



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 5, 2012

Michelle Nguyen
Core Development Services
2749 Saturn Street
Brea, CA 92821

**REGARDING: PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165
8843 PALMDALE BOULEVARD, PALMDALE (SUN VILLAGE), CA 93552
(APNs: 3027-010-028, 3027-010-027)**

Hearing Officer Patricia Hachiya, by her action on **September 4, 2012**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 18, 2012**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

FOIA
Susan M. Tae, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: DPW (Building and Safety); Zoning Enforcement

SMT:amc

CC.060412

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165**

1. **ENTITLEMENT REQUESTED.** The applicant, Verizon Wireless, is requesting a conditional use permit (CUP) to authorize the continued operation, maintenance, and upgrade to a wireless telecommunication facility pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) zone.
2. **HEARING DATE.** A duly-noticed public hearing was held before the Hearing Officer on September 4, 2012.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** Staff presented the case to Hearing Officer Hachiya. The applicant's representative was present and was asked by the Hearing Officer about towing company operations on the subject property. After explaining that the towing company sometimes uses the parking lot, the Hearing Officer requested staff to refer the matter separately to Zoning Enforcement. The Hearing Officer also asked staff to clarify that this CUP replaces and supercedes the previous approval, and staff confirmed that it did. The Hearing Officer closed the public hearing and approved the project.
4. **PROJECT DESCRIPTION.** The applicant, Verizon Wireless, is requesting authorization for the collocation, and the continued operation and maintenance of, an existing, unmanned wireless telecommunication facility (WTF) in the C-3 (Unlimited Commercial) zone, located in the parking lot of a mortuary. Currently, AT&T operates antennas on the tower and the applicant, Verizon Wireless, proposes collocation. The project involves the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot equipment shelter (Verizon Lease Area), containing two GPS antennas and an emergency, diesel-powered generator, located immediately west of the existing, 80-foot-tall telecommunications tower. In total, the facility will contain 21 panel antennas, two GPS antennas, one microwave dish antenna, and two lease areas: the aforementioned 625-square-foot Verizon Lease Area and an existing 900-square-foot AT&T Lease Area. Access to the WTF is from East Palmdale Boulevard via a 12-foot-wide driveway/pathway. The telecommunications tower is disguised as a pine tree, and the new antennas will be fitted with pine socks to match the existing antennas. The purpose of the diesel-powered generator is to provide emergency service to the WTF in the event of power outages. The generator will be remotely activated once weekly for a maximum of 15 minutes for maintenance purposes. To match the existing facility, a chain-link fence will be erected around the Verizon Lease Area. The property is currently surrounded by a CMU block wall that will remain.
4. **LOCATION.** The project is located at 8843 East Palmdale Boulevard, in the unincorporated community of Sun Village, within the Littlerock Zoned District. It is within the Fifth Supervisorial District of Los Angeles County. The project site is

comprised of two parcels, Assessor's Parcel Numbers 3027-010-027 and 3027-010-028.

5. **SITE PLAN DESCRIPTION.** The site plan depicts an irregular, "L"-shaped lot comprised of two parcels containing three existing buildings, including the mortuary, and the existing WTF facility located at the north end of the property. An enlarged site plan layout depicts the proposed, 25-foot by 25-foot Verizon Lease Area, surrounded with a chain-link fence, with an 11.5-foot by 16-foot equipment shelter and a 5-foot by 8-foot emergency generator with spill containment pad. A 4-foot-wide gate provides access to the lease area. Two GPS antennas are depicted on the equipment shelter. The antenna layout plan depicts three "branches," each depicting four panel antennas, for a total of 12 panel antennas, and one microwave dish located directly on the tower. Also depicted is the existing AT&T Lease Area to the immediate east of the monopine tower. The elevations depict the 80-foot-tall monopine and lease area next to an existing 6-foot-tall CMU block wall. The existing AT&T panel antennas are depicted at 72 feet above grade, proposed Verizon antennas are depicted at 54 feet above grade, and the proposed Verizon microwave dish is depicted at 49 feet above grade.
6. **EXISTING ZONING.** The subject site is zoned C-3 (Unlimited Commercial).
 - North: R-A-10,000 (Residential Agricultural – 10,000 Square Foot Minimum Required Lot Area)
 - South: C-3, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)
 - East: C-3, A-1-1
 - West: C-3
7. **EXISTING LAND USES.** The subject site contains a mortuary, appurtenant parking lot, and the existing WTF. Surrounding properties are developed as follows:
 - North: Vacant land and single-family residence.
 - South: Vacant land, gas station and market, storage yard, restaurant.
 - East: Vacant land, auto repair.
 - West: Vacant land, mobilehome park, hardware store.
8. **PREVIOUS CASES/ZONING HISTORY.** CUP No. 200900072 established the existing WTF at the site on January 19, 2010. Ordinance No. 6690 established the C-4 (Restricted Commercial) zone on the subject property on May 17, 1955. Ordinance No. 10,826 reclassified the C-4 zone to C-3 on February 8, 1974.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the "R" (Non-Urban) category of the County General Plan and the "C" (Commercial) category of the Antelope Valley Areawide General Plan (Community Plan). The Commercial land use designation is intended for commercial, office, and retail uses. The existing WTF is a use that is compatible with these intended uses and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the County General Plan are applicable to the proposed project:

- *Public Services Policy 58: "Maintain high quality emergency response services."*

The existing WTF provides cellular service to the neighborhood and such service is often used to make emergency calls. The project will ensure that such service will continue to be available and will be expanded to include Verizon users.

