

Hearing Officer Transmittal Checklist

Hearing Date

3/15/2011

Agenda Item Number

9

Project Number: R2010-01402-(5)
 Case(s): RCV#201000136
 Contact Person: Adam Thurtell

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: _____

Adam Thurtell



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2010-01402-(5)
RCUP 201000136

PUBLIC HEARING DATE 3/15/2011	AGENDA ITEM 9
RPC CONSENT DATE	CONTINUE TO

APPLICANT Michael O'Sullivan, Boulevard Associates, LLC	OWNER A.C. Warnack Trust	REPRESENTATIVE Jesse Gilholm
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PROJECT DESCRIPTION
 The applicant proposes a 60-meter tall temporary meteorological tower on an undeveloped 40 acre parcel in the A-1-2 (Light Agriculture, 2-acre lot-size minimum) Zone. The tower will collect meteorological measurements for a three-year period. Three years from approval the tower will be removed.

REQUIRED ENTITLEMENTS
 The applicant is requesting a conditional use permit to authorize the construction of a temporary meteorological tower 60 meters in height. The tower would be removed after three years of operation.

LOCATION/ADDRESS
 170 Street West near Lancaster Road (approx. 34.729727,-118.433347)

SITE DESCRIPTION
 The site plan depicts a 60-meter tall temporary meteorological tower on an undeveloped 40 acre parcel.

ACCESS 170th Street West	ZONED DISTRICT Antelope Valley West
ASSESSORS PARCEL NUMBER 3240010007	COMMUNITY Antelope Valley
SIZE 40 Acres	COMMUNITY STANDARDS DISTRICT

	EXISTING LAND USE	EXISTING ZONING
Project Site	undeveloped vacant land	A-1-2 (Light Agriculture, 2-acre lot-size minimum)
North	undeveloped vacant land	A-2-5 (Light Agriculture, 5-acre lot-size minimum)
East	undeveloped vacant land	A-1-2 (Light Agriculture, 2-acre lot-size minimum)
South	undeveloped vacant land	A-1-2 (Light Agriculture, 2-acre lot-size minimum)
West	undeveloped vacant land	A-2-5 (Light Agriculture, 5-acre lot-size minimum)

GENERAL PLAN/COMMUNITY PLAN Antelope Valley Area Plan	LAND USE DESIGNATION N1 (Non-Urban)	MAXIMUM DENSITY 0.5 du/ac
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ENVIRONMENTAL DETERMINATION
 Class 6 Categorical Exemption—Information Collection

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Adam Thurtell		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor

STAFF ANALYSIS
PROJECT NUMBER R2010-01402-(5)
RCUP 201000136

PROJECT DESCRIPTION

The applicant proposes a 197' 8" (60 meter) tall temporary meteorological tower on an undeveloped 40 acre parcel in the A-1-2 (Light Agriculture, 2-acre lot-size minimum) Zone. The tower will collect meteorological measurements for a three-year period. Three years from approval the tower will be removed.

The tower will have a nine square foot base (three feet by three feet) and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate.

REQUIRED ENTITLEMENTS

A conditional use permit is required to construct a temporary meteorological tower. A public hearing is required if the height of the tower exceeds 85 feet on a lot size of the subject property.

LOCATION

170 Street West near Lancaster Road (approx. 34.729727,-118.433347)

SITE PLAN DESCRIPTION

The site plan depicts a 60-meter tall temporary meteorological tower on an undeveloped 40 acre parcel.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 6—Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

There are no previous cases on this site.

STAFF EVALUATION

General Plan Consistency

The project site is located in a rural area of the Antelope Valley in the northern portion of Los Angeles County. The nearest rural residential communities are Lake Elizabeth,

located approximately 9.7 miles south of the project site, and Lake Hughes, located 12 miles south of the project site. The city of Lancaster is 18 miles east of the project site.

There are no existing structures on the project site.

Zoning Ordinance and Development Standards Compliance

Meteorological towers are a use subject to permit in the A-1 (Light Agricultural) Zone (Section 22.24.090). If approved, the conditional use permit would allow development of the project in compliance with the zoning ordinance.

Neighborhood Impact/Land Use Compatibility

The proposed use is compatible with the predominant land use in the area. The adjacent neighboring parcels to the north and east are zoned A-2 (Heavy Agriculture) and the neighboring parcels to the south and west are zoned A-1 (Light Agriculture). All adjacent parcels are vacant.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

No consultations were necessary for this project.

