



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

January 15, 2012

Argineh Mailian  
Core Development Services  
2749 Saturn Street  
Brea, CA 92821

**REGARDING: PROJECT NO. R2012-02494-(4)  
CONDITIONAL USE PERMIT NO. 201200147  
27065 WORKMAN MILL ROAD, LA PUENTE (APN: 8125-021-942)**

Hearing Officer Paul McCarthy, by his action of **January 15, 2013**, 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 the 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 **January 29, 2013. 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 Kristina Kulczycki of the Zoning Permit East Section at (213) 974-6435, or by email at [kkulczycki@planning.lacounty.gov](mailto:kkulczycki@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

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

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

MM:KK

CC 060412

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02494-(4)  
CONDITIONAL USE PERMIT NO. 201200147**

1. **ENTITLEMENT REQUESTED.** The applicant, T-Mobile West Corporation, is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) pursuant to County Code Section 22.24.100 in the A-1-5 (Light-Agricultural – Five Acres Minimum Required Lot Area) Zone.
2. **HEARING DATE.** January 15, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on January 15, 2013 before the Hearing Officer. The applicant's representative, Argineh Mailian presented testimony in favor of the project. There being no further testimony, the Hearing Officer closed the public hearing and expressed his intent to approve the project subject to the conditions recommended by staff and agreed to by the applicant's representative.
4. **PROJECT DESCRIPTION.** The applicant is requesting a CUP for the continued use of an existing 65-foot unmanned WTF disguised as a pine tree within a lease area of 625 square feet. This WTF was previously established by Conditional Use Permit No. 02-198-(4). The WTF is located behind an existing 6-foot tall chain-link fence, at grade, immediately adjacent to a storm drain ditch. Within the lease area, there is a 10'4"x16'4" equipment shelter next to the WTF. The overall height of the monopole is 65 feet, including the pine tree screening. Without the screening the monopole is 60 feet above grade.  
  
The request also includes minor updates to the existing equipment including: removing the existing antennas and replacing them with 6 new antennas, removing the existing Tower Mounted Amplifiers (TMAs) and replacing them with three twin TMAs, and installing one hybrid fiber cable. Two new 6601 equipment racks and one new 19-inch wall mounted rack will be installed within the existing equipment area. The new antennas will be painted to match the existing pine tree and new pine needle antenna socks will be added in order to further disguise the facility.
5. **LOCATION.** The existing WTF is located in the northeastern corner of the property at: 27065 Workman Mill Road, La Puente (Assessor Parcel Number: 8125-021-942) in the Workman Mill Zoned District.
6. **SITE PLAN DESCRIPTION.** The subject property is approximately 451.42 acres and is developed with the Puente Hills Landfill. On the western side of the property is Significant Ecological Area (SEA) #43 Rio Hondo Community College Wildlife Sanctuary. The subject WTF is located on the northeastern side of the property. The facility may be accessed from a dirt road off of Crossroads Parkway South.

7. **EXISTING ZONING.** The subject property is zoned A-1-5 (Light Agricultural Zone – Five Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural Zone – Five Acre Minimum Required Lot Area) in the Workman Mill Zoned District.

Surrounding properties are zoned as follows:

North: City of Industry (Industrial, Commercial, and Industrial-Commercial Overlay) and A-2-5  
South: A-2-5 and O-S (Open Space)  
East: O-S  
West: A-2-5 and M 1 ½-BE (Restricted Heavy Manufacturing and Billboard Exclusion)

8. **EXISTING LAND USES.** The subject property is developed with the Puente Hills Landfill and an existing wireless telecommunications facility.

Surrounding properties are developed as follows:

North: Truck/equipment storage, freight terminal, industrial/warehouse, Puente Hills Material Recovery Facility, offices, medical center, private school, vacant lots, commercial, the 60 Freeway, and a mobile home park  
South: Rose Hills Memorial Park and an electric transmission substation  
East: Puente Hills Landfill and landscaped area  
West: Commercial, church, Rio Hondo College, Rose Hills Memorial Park and power transmission lines

9. **PREVIOUS CASES/ZONING HISTORY.** Ordinance No. 5122 was adopted by the Board of Supervisors on May 25, 1948 and established the A-1-5 zone.

Ordinance No. 5979 was adopted by the Board of Supervisors on June 10, 1952 and established the A-2-5 zone.

