



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

April 15, 2014

Richard J. Bruckner
Director

AT&T c/o Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills Estates, CA 90274

**REGARDING: PROJECT NO. R2013-01451-(5)
CONDITIONAL USE PERMIT NO. 201300074
32015 THE OLD ROAD, CASTAIC
(APN 2865-001-008)**

Hearing Officer Patricia Hachiya, by her action of **April 15, 2014** 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).

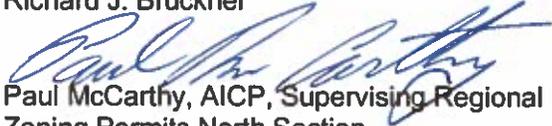
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 29, 2014. Appeals must be delivered in person.**

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 Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or by email at rclaghorn@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


Paul McCarthy, AICP, 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

PM:RWC

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01451-(5)
CONDITIONAL USE PERMIT NO. 201300074**

1. **ENTITLEMENT(S) REQUESTED.** The applicant, AT&T, is requesting a Conditional Use Permit (CUP) to authorize a wireless telecommunications facility (WTF) within an existing self-service storage facility pursuant to the Los Angeles County ("County") Code Section 22.32.070 in the M-1 (Light Manufacturing) Zone.
2. **HEARING DATE.** April 15, 2014
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
A duly noticed public hearing was held on April 15, 2014 before the Hearing Officer. After a presentation by staff, the applicant's representative, Robert McCormick, spoke briefly in support of the request and accepted the draft conditions. There being no further testimony, the Hearing Officer closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.
4. **PROJECT DESCRIPTION.** The applicant, AT&T, is requesting a CUP to authorize a wireless telecommunications facility within the M-1 (Light Manufacturing) Zone. A CUP is required in the M-1 zone for radio towers, including WTFs, pursuant to Sections 22.32.070 and 22.28.260 of the County Code (Title 22). The existing site consists of a self-service storage facility, a permitted use in the M-1 Zone, approved in 1999 by Plot Plan No. 46236. The WTF will consist of the placement of 12 eight-foot panel antennas, two GPS antennas and ancillary radio equipment on a new 65-foot-tall stealth tower, with additional radio cabinets placed within a new 20-foot by 11-foot-5-inch equipment shelter. The equipment will be located within a lease area of approximately 30 feet by 40 feet-6 inches (1,215 square feet). The tower is a mono-eucalyptus designed to resemble a eucalyptus tree. The purpose of the WTF is to close a significant gap in coverage for the applicant's service and to provide 4G/LTE coverage, which is currently non-existent within the coverage area.
5. **LOCATION.** 32015 The Old Road, Castaic, CA 91384 in the Fifth Supervisorial District and within the Castaic Canyon Zoned District and Castaic Area Community Standards District (CSD). The Assessor's Parcel Number is 2865-001-008.
6. **EXISTING ZONING.** M-1 (Light Manufacturing).

Surrounding properties are zoned as follows:

North: M-1

South: R-1-5000 (Single-family residence-5000 square feet minimum lot size)

East: M-1, C-3 (Unlimited Commercial), SP (Specific Plan-Northlake)
West: R-1-5000

7. **EXISTING LAND USES.** The subject property is a self-service storage facility with an on-site manager's residence.

Surrounding properties are developed as follows:

North: RV and boat storage, marine repair, marine storage
South: Single-family residences
East: Freeway, landscape storage, equipment rental and storage, office,
vacant land, senior apartments
West: Single-family residences

8. **PREVIOUS CASES/ZONING HISTORY.** The subject property has been zoned M-1 since August 30, 1968. A site plan review (Plot Plan No. 46236) was approved by the County Department of Regional Planning on May 20, 1999 for a self-service storage facility. The self-service storage use is permitted in the M-1 zone pursuant to Section 22.032.040 B of Title 22.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the IL (Light Industrial) land use category of the Santa Clarita Valley Area Plan ("SCVA Plan"). This designation is intended for light industrial uses, such as the primary use of the property, which is a self-service storage facility. The proposed WTF is also consistent with the land use category.

The following policy of the County General Plan is applicable to the proposed project:

General Plan Public Services Policy 58: "Maintain high quality emergency response services."

Cellular service is often used to make emergency calls. The proposed facility will ensure that such service is readily available in the area, and useable in the case of an emergency.

