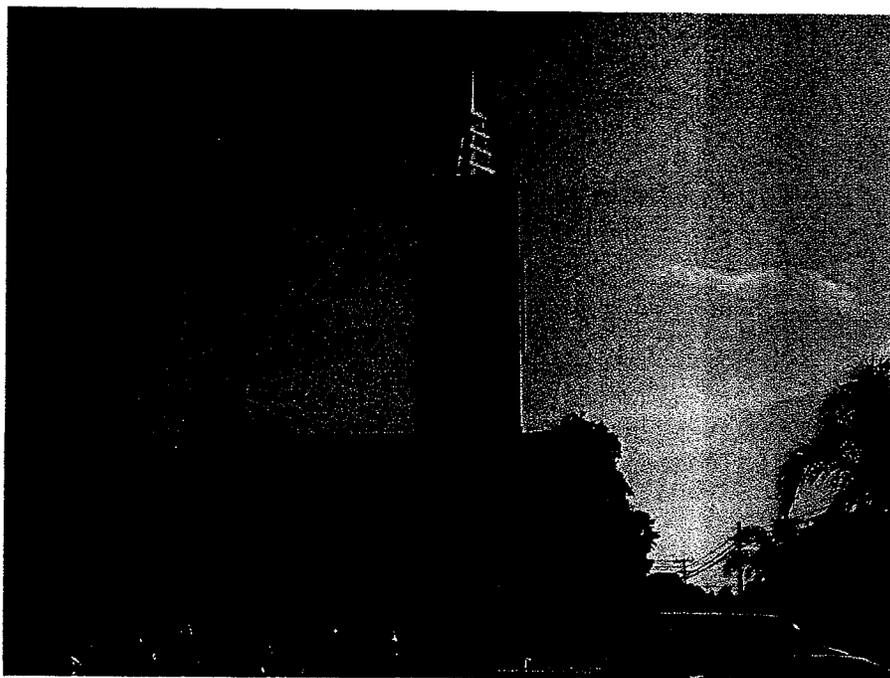
PROJECT NUMBER R2005-01698-(5)



