



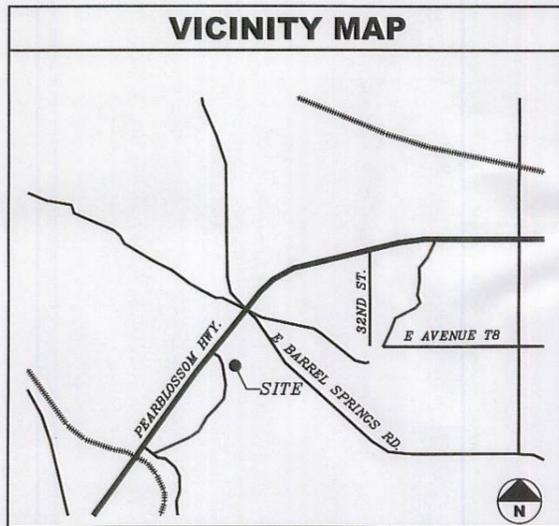
IRONHORSE
OLD NADEAU RD. AND PEARBLOSSOM HWY.
PALMDALE, CA



15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618

FULSANG
ARCHITECTURE
 3400 VIA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (1) MONOPOLE, (18) PANEL ANTENNAS, (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS, (1) GENERATOR WITHIN CMU WALL ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
COA-1	CONDITIONS OF APPROVAL
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1.0	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS

- DRIVING DIRECTIONS**
- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
 2. MAKE A U-TURN AT WATERWORKS WAY ONTO SAND CANYON AVE.
 3. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
 4. MERGE ONTO CA-14 N VIA EXIT 162 TOWARD PALMDALE/LANCASTER.
 5. TAKE THE ANGELES FOREST HWY EXIT, EXIT 30, TOWARD PEARBLOSSOM HWY.
 6. TAKE THE RAMP TOWARD PEARBLOSSOM HWY/LITTLE ROCK/VICTORVILLE.
 7. MERGE ONTO SIERRA HWY.
 8. STAY STRAIGHT TO GO ONTO PEARBLOSSOM HWY.
 9. OLD NADEAU RD & PEARBLOSSOM HWY.

PROJECT TEAM

ARCHITECT
 FULSANG ARCHITECTURE INC.
 3400 VIA OPORTO SUITE 204
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC FULSANG
 PHONE: (949) 838-4139

SURVEYOR
 BERT HAZE & ASSOCIATES
 3188 AIRWAY AVE #K1
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1567

PROJECT REPRESENTATIVE
 MMI-TITAN INC.
 1750 E. OCEAN BLVD., STE. 906
 LONG BEACH, CA 90802
 CONTACT: JUSTIN ROBINSON
 PHONE: (714) 863-4366

PROJECT INFORMATION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 24 HR EMERGENCY CONTACT
 PHONE: (949) 286-7000

PROPERTY OWNER
 PROPERTY OWNER: ALAN VOONG
 CONTACT PERSON: ALAN VOONG
 CONTACT NUMBER: (661) 947-4111
 PROPERTY OWNER ADDRESS: 2029 EAST AVENUE Q
 PALMDALE, CA 93550

PROPERTY INFORMATION
 A.P.N.: 3053-023-007
 LATITUDE: 34° 32' 02.82" N
 LONGITUDE: 118° 05' 03.55" W
 ELEVATION: 2,959 FEET A.M.S.L.
 JURISDICTION: COUNTY OF LOS ANGELES
 CURRENT ZONING: A-1-1
 OCCUPANCY TYPE: S-2(SHELTERS)
 TYPE OF CONSTRUCTION: V-B
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2007 CBC SECTION 1103B EXCEPTION 1

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	81'	7/8"
BETA	220°	TBD	81'	7/8"
GAMMA	0°	TBD	81'	7/8"
MW	250°	TBD	71'	
GPS	N/A	TBD		1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

GENERAL CONTRACTOR NOTES

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

APPROVAL

LANDLORD: _____
 PROJECT MANAGER: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 NETWORK OPERATIONS: _____

ISSUED FOR: ZONING SUBMITTAL
 ISSUE DATE: 02/22/2012
 PROJECT No. FA081103
 DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	01/05/11	ZONING REVIEW	EA
1	02/03/11	SURVEY UPDATE	EA
2	01/23/12	CLIENT COMMENTS	EA

IRONHORSE
 OLD NADEAU RD. AND
 PEARBLOSSOM HWY.
 PALMDALE, CA

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

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NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
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SUBMITTALS