The following policy of the Community Plan is applicable to the proposed project:

SCVA Plan, Guiding Principles, Infrastructure, Principle 29: "Public infrastructure shall be improved, maintained, and expanded as needed to meet the needs of projected population and employment growth and contribute to the Valley's quality of life."

AT&T is a licensee authorized by the Federal Communications Commission (FCC) to provide wireless services in the region and to establish a network of WTFs in the metropolitan area and beyond. Although this facility is not

considered to be public infrastructure, it will provide a benefit to the general public by significantly improving cell phone service in the vicinity and closing a significant gap in coverage. This will facilitate communications in the area and will increase public safety by allowing the public to contact emergency service providers much more quickly and easily than is currently possible in the area. It will help to improve the telecommunications infrastructure of the area and will benefit the large and growing number of users of cell phone technology. The improvement in service is consistent with guiding principles of the SCVA Plan.

10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Sections 22.32.070 and 22.28.260 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone M-1, provided that a CUP is first obtained. Section 22.32.070 (Zone M-1) does not list this use, but it states that any use listed in Section 22.28.260 (Zone C-M) is also allowed with a permit in the M-1 Zone, subject to the same limitations and conditions set forth therein. Because the use is listed as a use subject to a permit (CUP) in 22.28.260, it is also allowed with a CUP in Zone M-1.

In addition, the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities). The cell phone tower will be 65 feet in height, below the maximum 75-foot limit, and will be designed and camouflaged to appear as a Eucalyptus tree, and at a distance will be similar in appearance to other existing trees in the vicinity. The WTF equipment shed will be hidden from public view as seen from The Old Road because of the existing self-storage buildings along the street frontage. Much of the tower will be visible from surrounding areas, although its visual impact will not be significant because it will be camouflaged as a eucalyptus tree, blending in with other nearby trees.

The existing self-service storage facility is subject to the development standards of Section 22.52.1320 of the County Code. The site plan approved under Plot Plan No. 46236 in 1999 was found to be in compliance with these standards and the property continues to comply with the development standards based on a site visit conducted on September 26, 2013. The self-service storage facility will continue to remain in compliance with the standards after development of the WTF based on the proposed site plan. A minimum of 14 parking spaces are required for the property, based on one parking space per 7,000 square feet of gross storage building area, plus two spaces for the manager's unit. The gross storage building area is 85,904 square feet, requiring 12 parking spaces. Two parking spaces are required for the manager's unit. No additional spaces are required for the new WTF. The number of parking spaces provided is 17, including two spaces in the garage attached to the manager's unit. One space is a van-accessible handicapped space compliant with Americans with Disabilities Act requirements.

Pursuant to Section 22.44.137.D.12 of the County Code, establishments in the Castaic Area Community Standards District (CSD) are subject to the following development standards: WTFs shall be required to co-locate. Ground-mounted WTFs shall be designed to resemble trees and building-mounted WTFs shall match, as near as possible, the color of the building and its architecture. The proposed WTF is ground-mounted and designed to resemble a tree. There are no other existing WTFs in the vicinity, so co-location at an existing facility is not possible.

- 11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property is located west of the Golden State Freeway (Interstate 5) and east of the Old Road. Existing uses within 500 feet of the subject property include a neighborhood of single-family residences to the west on the other side of The Old Road. Light industrial uses, including boat and RV storage, a tow yard, self-storage, waste container storage, equipment rental and storage, and landscape storage are located on the parcels to the north and east on the other side of the freeway. There is also an existing office use and senior apartments to the east of the freeway within 500 feet of the subject property.

The proposed WTF design is appropriate for the site and area. The WTF equipment is located within a self-storage facility. The equipment shed and lower part of the tower will be obscured by the self-service storage facility buildings, although much of the tower will be visible from surrounding areas. The facility will be visible from off-site from surrounding locations, but since it will be camouflaged and designed to appear as a eucalyptus tree, it will largely blend into the surroundings and will not have a significant visual impact. The WTF will not be detrimental to the surrounding community. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. This WTF will enable emergency phone calls, which is important since it is adjacent to an interstate highway exit where stranded motorists and others facing emergencies will be able to call for emergency assistance with the improved cell phone coverage. It is also in a Very High Fire Hazard Severity Zone, so the improved coverage will assist in responding to fires in an area with heightened fire danger. The additional coverage will be beneficial for residents and emergency personnel, such as the County Fire and Sheriff's Departments.