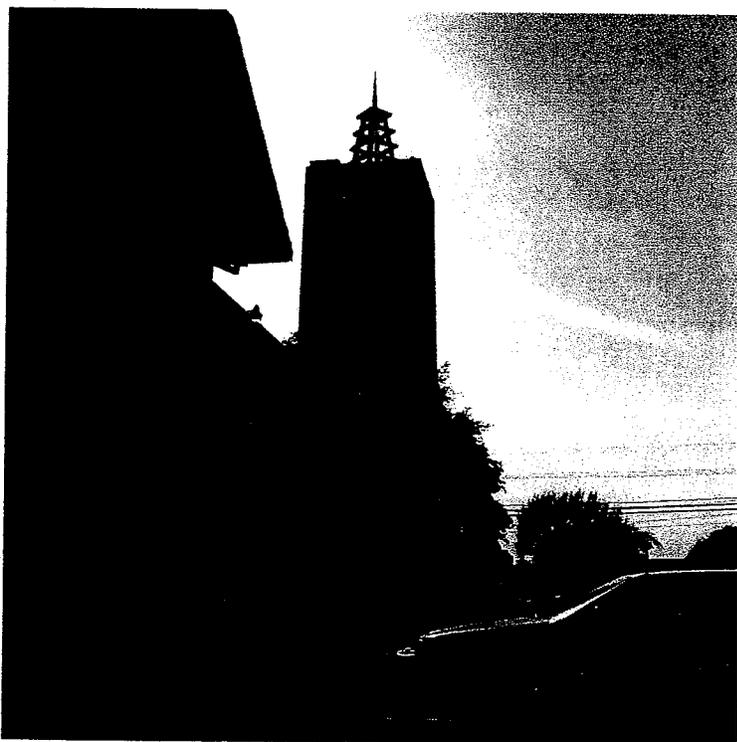
Subject Property Photos CA-LOS1649

Subject Property Address: 2520 Peck Rd. Monrovia, CA 91016

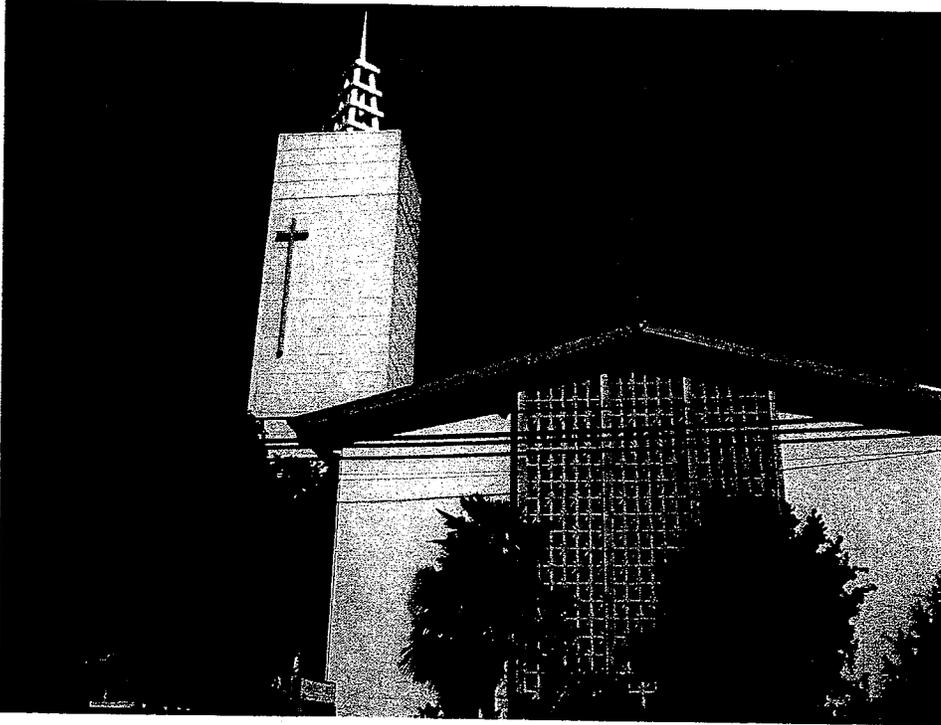
05-01698



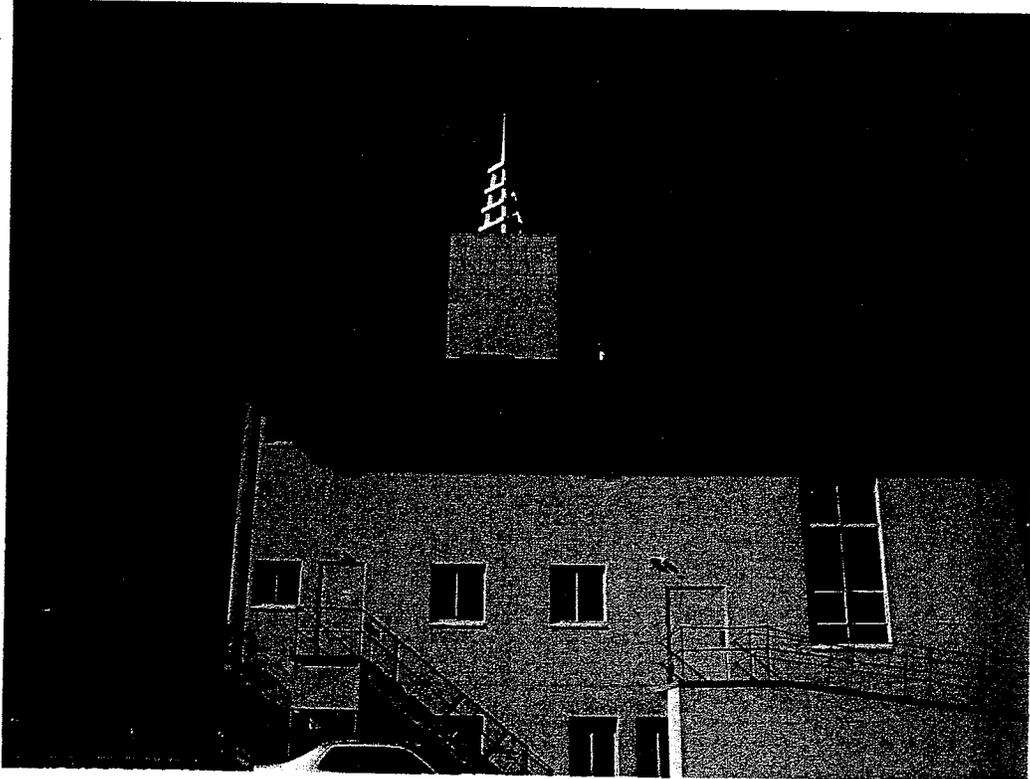
1. North Towards site.