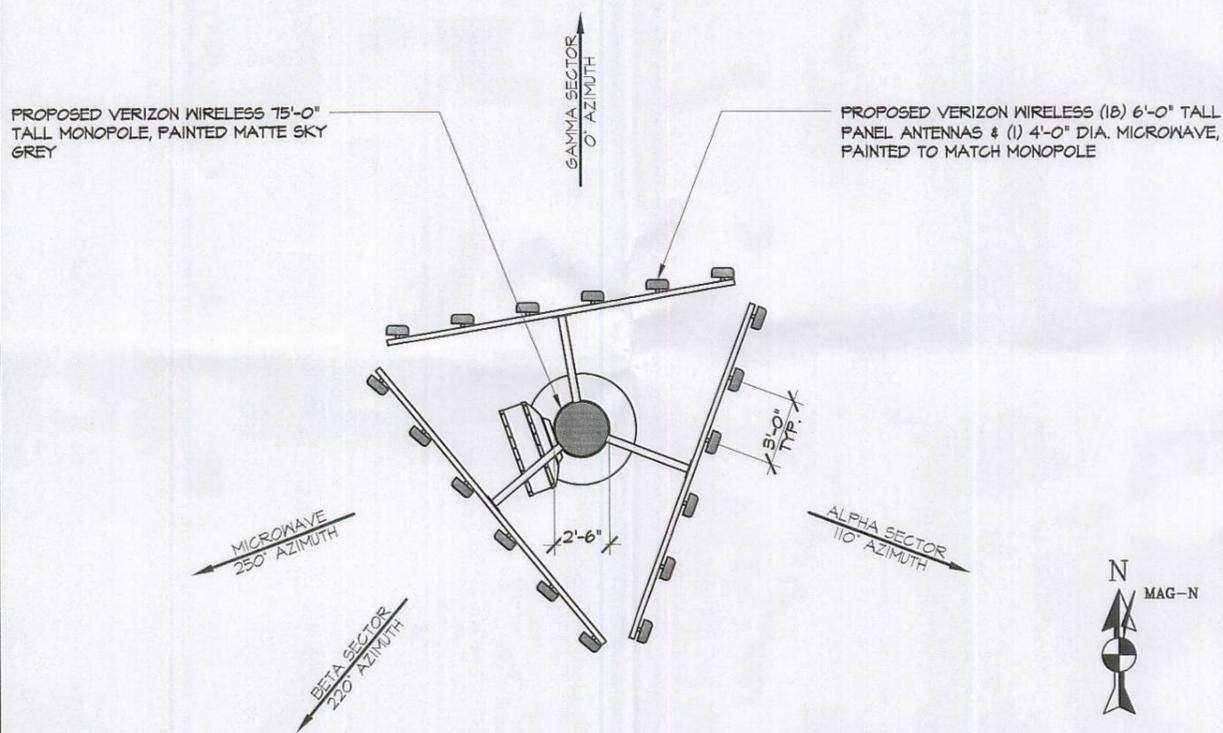
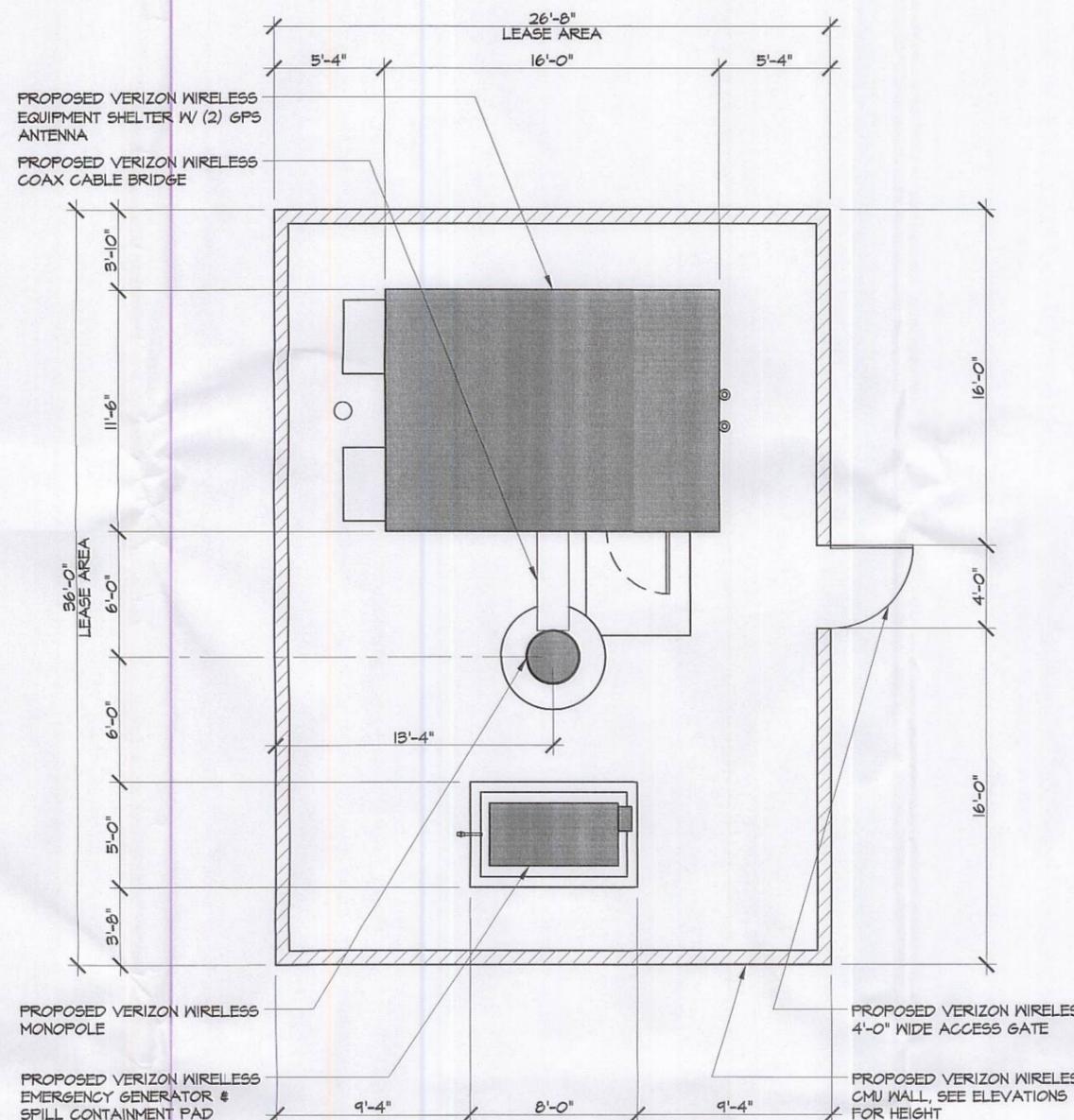
REV.	DATE	DESCRIPTION	BY
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IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE
EQUIPMENT LAYOUT &
ANTENNA LAYOUT