- 12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County Fire Department Fire Prevention Division-Land Development Unit cleared this project for public hearing after reviewing the site plan and finding the driveway access to be adequate. No other comments were received.

- 13. 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.

14. **PUBLIC COMMENTS.** Staff has not received any comments at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The project site is located within the Light Industrial land use category in the SCVA Plan. This designation is intended for light industrial uses, such as the self-service storage facility on the subject property, as well as supportive commercial uses. Specific allowable uses and development standards in this category are determined by the underlying zoning designation. The proposed WTF is consistent with the Light Industrial land use designation as the facility conforms to the applicable plan policies and is a conditionally permitted use in the underlying zoning designation. Therefore, the proposed use is consistent with the adopted general plan for the area.

16. The proposed WTF will be installed within an existing self-service storage facility. The proposed WTF is in compliance with all of the provisions of the County Code and Federal guidelines regarding Wireless Facilities. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and airborne emissions. The cellular site does not require water or sanitary facilities and generates no wastewater. Further, the facility is well set back from the property line and is within a restricted access storage facility, thus posing no public health, safety or general welfare hazard. Adequate Fire Department access is maintained in the driveways adjoining the WTF. The WTF provides important communications infrastructure needed for public safety, especially for emergency communications. It improves the general welfare of the area by facilitating cellular telephone communications. It shall operate in compliance with all applicable regulations, including Federal Communications Standards and will not have any detrimental health effects or other detrimental effects on the community.

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.

17. The proposed site is part of a large self-storage facility and the WTF takes up only a small portion of the parcel, allowing sufficient space for parking, loading, access, and the primary self-storage use of the site. The parcel is adequate in size for the current use on the parcel and the new WTF.

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

18. The facility will be unmanned and will have no impact on traffic. The proposed facility is located adjacent to the I-5 Freeway and has adequate access. The property takes access from The Old Road. The existing service facilities in the area are adequate to accommodate this use, and the new WTF use will not burden the existing infrastructure.

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 pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

19. **ENVIRONMENTAL DETERMINATION.** The property is not in an environmentally sensitive area and the site is already developed. The addition of the proposed WTF will not substantially alter the existing environment of the site and the proposed structures are small in area. The WTF will be required to comply with all federal, state, and county requirements for such facilities. Staff has determined that the project is categorically exempt under CEQA.

Therefore, the project qualifies as a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) 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.

20. **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.
21. **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 Zoning Permits 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

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

HEARING OFFICER/DIRECTOR ACTION:

- 1. The Hearing Officer determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 3 – New Construction or Conversion of Small Structures categorical exemption.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 201300074 is **APPROVED** subject to the attached conditions.

ACTION DATE: April 15, 2014

PM:RWC
4/15/14

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01451-(5)
CONDITIONAL USE PERMIT NO. 201300074**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (CUP) to authorize a wireless telecommunications facility (WTF) within the M-1 (Light Manufacturing) Zone. The WTF will consist of the placement of 12 eight-foot panel antennas, two GPS antennas and ancillary radio equipment on a new 65-foot-tall stealth tower, with additional radio cabinets placed within a new 20-foot by 11-foot-5-inch equipment shelter. The equipment will be located within a lease area of approximately 30 feet by 40 feet-6 inches (1,215 square feet). The tower is a mono-eucalyptus designed to resemble a eucalyptus tree. This project is 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 reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate reasonably 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 April 15, 2029.** 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 to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. 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").
15. 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.
16. 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 use 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.

17. 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 by June 15, 2014.
18. 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.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the installation, operation, and maintenance of a proposed unmanned WTF and appurtenant equipment within a self-service storage facility as shown on the plans marked Exhibit "A".

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon request, the permittee shall provide 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.
22. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WTFs in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request 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 upon request.

24. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works and other appropriate agencies.
25. 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.
26. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be maintained as depicted in the photographs presented at the public hearing.
27. The maximum height of the facility shall not exceed 65 feet above grade.
28. The permittee shall maintain current contact information, including contact name, address, and telephone number, with the Zoning Enforcement Section of Regional Planning.
29. 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 building and the immediately surrounding environment.
30. 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 by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. Upon termination of this grant or if 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.