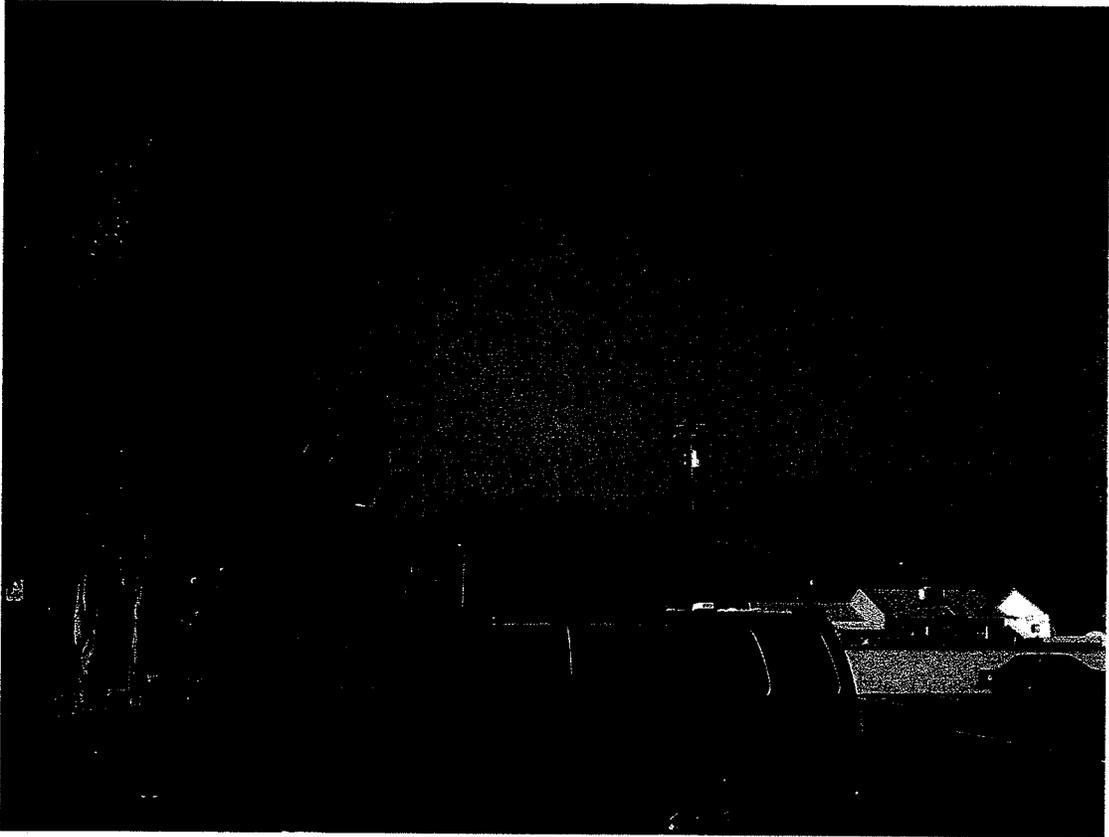
2. East Towards site.



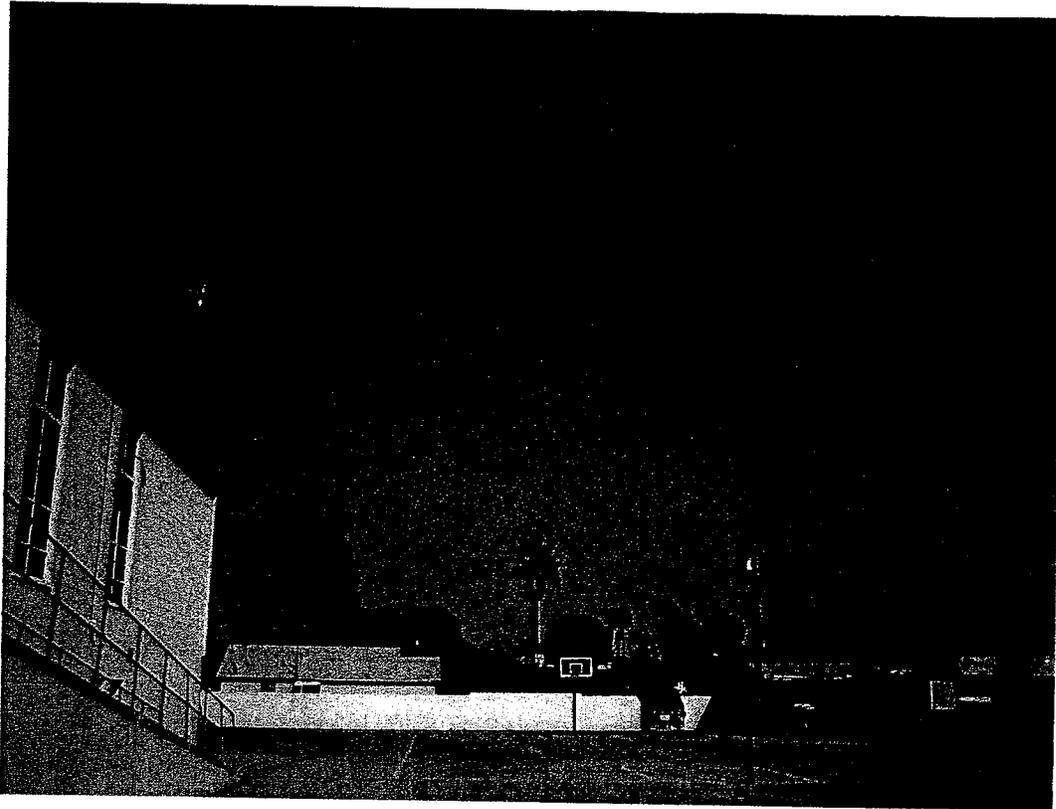
3. West towards site.