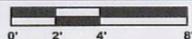
SHEET NUMBER

A-2



ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



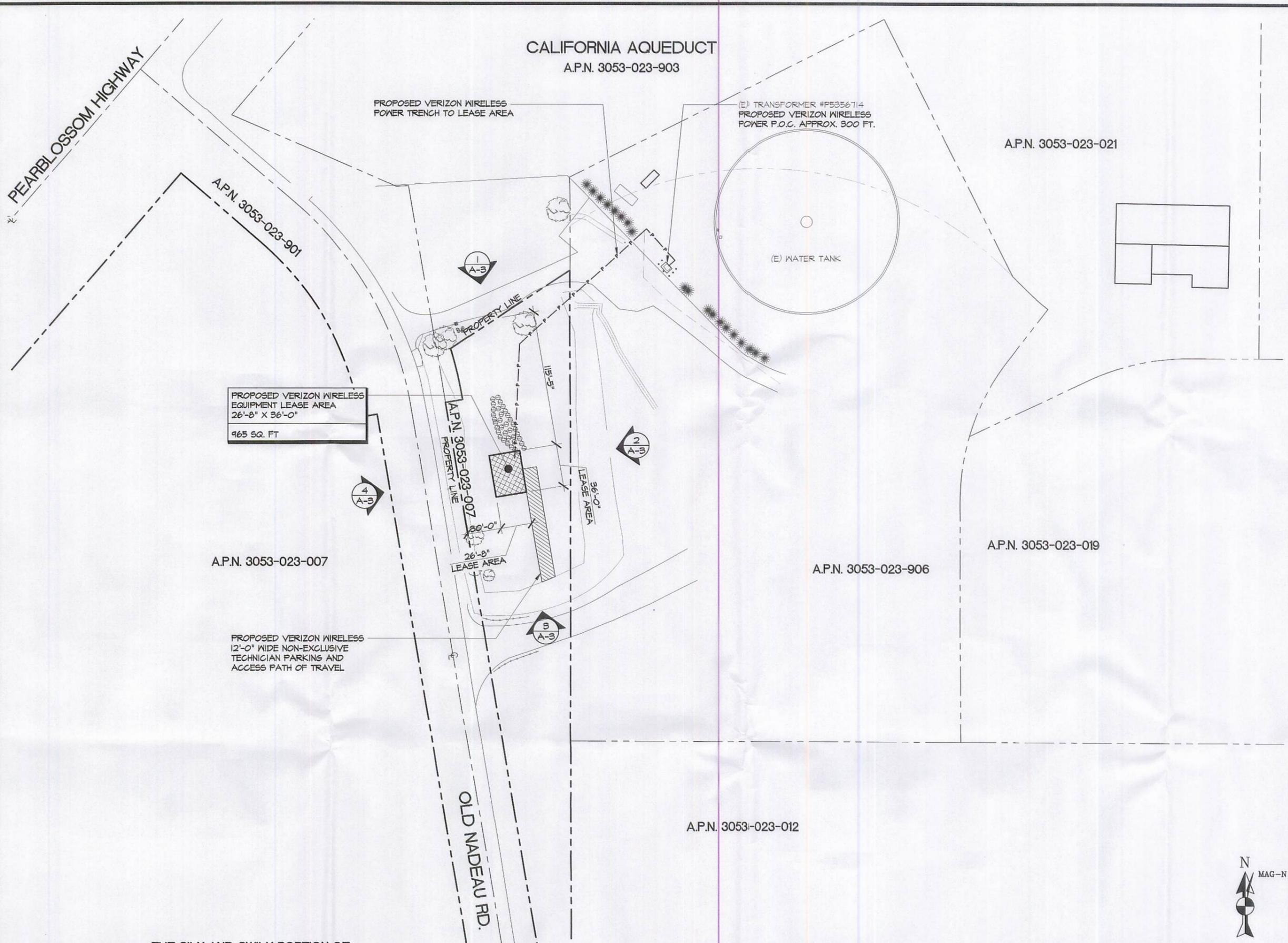
2

EQUIPMENT LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"



1



verizon wireless
 15505 SAND CANYON AVE.
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 3400 VIA OPORITO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL
EXHIBIT "A"
 DEPARTMENT OF REGIONAL PLANNING
 APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
Philip Estro
 AFFIDAVIT OF ACCEPTANCE
 RECEIVED **MAR 08 2012**

ISSUED FOR: ZONING SUBMITTAL
 ISSUE DATE: 02/22/2012
 PROJECT No. FA081103
 DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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2	01/23/12	CLIENT COMMENTS	EA