Conditional Use Permit No. 2235 authorized the expansion of the landfill.

Conditional Use Permit No. 92-250-(4) authorized the lateral and vertical expansion of the landfill, and Oak Tree Permit No. 92-250-(4) authorized the removal of up to 356 oak trees within the expansion area.

Conditional Use Permit No. 92-251-(4) authorized the construction of a Materials Recovery Facility on the northwesterly side of the property, and Oak Tree Permit No. 92-251-(4) authorized the removal of 4 oak trees to accommodate the construction of the facility.

Conditional Use Permit No. 02-198-(4) established the existing WTF and was approved by the Hearing Officer on December 17, 2002 for a 10-year grant term.

Revised Exhibit "A" No. 201000109 authorized a co-location on the existing WTF including three new panel antennas and three parabolic antennas. The approval also included a new cabinet with a chain link fence enclosure. This permit was originally approved on June 23, 2010, but was never used and will be superseded with the approval of Conditional Use Permit No. 201200147.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the P (Public and Semi-Public Facilities) land use category of the General Plan. The P land use designation is intended for the continued operation, expansion and construction of new public and semi-public facilities, as necessary, to serve current and future County residents. Utilities are listed as one of the public and semi-public uses allowed in areas with this land use designation. The existing WTF is considered a utility and is therefore consistent with the permitted uses of the underlying land use category.

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

*Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Policy 54, Page I-25)*

The existing WTF has access to existing transportation, energy, and utility infrastructure to service the facility.

*Maintain high quality emergency response services. (Policy No. 58, Page I-25).*

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.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a wireless telecommunications facility in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-1 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The existing WTF is unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space adjacent to the WTF to accommodate the necessary routine maintenance vehicles.

The WTF is located behind an existing 6-foot tall chain-link fence. Pursuant to Subdivision & Zoning Ordinance Policy No. 01-2010, all fencing or walls used for

screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. The existing fencing was approved by the Regional Planning Commission as a part of the original Conditional Use Permit approval, prior to the requirement of Policy No. 01-2010.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The WTF was originally approved by Conditional Use Permit No. 02-198-(4) in 2002. No incidents have been reported at this site since then. The last inspection conducted by Zoning Enforcement in 2010 did not report any violations.

There are limited visual impacts caused by the existing WTF because the site blends in with the surrounding landscaping from the landfill on the east, west, and south sides and is buffered from commercial uses to the north by the 60 Freeway. There is a mobile home park 700 feet to the northeast of the WTF and the view of the WTF is obstructed by the 60 Freeway. There is a large slope from the landfill directly south of the facility which helps to blend the monopine into the surrounding landscape. Additionally, the WTF will continue to be disguised as a monopine with all new antennas painted and covered with pine needle socks in order to further conceal them. The area is also characterized by power/utility poles and lines.

The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service. A dirt road provides access to maintenance vehicles and there is adequate space for the parking of such vehicles on the property adjacent to the lease area.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Four comment letters were received including an email from the Department of Public Works stating that they would only need to review the project if the Fire Department requires all-weather access to the WTF. The Department of Public Health and the Fire Department sent responses to Regional Planning indicating that they have no additional comments or requests for this project. The Department of Parks and Recreation (DPR) had concerns that the replacement of antennas would impact the existing County trail, known as the Schabarum-Skyline Trail. DPR was contacted and informed that the WTF is not within the vicinity of the trail, after which DPR withdrew their comment.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** On December 3, 2012, the Significant Ecological Areas Technical Advisory Committee (SEATAC) met to determine: whether there will be an impact to the Rio Hondo College Wildlife Sanctuary SEA #43 by the proposed project, whether SEATAC should review the project, and what kinds of project aspects might require SEATAC review. SEATAC determined that they do not need to review this project and that the project should be approved with no changes to the existing fence. If any changes to the existing fencing are proposed, additional review by the County biologist or SEATAC may be required.

15. **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.
16. **PUBLIC COMMENTS.** No comments have been received at this time.

#### CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the Public and Semi-Public Facilities (P) land use designation of the General Plan. The land use designation is intended for the continued operation, expansion and construction of new public and semi-public facilities, as necessary, to serve current and future County residents. Utilities are listed as one of the public and semi-public uses allowed in areas with this land use designation. The existing WTF is considered a utility and is therefore consistent with the permitted uses of the underlying land use category.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The existing wireless telecommunications facility will continue to provide improved cellular telephone service to the area which will result in fewer dropped calls in times of emergency. Thus, more cell phone reliability and an enhanced level of safety.