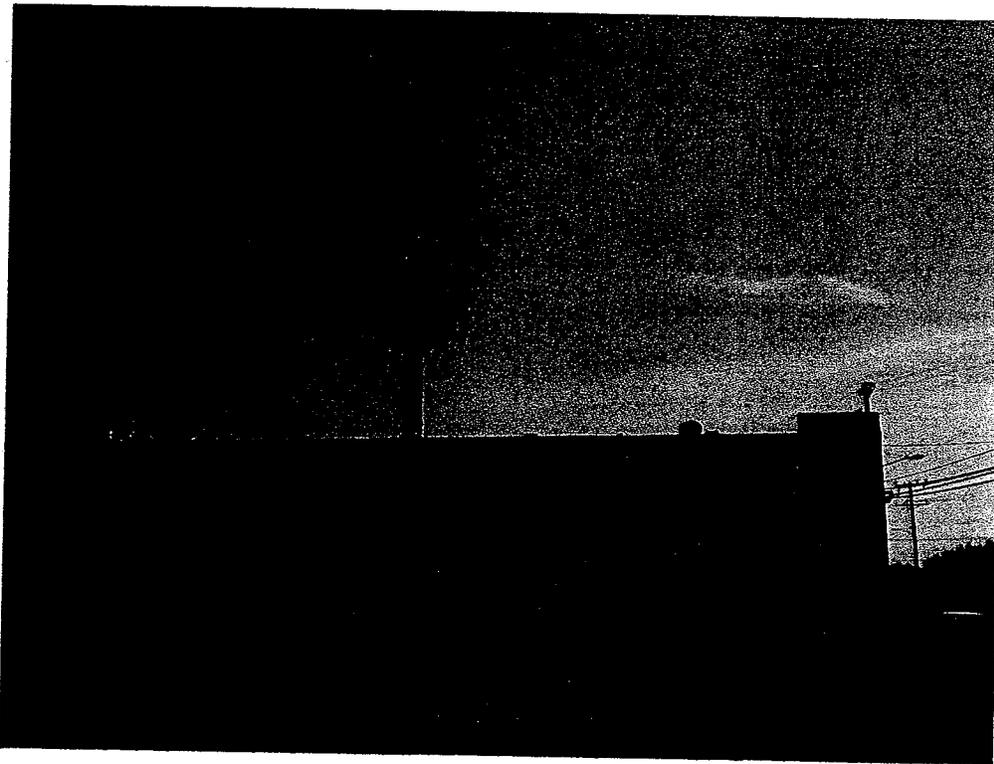
4. South towards site.