IRONHORSE
 OLD NADEAU RD. AND
 PEARBLOSSOM HWY.
 PALMDALE, CA

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

ENLARGED SITE PLAN

SCALE @ 11x17: 1" = 80'-0"
 SCALE @ 24x36: 1" = 40'-0"
 0' 20' 40' 80' 1





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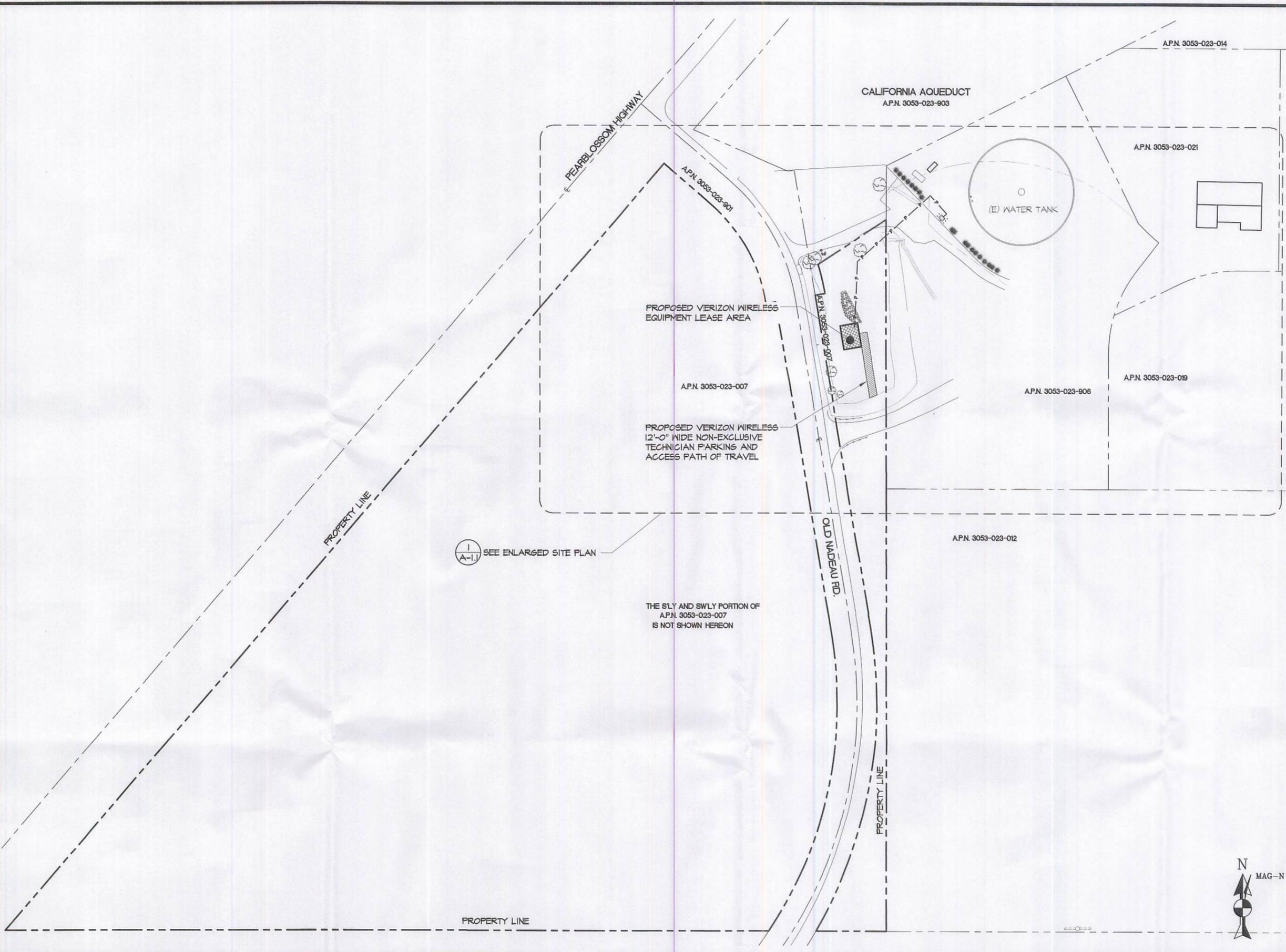
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IRONHORSE
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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1.0



OVERALL SITE PLAN

SCALE @ 11x17: 1" = 140'-0"
SCALE @ 24x36: 1" = 70'-0"
0' 35' 70' 140'

verizonwireless

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PHONE: (949) 838-4139

SEAL



PREPARED BY:

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX JN. 801.068

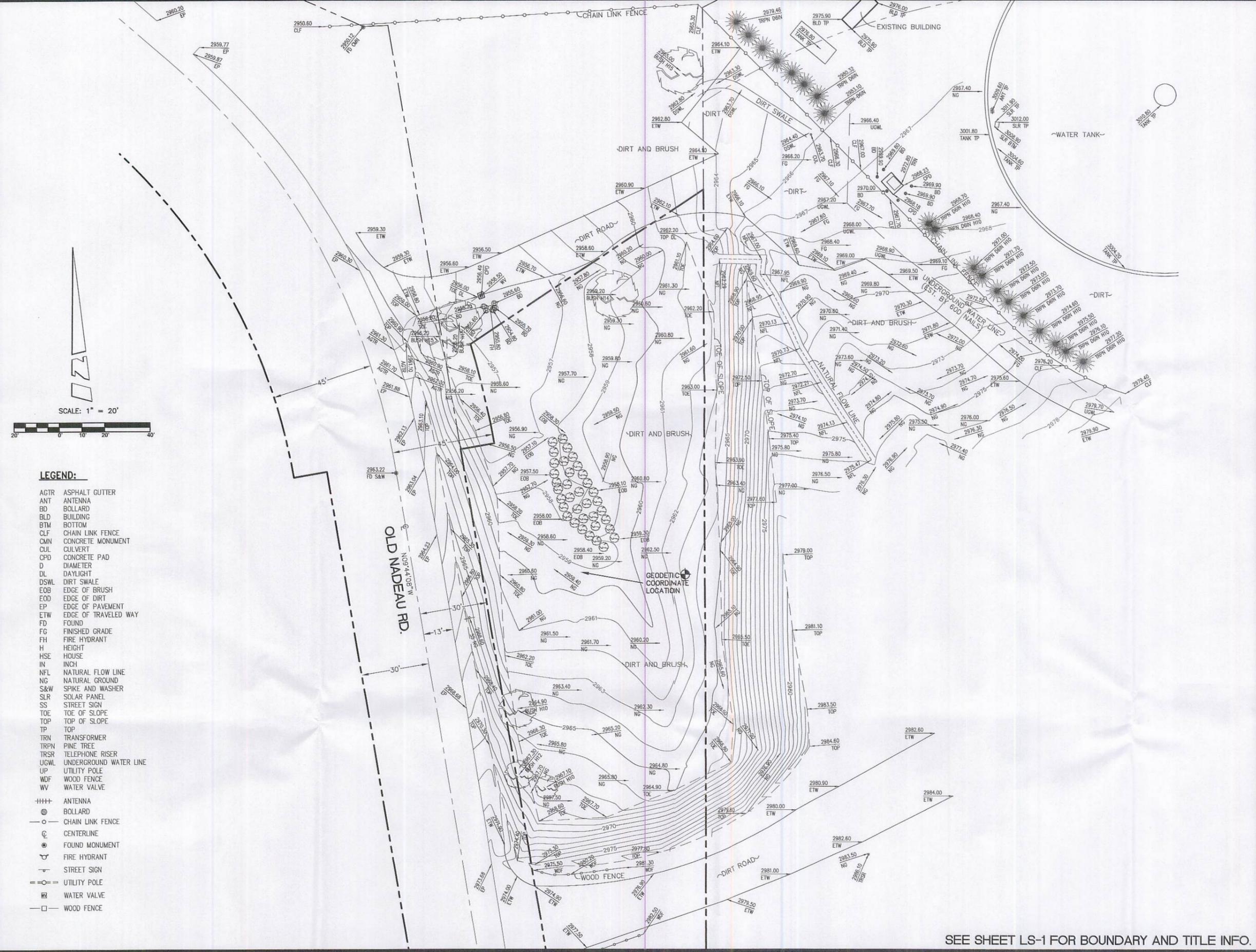
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	01/04/11	ISSUED FOR REVIEW	JA
2	02/01/11	ADDED TITLE INFO.	JA