The following policies of the Community Plan are applicable to the proposed project:

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point."*

The existing WTF is considered a utility use and provides telecommunication services to residents and visitors of the Antelope Valley.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The proposed project complies with all applicable requirements of the zoning ordinance and development standards. Being a WTF in the C-3 zone, the only applicable development standard is the required parking. The subject site provides adequate parking for maintenance vehicles.
11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The existing WTF has been present at the site since 2010 and provides telecommunication service to the area for residents and visitors. It is set back 70 feet from 90th Street and 100 feet from Palmdale Boulevard. The mortuary building further shields the lease area from public view, and the WTF tower is designed to blend in with the area as it is designed to resemble a pine tree. The construction and design of the monopine tower was approved by the community in 2010. The project is well served by all necessary and applicable infrastructures, including roads, electricity, and telephone service.
12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Staff received a letter from the Fire Department. The letter stated that the applicant must contact the Fire Department's Petro-Chemical unit prior to the installation of the emergency diesel generator.

13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff received a comment letter from the Antelope Valley Air Quality Management District confirming that the proposed emergency diesel generator is exempt from permits and that there would be no significant impacts to air quality from the generator.
14. **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 and property posting.
15. **PUBLIC COMMENTS.** No comments were received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. As there are no specific policies in County plans related to the placement of WTFs, general interpretations have stated that WTFs are permitted in all areas and zones with a CUP.
16. Therefore, the proposed use will be consistent with the adopted general plan for the area.
17. The WTF has existed at the site since 2010 without incident. It is disguised as a pine tree and blends in well with the surroundings and its initial approval was supported by the community. The mortuary building shields the lease area from public view. While the applicant is proposing the addition of an emergency diesel generator, this generator will feature noise abatement and safety features such as double-walled tank and a spill containment pad. As the generator is exempt from permits from the local air quality management district, emissions impacts from the infrequent activation of the generator will be less than significant. Furthermore, the WTF complies with all applicable development and safety standards, ensuring that impacts to surrounding properties are minimized.

Therefore, the requested use at the location proposed 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.

18. The subject site is located in the parking lot of a mortuary that complies with all setbacks and required development standards. Parking for the WTF maintenance vehicles is available at the site.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The subject site is on the corner of East Palmdale Boulevard and 90th Street East, two major arterial roads. A 12-foot-wide accessing East Palmdale Boulevard provides vehicular access to the WTF.

Therefore, 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.

ENVIRONMENTAL DETERMINATION

20. The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

21. **TERM LIMIT.** 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 fifteen (15) years.
22. **RECORD OF PROCEEDINGS.** 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 North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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 yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of 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/meeting substantiates the required findings for a conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100165 is approved subject to the attached conditions.

SMT:amc
09/04/2012

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01959-(5)
CONDITIONAL USE PERMIT NO. 201100165**

PROJECT DESCRIPTION

The project is for the continued maintenance and operation of an unmanned, wireless telecommunication facility, along with the installation of additional antennas and ancillary equipment, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 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 No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully 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 cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. 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 any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. 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.
7. 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 ("Recorder"). In addition, upon any transfer or lease of the 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 conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 4, 2027.** Entitlement to 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 (6) months prior to the expiration 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 the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. Inspections shall 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. 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 fund 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
11. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. 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, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("Public Works").
15. New panel antennas installed pursuant to this permit shall be camouflaged or disguised to resemble existing panel antennas on the monopine tower.
16. For maintenance purposes, the emergency generator shall be activated only once weekly for a maximum of 15 minutes, and only between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.
17. Prior to the issuance of building permits, the applicant shall contact the County Fire Department Petro-Chemical Unit at (626) 369-0124 for approval of the emergency diesel generator.
18. All structures, walls and fences open to public view shall remain free of graffiti or other 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 notification 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.

19. 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, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
21. This grant authorizes the continued operation and maintenance of the existing unmanned, wireless telecommunication facility, along with the installation of: (1) 12 additional antennas on the tower, (2) one microwave dish on the tower, and (3) a 625-square-foot equipment shelter (Verizon Lease Area), with two GPS antennas and an emergency,

- diesel-powered generator, located immediately west of the 80-foot-tall telecommunications tower.
22. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
 23. Upon completion of the 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) for general population/uncontrolled exposure to such emissions when operating at full strength at capacity. If other WTFs are located on the subject property or adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
 24. 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.
 25. 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 Regional Planning.
 26. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
 27. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
 28. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
 29. 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 shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
 30. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
 31. The maximum height of the facility shall not exceed 80 feet above finished grade.
 32. 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 service provider.

33. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
34. 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/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
35. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
36. The 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.
37. The facility shall be secured by fencing, gates and/or locks.