5. North from site.



6. East from site.

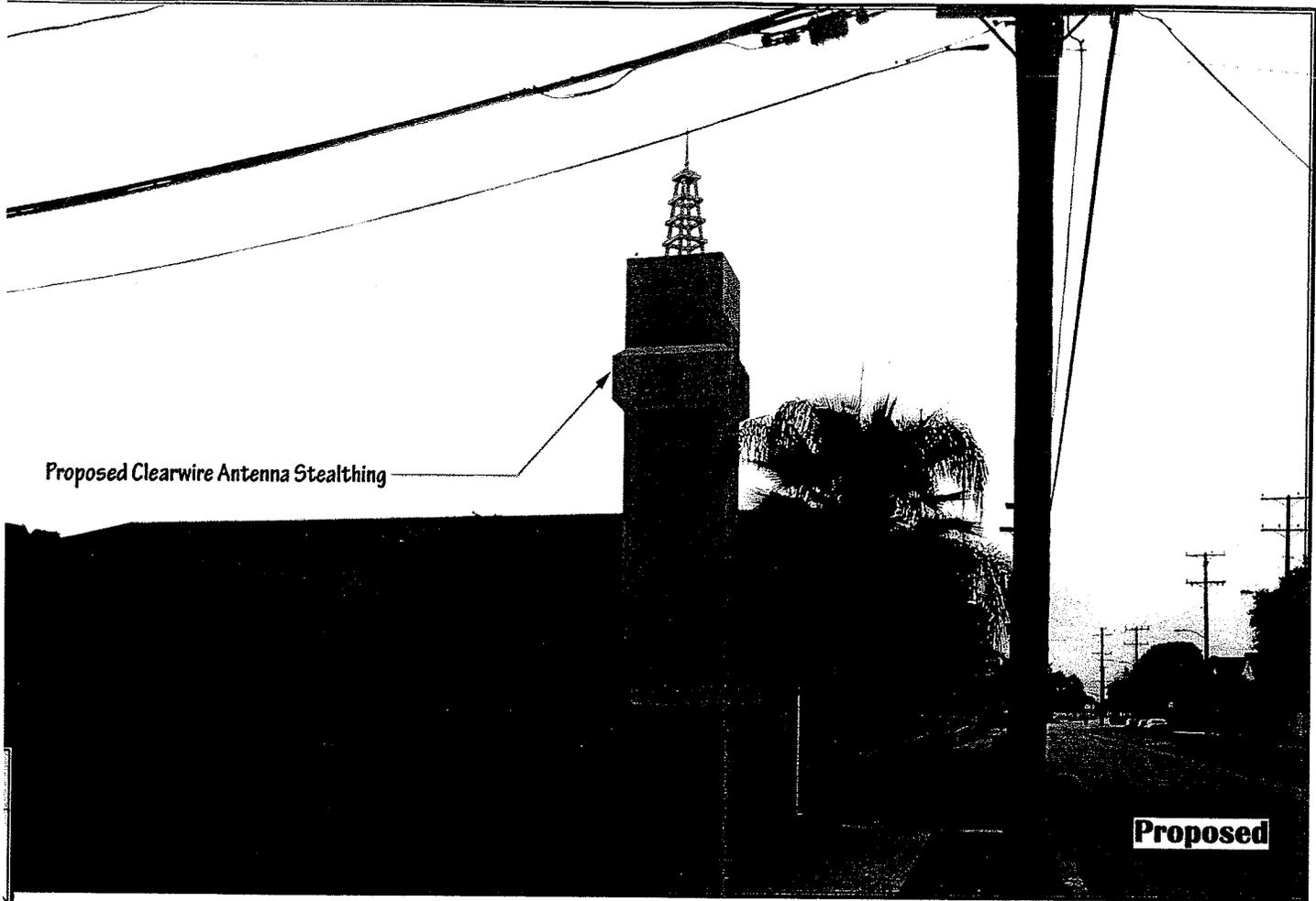


7. South from site.



8. West from site.

clearw^ore



Proposed Clearwire Antenna Stealthing

Proposed

View 1

*View Notes:
Looking south at proposed project*

clearw^ore
4400 Carillon Point