IRONHORSE
OLD NADEAU RD. &
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-2



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

veri **zon** wireless

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SEAL



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SUBMITTALS

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2	02/01/11	ADDED TITLE INFO.	JA

IRONHORSE
OLD NADEAU RD. &
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

COORDINATES:

LATITUDE 34°32'02.82" N
LONGITUDE 118°05'03.55" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASITECH" G.P.S. RECEIVERS AND ASITECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OLD NADEAU RD., BEING NORTH 09°44'08" WEST PER F.M. 21164-32, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 3053-023-007 FOR CLARITY, THE S'LY AND SW'LY PORTION OF SAID A.P.N. IS NOT SHOWN HEREON

AREA:

18.47± ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 2890"
UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 2890" AS SHOWN ON THE "PALMDALE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 2,892.5 FEET A.M.S.L. (NAVD88)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

1 AN EASEMENT GRANTED TO CITY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY, RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS. A RESOLUTION OF THE BOARD OF SUPERVISORS ON OCTOBER 26, 1931, A PORTION OF OLD NADEAU ROAD AS CONVEYED TO THE COUNTY OF LOS ANGELES BY THE ABOVE DEED RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS, WAS VACATED.

2 PROVISIONS, EASEMENTS, ASSESSMENTS AND RECITALS SET FORTH IN A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PALMDALE IRRIGATION DISTRICT CONCERNING INCLUSION OF SAID LAND WITHIN PALMDALE IRRIGATION DISTRICT, RECORDED FEBRUARY 14, 1963 AS INSTRUMENT NO. 5080 IN BOOK M-1200 PAGE 784, OFFICIAL RECORDS. (BSMTS. FOR WATER PIPELINES, BLANKET IN NATURE OVER SITE PROPERTY)

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING SOUTHEASTERLY TO THE SOUTHEASTERLY LINE OF PEARBLOSSOM HIGHWAY AS DESCRIBED AS PARCELS NO. 25-1 AND NO. 25-9, IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN CASE NO. 707888, SUPERIOR COURT OF LOS ANGELES COUNTY, AND RECORDED JULY 23, 1959 AS DOCUMENT NO. 3495 IN BOOK D-546 PAGE 621 OF SAID OFFICIAL RECORDS, AND LYING SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY LINE OF THE CALIFORNIA AQUEDUCT AS DEED TO THE STATE OF CALIFORNIA, IN DEEDS RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 136 AND 137 AND IN DEED RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 1905 AND 1906, ALL OF OFFICIAL RECORDS.