PUBLIC COMMENTS

No public comments have been received at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends Approval of project number R2010-01402-(5) RCUP 201000136 subject to the attached conditions.

Prepared by Adam Thurtell, Regional Planning Assistant II
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits North Section

Attachments:

**PROJECT NUMBER R2010-01402-(5)
RCUP 201000136**

**STAFF ANALYSIS
PAGE 3 OF 3**

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

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

PROJECT NUMBER R2010-01402-(5)

RCUP 201000136

170 Street West near Lancaster Road (approx. 34.729727,-118.433347)

HEARING DATE: 3/15/2011

SYNOPSIS:

The applicant proposes a 197' 8" (60 meter) tall temporary meteorological tower on an undeveloped 40 acre parcel in the A-1-2 (Light Agriculture, 2-acre lot-size minimum) Zone. The tower will collect meteorological measurements for a three-year period. Three years from approval the tower will be removed.

The tower will have a nine square foot base (three feet by three feet) and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quikrete and a three-inch-by-three-inch plate.

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 170 Street West near Lancaster Road (approx. 34.729727,-118.433347) in the unincorporated community of Antelope Valley within the DRP Permits.
2. The applicant is requesting a conditional use permit to authorize the construction of a temporary meteorological tower 60 meters in height. The tower would be removed after three years of operation.
3. The Subject Property is currently designated N1 (Non-Urban).
4. The Subject property is currently zoned A-1-2 (Light Agriculture, 2-acre lot-size minimum).
5. The Surrounding Properties are zoned as follows:
 - North: A-2-5 (Light Agriculture, 5-acre lot-size minimum)
 - South: A-1-2 (Light Agriculture, 2-acre lot-size minimum)
 - East: A-1-2 (Light Agriculture, 2-acre lot-size minimum)
 - West: A-2-5 (Light Agriculture, 5-acre lot-size minimum)

6. Surrounding land uses within 1000 include:
North: undeveloped vacant land
South: undeveloped vacant land
East: undeveloped vacant land
West: undeveloped vacant land
7. 170 Street West near Lancaster Road
8. 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 4 years.
9. 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 I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. The Department of Regional Planning has determined that a Categorical Exemption, Class 6—Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
2. The Department of Regional Planning has determined that a Categorical Exemption, Class 6 -Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
3. 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
4. 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; and

5. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

HEARING OFFICER ACTION:

1. I have/The Commission has 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 Number 201000136 Project Number R2010-01402-(5) is APPROVED, Subject to the attached conditions.
3. I the Hearing Officer 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.

c: Hearing Officer, Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
PROJECT NO. R2010-01402-(5)
CONDITIONAL USE PERMIT CASE NO. 201000136**

1. This grant authorizes use of the subject property for the construction, operation and maintenance of a temporary meteorological tower (MET tower) 60 meters in height, as depicted on the approved Exhibit "A", subject to all of following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("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 have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 6. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 7, 8, 9, and 10 shall be effective immediately upon final approval of this grant.
4. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety, or so as to be a nuisance.
6. Prior to the use of this grant the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
7. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of

a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. R2009-02089-(5). Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee is responsible for the payment of fees established by said department for the project's impacts to fish and wildlife and to defray the cost of wildlife protection and management. The current fee amount is \$2,867.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

8. 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 section 65009 of the California Government Code or any other applicable limitation period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay 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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the 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; and
 - 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 in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

10. This grant shall expire unless used within two years from the date of final approval of the grant by the County. The date of final approval is the date the County's actions become effective pursuant to Section 22.60.260 of the Los

Angeles County Code. A single, one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. Upon expiration, entitlement to the use of the property shall be subject to the regulations then in effect.

11. This grant shall terminate on March 15, 2015. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the termination date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to then-applicable regulations.
12. The subject property shall be developed, 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. Inspections will be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.
13. Within 60 days after final approval of this grant, the permittee shall deposit with the County the sum of \$200.00 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. This fund shall provide for one inspection.

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 condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$200 per inspection.

14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. 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.
19. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times
20. A safety light that meets FAA standards may be installed at the applicant's discretion. All lights shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.
21. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, and the phone number of the property owner to call in the event of an emergency.
22. All climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.
23. Safety wires shall be installed on the turnbuckles on guy wires the tower.
24. No part of the MET tower shall be located within or over drainage, utility, or other established easements, or on or over property lines.
25. The tower height, measured from the ground to the top of the tower, shall not exceed a height of 198 (60.35 meters) feet above grade.