Kirkland, WA 98033
(425) 216-7600

Applicant

Bemis Development
250 El Camino Real Ste. 216
Tustin, CA 92780
(714) 730-0606

Contact

Photographic Simulations Provided By:

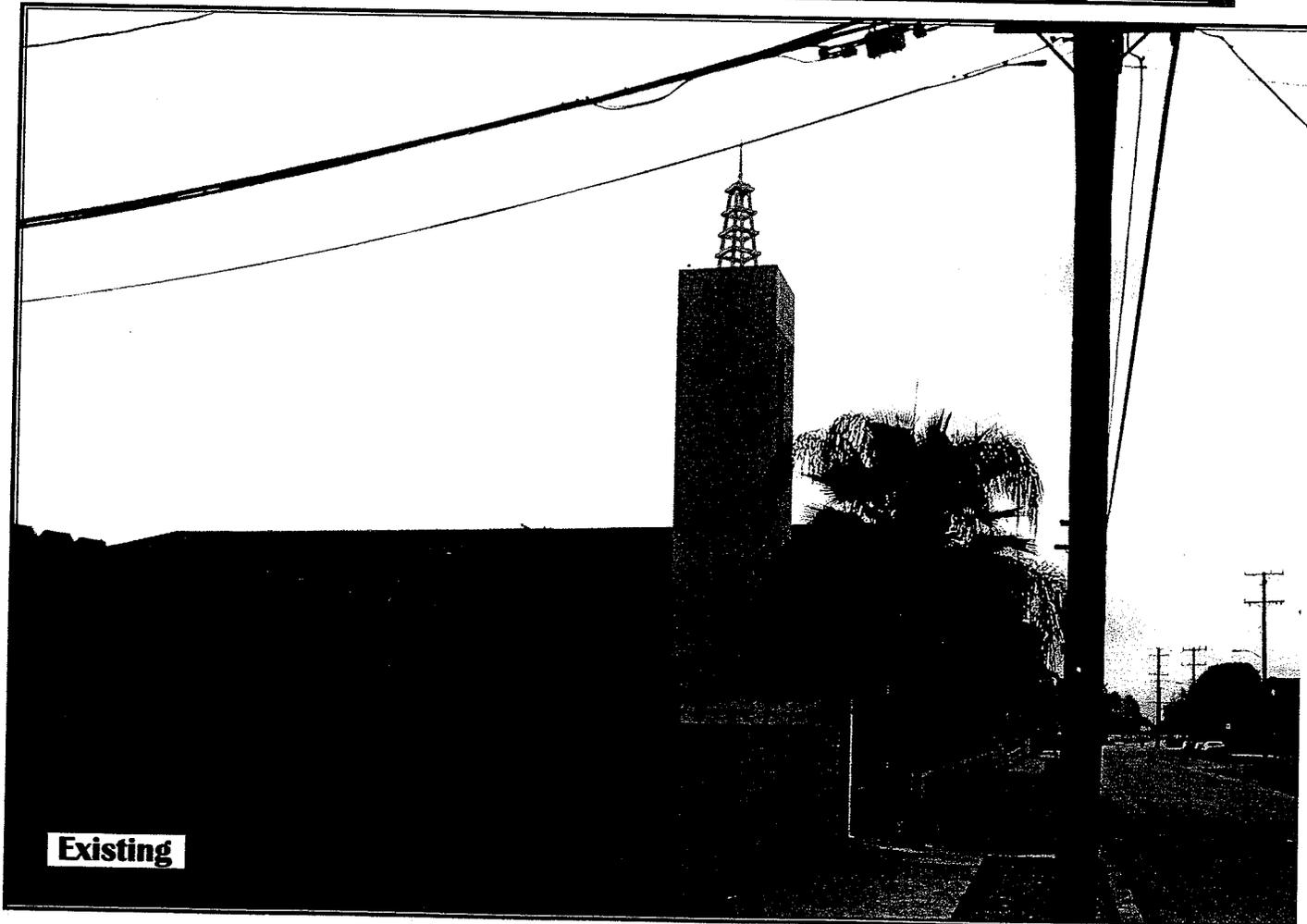
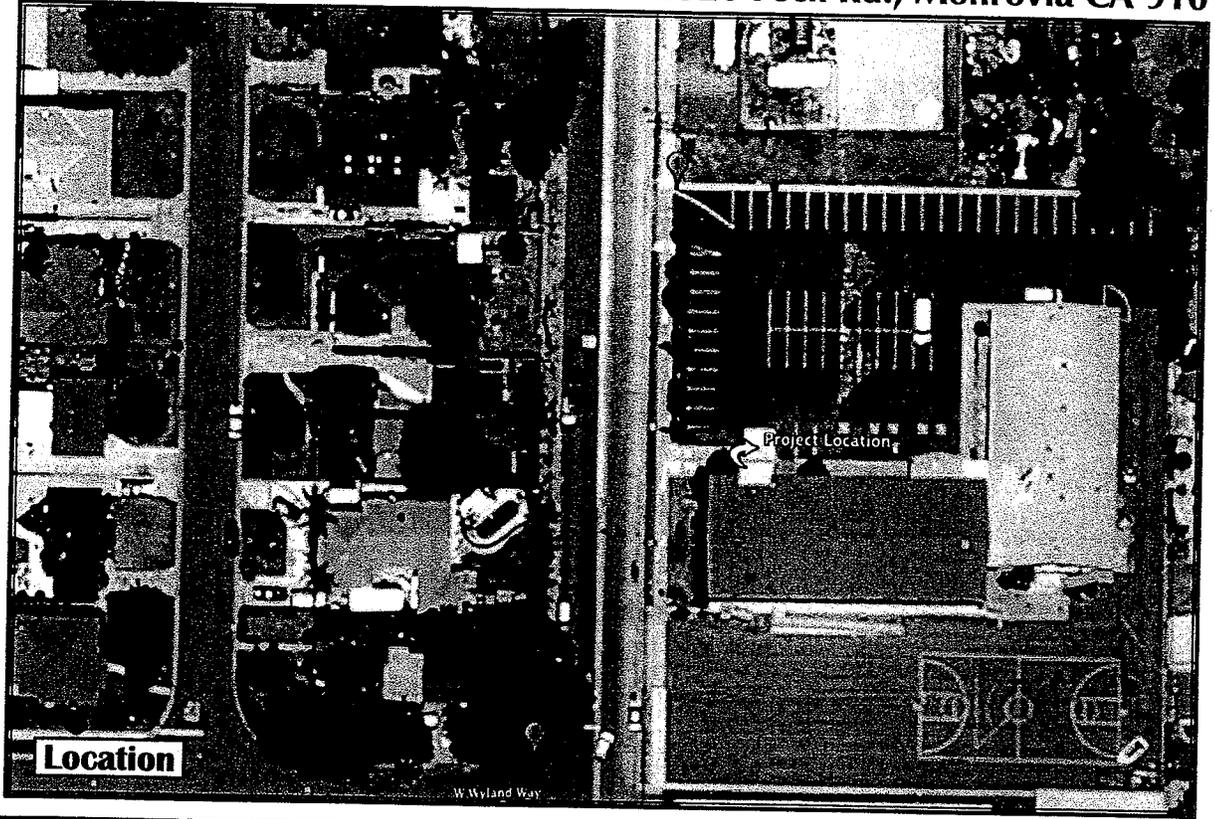
Strategic Business... Simplified
DREAMZ