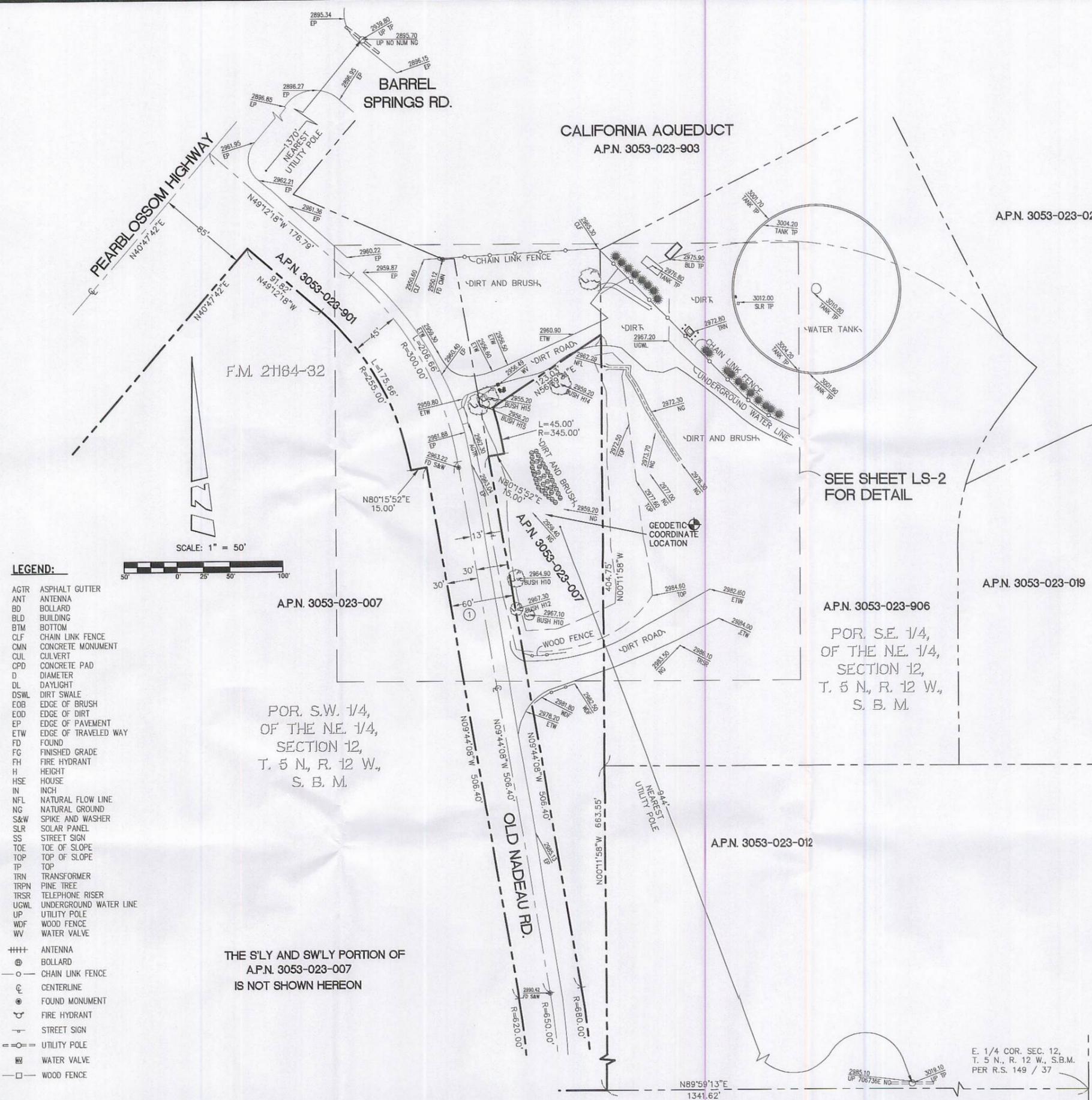
DATE OF SURVEY:

DECEMBER 24, 2010

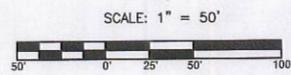
LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

SEE SHEET LS-2 FOR SITE DETAILS



- LEGEND:**
- AGTR ASPHALT CUTTER
 - ANT ANTENNA
 - BD BOLLARD
 - BLD BUILDING
 - BTM BOTTOM
 - CLF CHAIN LINK FENCE
 - CMN CONCRETE MONUMENT
 - CUL CULVERT
 - CPD CONCRETE PAD
 - D DIAMETER
 - DL DAYLIGHT
 - DSWL DIRT SWALE
 - EOB EDGE OF BRUSH
 - EOD EDGE OF DIRT
 - EP EDGE OF PAVEMENT
 - ETW EDGE OF TRAVELED WAY
 - FD FOUND
 - FG FINISHED GRADE
 - FH FIRE HYDRANT
 - H HEIGHT
 - HSE HOUSE
 - IN INCH
 - NFL NATURAL FLOW LINE
 - NG NATURAL GROUND
 - S&W SPIKE AND WASHER
 - SLR SOLAR PANEL
 - SS STREET SIGN
 - TOE TOE OF SLOPE
 - TOP TOP OF SLOPE
 - TP TOP
 - TRN TRANSFORMER
 - TRPN PINE TREE
 - TRSR TELEPHONE RISER
 - UGWL UNDERGROUND WATER LINE
 - UP UTILITY POLE
 - WDF WOOD FENCE
 - WV WATER VALVE
 - ++++ ANTENNA
 - ⊕ BOLLARD
 - CHAIN LINK FENCE
 - ⊙ CENTERLINE
 - ⊙ FOUND MONUMENT
 - ⊙ FIRE HYDRANT
 - STREET SIGN
 - UTILITY POLE
 - ⊕ WATER VALVE
 - WOOD FENCE



THE S'LY AND SW'LY PORTION OF
A.P.N. 3053-023-007
IS NOT SHOWN HEREON

SEE SHEET LS-2
FOR DETAIL

E. 1/4 COR. SEC. 12,
T. 5 N., R. 12 W., S.B.M.
PER R.S. 149 / 37

This grant authorizes the construction, operation and maintenance of an 80 foot high mono-pole wireless telecommunications facility (WTF), subject to the following conditions of approval:

- 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.
- 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 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 of the grant have been recorded as required by Condition Number 6, and until all required monies have been paid pursuant to Condition Number 9.
Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.
- 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 fully 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.
- 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 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:
 - 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.
 - 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 County Code Section 2.170.010.
- 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.
- 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 Registrar-Recorder and County Clerk

("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.

- This grant shall terminate on February 7, 2027. 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 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.
- This grant will expire unless used within 12 months from the date of approval. A single, one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date.
- 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 the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall 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. The deposit provides for eight (8) periodic inspections. Inspections may 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 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.
- Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is given that the Regional Planning Commission ("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.
- All requirements of Title 22 of the County Code ("Zoning Ordinance") shall be complied with unless otherwise set forth in these conditions or shown on the approved plan.
- All structures shall conform to the requirements of the County Fire Department, as applicable.
- All structures shall conform to the requirements of the County Department of Public Works ("Public Works"), as applicable.