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.

19. The project site is approximately 451.42 acres which will easily accommodate the existing telecommunications facility. No expansion of the existing lease area is proposed as part of this project. The facility is disguised as a tree which allows it to blend into the surrounding natural landscaping.

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.

20. The proposed project has access to existing transportation, energy, and utility infrastructure to service the facility.

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.

#### **SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

21. The proposed changes to the existing telecommunications facility will all occur within the existing lease area. No undisturbed areas will be altered with the approval of this permit. The monopole will be disguised as a tree in order to be more compatible with the natural landscaping surrounding the facility.

Therefore, the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

22. No water bodies, watercourses, or tributaries will be affected by the approval of this permit. The only changes to the site are proposed within the existing lease area.

Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

23. No changes to the site are proposed other than minor equipment changes to the existing facility. No changes to the existing fence are proposed.

Therefore, the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

24. No changes to the site are proposed other than within the existing footprint. At the December 3, 2012 meeting, the SEATAC quorum determined that this project does not need to be reviewed.

Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

25. No changes to the existing fencing are proposed. SEATAC members determined that no review is required unless major changes are proposed which will affect wildlife passage.

Therefore, where necessary, fences or walls are provided to buffer important habitat areas from development.

26. All roads leading to the site were previously developed and no changes are proposed.

Therefore, roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

#### ENVIRONMENTAL DETERMINATION

27. The changes to the WTF only involve minor equipment upgrades within the existing lease area. No expansion of the lease space is proposed.

Therefore, the project qualifies as a Categorical Exemption (Class 1 Exemption, Existing Facilities) and 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.

28. **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.
29. **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, 13<sup>th</sup> 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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

- 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.

WITH RESPECT TO THE SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT:

- A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; and
- B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state; and
- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; and
- D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development; and
- E. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- F. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 and 22.56.215 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Categorical Exemption (Class 1 Exemption, Existing Facilities) for this project and certifies 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 No. 201200147 is Approved subject to the attached conditions.

MM:KK  
1/15/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02494-(4)  
CONDITIONAL USE PERMIT NO. 201200147**

**PROJECT DESCRIPTION**

The project is for the continued operation and maintenance of an existing unmanned wireless telecommunications facility disguised as a pine tree and for minor upgrades to the existing equipment subject to the following conditions of approval:

**GENERAL CONDITIONS**

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 January 15, 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 (CUP) 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
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 pursuant to this grant 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 of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. 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.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said 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.
17. 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.

**PERMIT SPECIFIC CONDITIONS – WIRELESS TELECOMMUNICATIONS FACILITY**

18. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
19. Upon completion of the site updates authorized by this permit, the permittee shall make available upon request 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 WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
20. Said facility shall be removed if in disuse for more than six months.
21. 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.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. The maximum height of the facility shall not exceed 65 feet above finished grade.

25. 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.
26. 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.
27. 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. Any and all graffiti shall be removed by the operator or property owner within 48 hours.
28. 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.
29. The Regional Planning project number, CUP number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level. The name, address and telephone number of the service provider shall be displayed on the subject property.
30. The facility shall be secured by fencing, gates and/or locks. Any future changes to the fencing are subject to review to the satisfaction of the County biologist.
31. Antennas shall be painted or covered to match their background (branches or trunk). There shall be ample branch coverage to hide the antennas from view as effectively as possible.

**PROJECT SITE SPECIFIC CONDITIONS**

32. This grant shall authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility and for minor upgrades to the existing equipment
33. Future lease area expansions shall comply with all pertinent requirements of CALTRANS, including submitting engineering and drainage plans to determine whether an encroachment exists. If it is determined that any encroachment within a State right-of-way existing, the applicant shall obtain an Encroachment Permit from the Department of Transportation.

34. The following amendments to this project will require additional Significant Ecological Area (SEATAC) review and a new CUP application:

A. Expanding the footprint of the installation or expanding the disturbed area in the parcel;

B. Activity on the tower for which the Federal Aviation Administration (FAA) requires safety lighting;

C. Installation of a new tower or pole unless the project is for a replacement tower in the same location, with the same height, and the same type of structure;

D. Addition of lighting to what currently exists.