Apple Valley, CA 92308
www.dreamzdesignz.com
(760) 977-8611
(760) 513-9036 fax
edward@dreamzdesignz.com

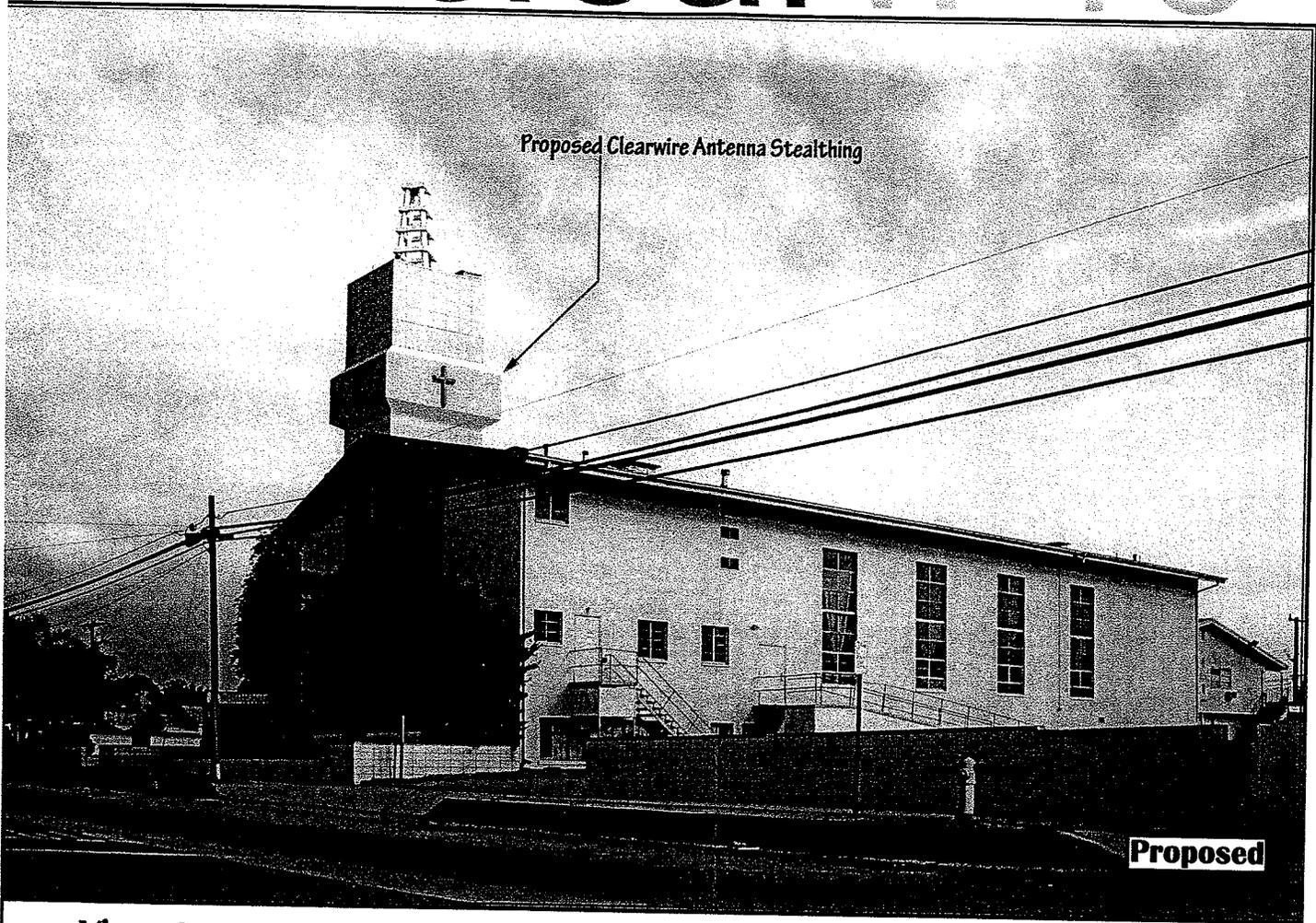
*This photo simulation is being provided as only a conceptual representation of the proposed Sprint wireless facility.
For exact dimensions and design, please refer to the submitted plans.
Digital Dreamz is not Responsible for Post Simulation Production Design Changes*

Edward

CA-LOS1649^A 2520 Peck Rd., Monrovia CA 91016



clearw^ore



View 2

*View Notes:
Looking north east at proposed site*

clearw^ore
4400 Carillon Point
Kirkland, WA 98033
(425) 216-7600

Applicant

Bemis Development
250 El Camino Real Ste. 216
Tustin, CA 92780
(714) 730-0606

Contact

Photographic Simulations Provided By:

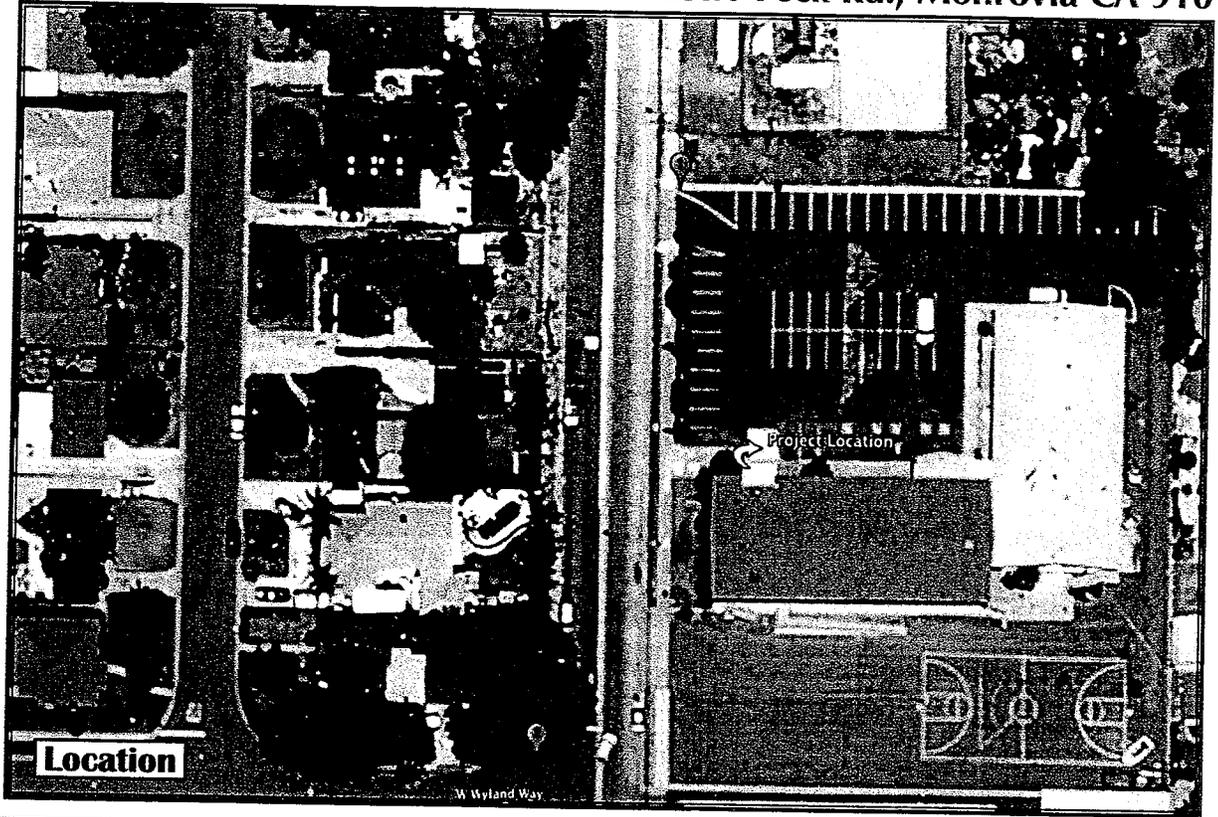
Strategic Business... Simplified

DREAMZ

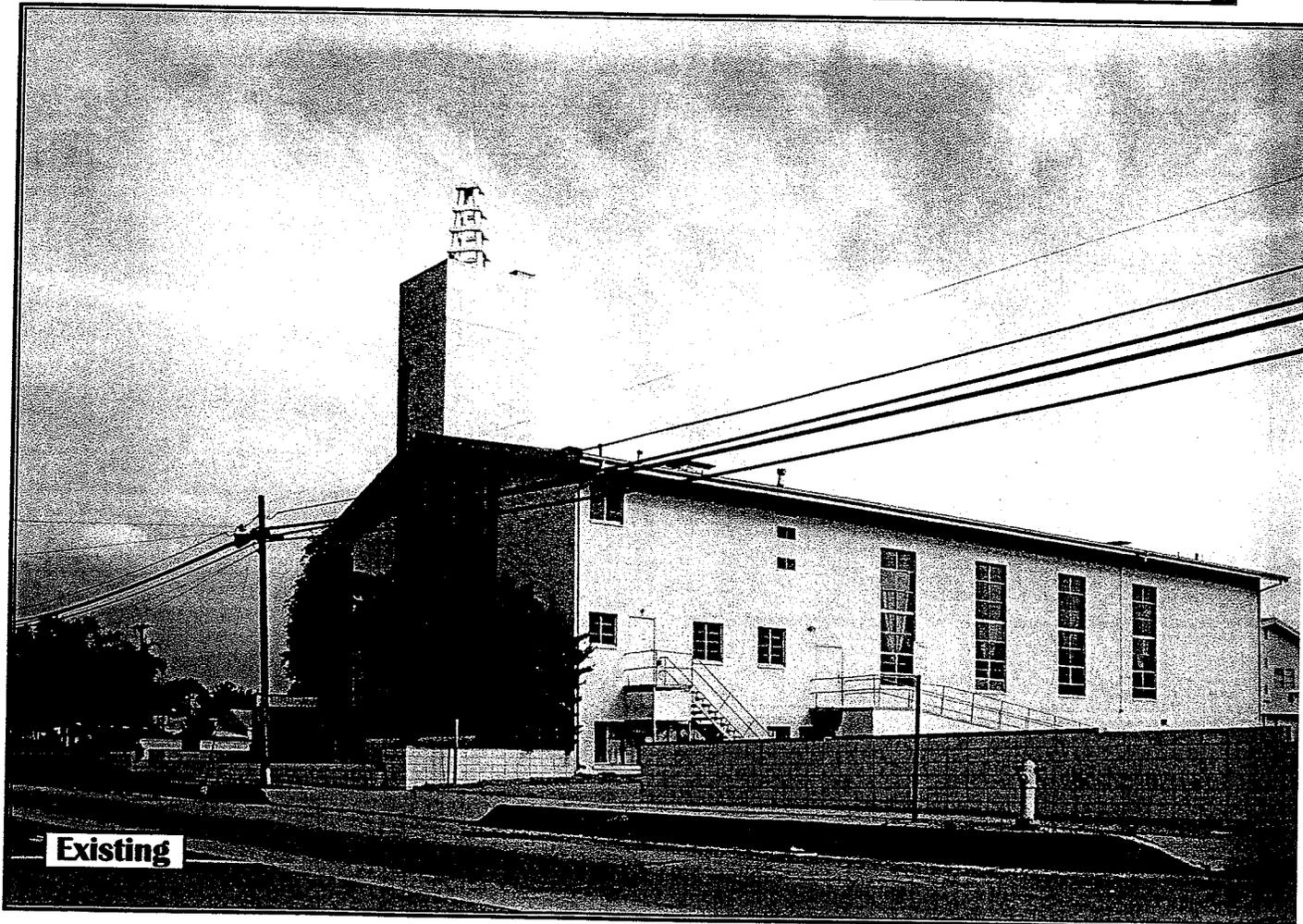
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www.dreamzdesignz.com
(760) 977-8611
(760) 513-9036 fax
edward@dreamzdesignz.com

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For exact dimensions and design, please refer to the submitted plans.
Digital Dreamz is not Responsible for Post Simulation Production Design Changes*

CA-LOS1649 A 2520 Peck Rd., Monrovia CA 91016



Location



Existing