- All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by 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.
- In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 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.
- The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain all areas free of litter and debris on the premises over which the permittee has control.
- The subject property shall be developed and maintained in substantial compliance with the plans and photo simulations 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 Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit, or as modified by the Director of Regional Planning.
- All litter and trash shall be regularly collected from the premises and the adjacent sidewalks or right-of-way.
- The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
- Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WFTs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WFTs.
- Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time. Subsequent co-located antenna(s), with no increase in the facility height, may be permitted subject to an approved Revised Exhibit "A" or subject to the regulations or policies in effect at that time.
- Any proposed to co-locate additional antenna on the proposed facility is required to submit written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
- All structures shall conform to the Public Works Division of Building and Safety requirements or other appropriate agency and obtain an encroachment permit if deemed necessary.

- External lighting, including security lighting, shall be on motion sensors, be of low intensity, and fully shielded and directed away from any adjacent residences. Lighting shall not spillover onto adjacent properties. Pole mounted lighting is prohibited pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
- Construction of the facility shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Maintenance or emergency repairs of the facility may occur at any time.
- The project shall be developed and maintained in substantial compliance with the approved plans and photo-simulations marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the Exhibit "A".
- One parking space for maintenance vehicles shall be provided. The space need not be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
- The maximum height of the facility shall not exceed 80 feet above finished grade.
- Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner.
- The mono-pole, antenna array and support structures shall be painted a non-reflective finish in the color of sky grey to blend with the sky and horizon, so as to minimize the visual impact of the facility. The facility shall resemble the photo-simulations presented at the public hearing.
- The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts or materials used to disguise or camouflage the facility shall be maintained and/or replaced within 30 days of notice.
- Upon request, the permittee or operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to demonstrate compliance with the maintenance or removal conditions.
- The Department of Regional Planning conditional use permit number ("CUP No. 201000082") and lease holder contact information shall be displayed on the facility where it can be easily viewed at or near eye level.
- The facility shall be secured by an eight foot high masonry wall and locks or other approved fencing type. Chain linked, chain linked with slats, barbed wire, concertina wire, and other similar types of wire fencing are prohibited.
- New equipment shall be integrated with the approved facility design.
- Appurtenant equipment boxes shall be screened or camouflaged from off-site views.

- The contact name, address and telephone number of the service provider shall be displayed at the subject property.
- Upon termination of this grant or after the construction of this facility, the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. Prior to installation of its facility, the permittee shall post a performance security, satisfactory to the Director of Public Works and provide a copy to the Zoning Enforcement Section of Regional Planning, in an amount to sufficiently cover the cost of 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 at the permittee's expense.

SMT:PE
2/7/12



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



3400 VIA OPORITO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 836-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 02/22/2012
PROJECT No. FA081103
DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	01/05/11	ZONING REVIEW	EA
1	02/03/11	SURVEY UPDATE	EA
2	01/23/12	CLIENT COMMENTS	EA

IRONHORSE
OLD NADEAU RD. AND
PEARLOSSOM HWY.
PALMDALE, CA

SHEET TITLE
CONDITIONS OF
APPROVAL

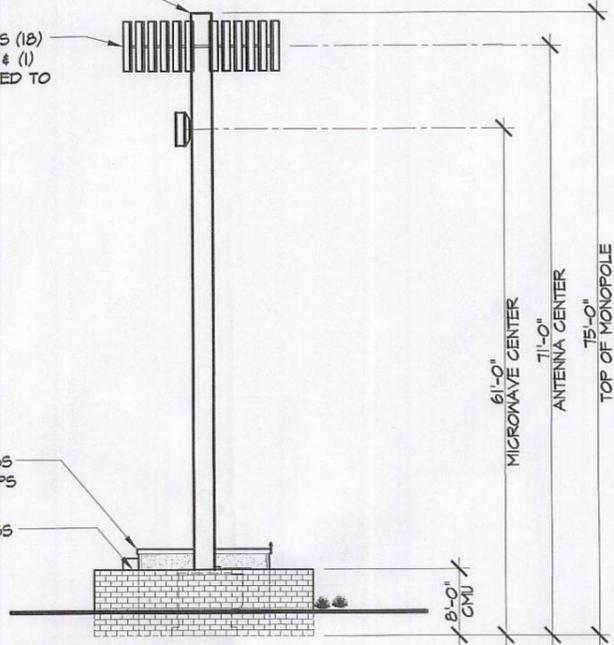
SHEET NUMBER
COA-1

PROPOSED VERIZON WIRELESS
75'-0" TALL MONOPOLE, PAINTED
MATTE SKY GREY

PROPOSED VERIZON WIRELESS (18)
6'-0" TALL PANEL ANTENNAS & (1)
4'-0" DIA. MICROWAVE, PAINTED TO
MATCH MONOPOLE

PROPOSED VERIZON WIRELESS
EQUIPMENT SHELTER W/ (2) GPS
ANTENNA

PROPOSED VERIZON WIRELESS
CMU WALL



SOUTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

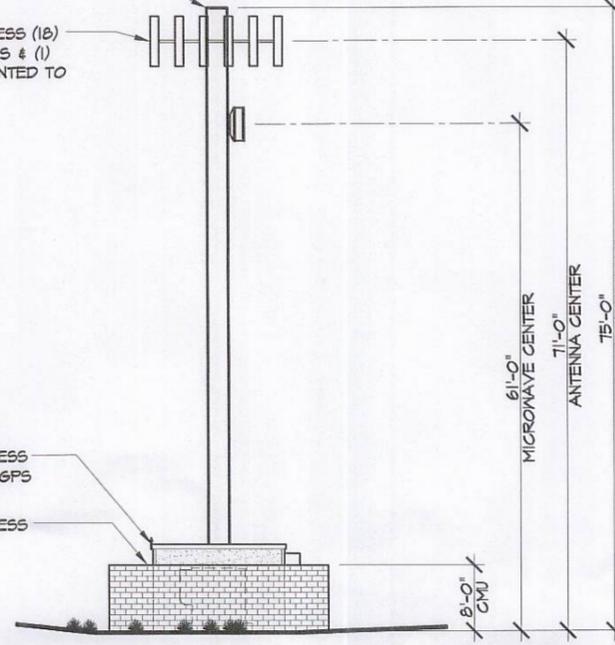
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PROPOSED VERIZON WIRELESS
75'-0" TALL MONOPOLE, PAINTED
MATTE SKY GREY