26. The top of the MET tower shall be located at least 25 vertical feet below the top of any adjacent major ridgeline, and the MET tower shall be located at least 100 horizontal feet from any adjacent major ridgeline.
27. The minimum distance between the MET tower excluding guy wires and their anchors, and any property line or road right-of-way, shall be 200 feet, provided that the required distance shall also comply with any applicable fire setback requirements pursuant to section 4290 of the Public Resources Code.
28. Safe clearance shall be provided between the MET tower and all structures and trees.
29. Within six (6) months after the operation of the MET tower has ceased or the permit has expired, whichever occurs first, the permittee shall remove the facility, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to the installation of the facility. Failure to remove such facility as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the county may itself cause the facility to be removed, and the permittee shall be required to pay the county's costs of removal.
30. Upon final approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department.
31. Upon final approval of this grant, the permittee shall contact the Federal Aviation Administration to determine the requirements that must be satisfied for purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department.
32. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
33. All structures related to the permittee's use shall conform to the requirements of the County Department of Public Works ("Public Works"), Division of Building and Safety.

MC:at
Tuesday, March 15, 2011



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.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project is a temporary facility which will pose virtually no adverse affect to persons residing or working in the surrounding area. the proposed facility is located on undeveloped land sorrounded by sparsely populated land.

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.

The proposed project is an unmanned temporary facility located and sorrounded by sparsely populated undeveloped land. the proposed use will not have any impact of the sorrounding area; and will integrate with the uses in the sorrounding area.

C. That the proposed site is adequately served:

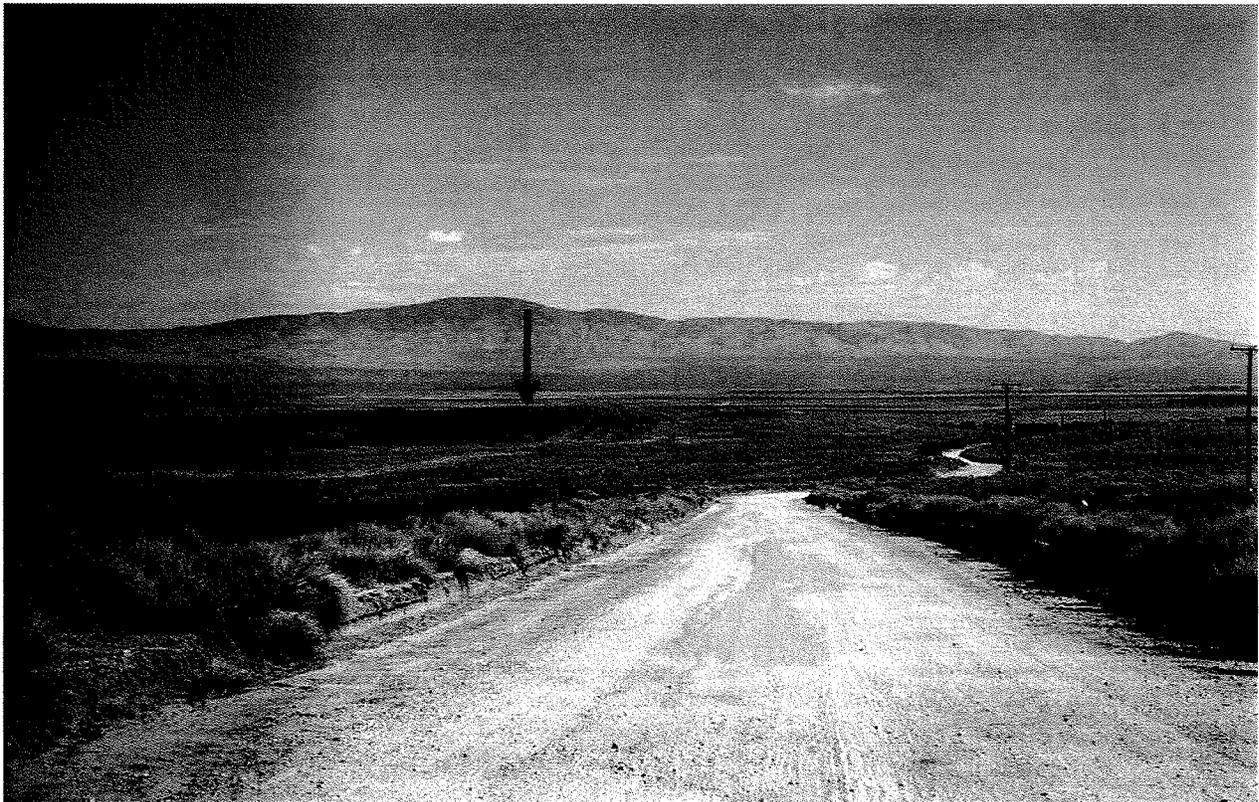
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the proposed unmanned temporary facility will require only periodic maintenance; thus there will not be any substantive increase in traffic. the facility does not require any utilities such as power, telephone, water or sewer. the facility is accessable via existing public streets and private roads. no modification to the existing access roads will be required.