PROPOSED VERIZON WIRELESS (18)
6'-0" TALL PANEL ANTENNAS & (1)
4'-0" DIA. MICROWAVE, PAINTED TO
MATCH MONOPOLE

PROPOSED VERIZON WIRELESS
EQUIPMENT SHELTER W/ (2) GPS
ANTENNA

PROPOSED VERIZON WIRELESS
CMU WALL



NORTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

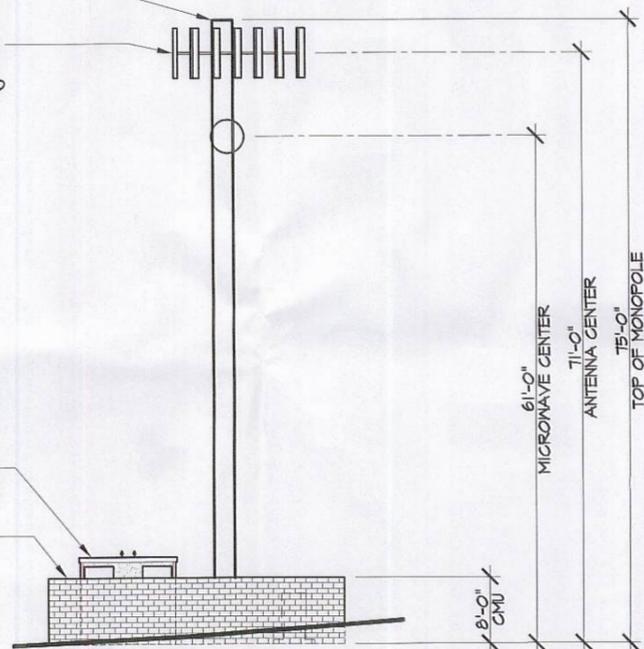
1

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MATTE SKY GREY

PROPOSED VERIZON WIRELESS (18)
6'-0" TALL PANEL ANTENNAS & (1)
4'-0" DIA. MICROWAVE, PAINTED TO
MATCH MONOPOLE

PROPOSED VERIZON WIRELESS
EQUIPMENT SHELTER W/ (2) GPS
ANTENNA

PROPOSED VERIZON WIRELESS
CMU WALL



WEST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

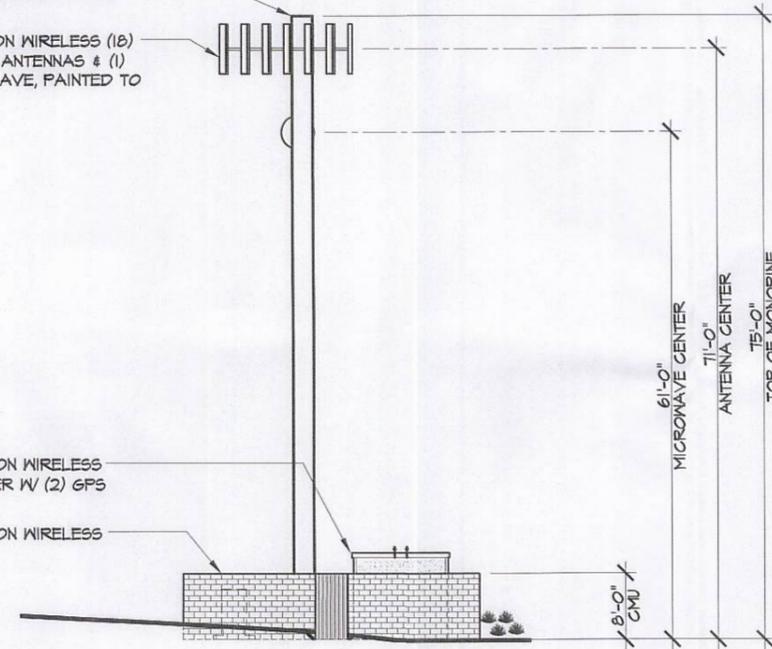
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PROPOSED VERIZON WIRELESS
75'-0" TALL MONOPOLE, PAINTED
MATTE SKY GREY

PROPOSED VERIZON WIRELESS (18)
6'-0" TALL PANEL ANTENNAS & (1)
4'-0" DIA. MICROWAVE, PAINTED TO
MATCH MONOPOLE

PROPOSED VERIZON WIRELESS
EQUIPMENT SHELTER W/ (2) GPS
ANTENNA

PROPOSED VERIZON WIRELESS
CMU WALL



EAST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"

2

verizonwireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING
APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS

SUBMITTED AND THE REPRESENTATIVE OF THE

JURISDICTION TITLE 22 OF THE LOS ANGELES COUNTY CODE IN

EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY

INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSIDERED TO

WARRANT THE VIOLATION OF ANY PROVISION OF ANY COUNTY

ORDINANCE OR STATE LAW.

AFFIDAVIT OF ACCEPTANCE

RECEIVED

2011 0082 CUP

3-8-12

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 02/22/2012
PROJECT No. FA081103
DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

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1	02/03/11	SURVEY UPDATE	EA
2	01/23/12	CLIENT COMMENTS	EA

IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3