Directional Photos of Site

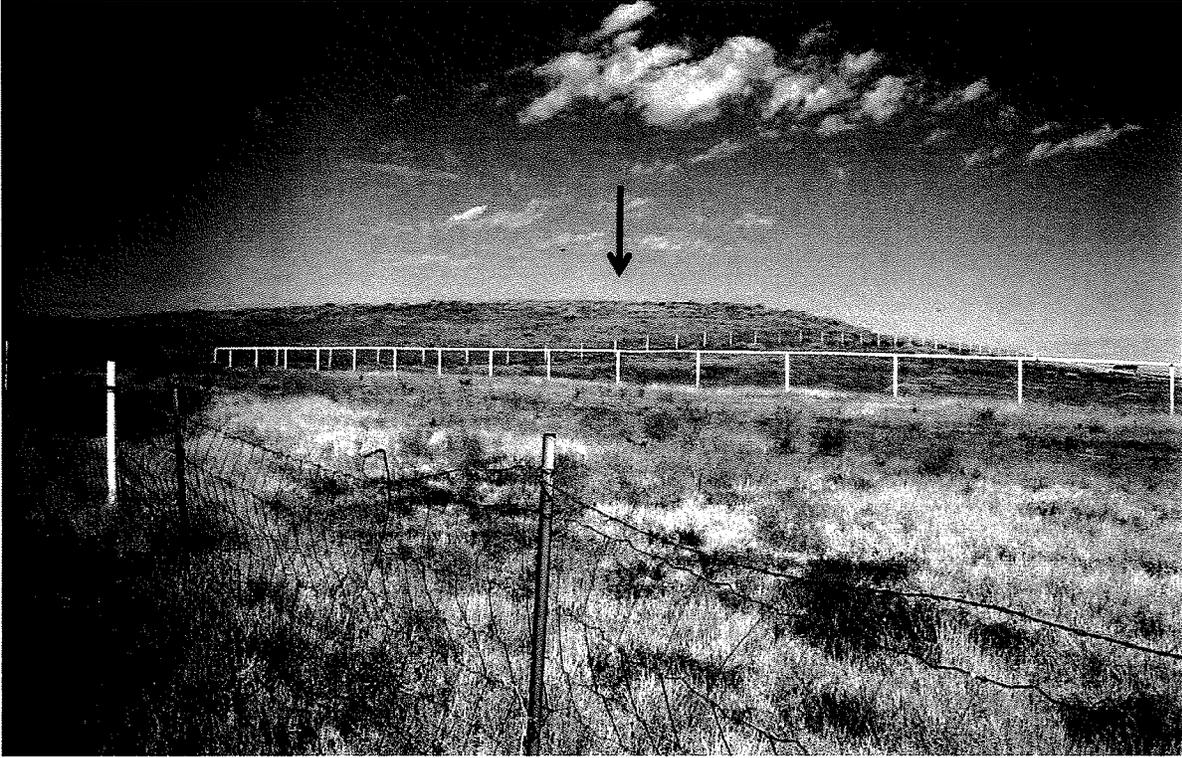


#1 VIEW OF SITE FROM NORTH



#2 VIEW OF SITE FROM SOUTH

Directional Photos of Site



#3 VIEW OF SITE FROM EAST



#4 VIEW OF SITE FROM WEST

Directional Photos of Site



View from NorthEast



#6 Second View from South

Directional Photos of Site



#7 VIEW FROM SITE LOOKING NORTH



#8 VIEW FROM SITE LOOKING SOUTH

Directional Photos of Site



#9 VIEW FROM SITE LOOKING EAST



#10 VIEW FROM SITE LOOKING WEST