



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

October 6, 2015

Richard J. Bruckner
Director

Sarah Freed Goldman, Expedite Manager
Synergy Development Services, Inc.
7543 Woodley Avenue, Suite 201
Van Nuys, CA 91406

**REGARDING: PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023
26730 TAPIA CANYON ROAD (2865-021-019)**

Hearing Officer Bruce Durbin, by his action of **October 6, 2015**, 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 **October 20, 2015**. **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. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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 Gretchen Siemers of the Zoning Permits North Section at (213) 974-6443, or by email at gsiemers@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


Rob Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)
c: DPW (Building and Safety); Zoning Enforcement; Others as applicable

RG:GS

CC.060412

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500023 ("CUP") on October 6, 2015.
2. The permittee, T-Mobile ("permittee"), requests the CUP to authorize the continued use, operation, and maintenance of an existing wireless telecommunication facility ("Project") on a property located at 26730 Tapia Canyon Road in the unincorporated community of Castaic ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone and the Castaic Area Community Standards District, pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The Project Site is 0.4 gross acres in size and consists of one lot. The Project Site is landlocked, rectangular in shape with sloping topography, and is developed with two existing wireless telecommunication facilities ("WTFs").
4. The Project Site is located in the Castaic Canyon Zoned District and the Castaic Area Community Standards District ("CSD"). The Project Site is currently zoned A-2-2.
5. The Project Site is located within the RL5 (Rural Land, One Dwelling Unit per Five Acres) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-5 (Heavy Agricultural, Five Acre Minimum Lot Area)
 - South: A-2-5
 - East: A-2-2
 - West: A-2-5
7. Surrounding land uses within a 500-foot radius include:
 - North: Single family residences
 - South: Vacant land, single family residences
 - East: Single Family residences, Castaic Creek
 - West: Single Family residences, Vacant land
8. The Project Site has been zoned A-2 since 1957. The site has historically been used as an oil field. Various oil-related permits have been issued for the site. In addition to the WTF that is the subject of this permit, another WTF exists on the site and was permitted through Permit No. CP99252; this permit expires in 2021. On August 2, 2005, Project No. R2005-00233 authorized the construction, operation and

maintenance of the subject wireless facility, a 67-foot tall monopine. Several Revised Exhibit "A"'s have been approved for equipment upgrades to the Project since the CUP approval. The original approval included standard conditions for wireless facilities, as well as the planting of two 24-inch box live pine trees adjacent to the lease area to aid in the camouflage of the WTF, and a requirement that the facility be painted neutral colors except black to blend with the surroundings. The operator has not complied with the latter conditions, as some of the cabinets are black and no trees were planted; however no zoning enforcement action has been taken. The applicant has agreed to remedy these conditions, insofar as feasible, in the permit that is the subject of this application.

9. The site plan for the Project depicts the existing WTF with new antenna configuration and aesthetic upgrades. The plan shows the access road to the site from Tapia Canyon Road and the lease area for the subject monopine located approximately 40 feet to the southeast of the existing monopole that is the subject of Permit No. CP99252. The approximately 160 square foot lease area is enclosed by an 8-foot-tall chain link fence with new neutral colored slats. The existing equipment shelter and boxes are indicated as neutral colored. The technical upgrades include:
 - a. Removal of existing collar mount and replacement with new collar mount to accommodate new 8-foot antenna;
 - b. Movement of existing air antenna;
 - c. Addition of three antennas;
 - d. Painting of cabinets to a neutral color;
 - e. Installation of neutral colored chain link slats in existing fencing;
 - f. New antennas to be covered in socks to match existing antennas;
 - g. Painting of RRUs to camouflage;
 - h. Installation of new antenna mounting bracket; and
 - i. Upgrade of electrical inside cabinet.
10. One unpaved parking space is provided adjacent to the WTF for monthly maintenance visits.
11. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued use of an existing wireless facility, with negligible or no expansion of use beyond that which was previously existing.
12. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
13. No communication from the public was received prior to the Hearing Officer's public hearing regarding the Project.

14. A duly noticed public hearing was held on October 6, 2015 before the Hearing Officer. The applicant's representative, Sarah Freed, presented testimony in favor of the request and indicated that she agreed to the conditions, and noted that the Draft Findings were incorrect as to the number of new antennas proposed with the application. There being no further testimony, the Hearing Officer closed the public hearing, found the Project to be exempt from CEQA and approved the Project.
15. The Hearing Officer finds that the project site is located within the RL5 (Rural Land, One Dwelling Unit per Five Acres) land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan ("General Plan"). This land use designation is intended for low density rural uses. The existing WTF is a utility that will continue to serve the community while not contributing to density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Castaic. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.

In addition, a number of General Plan policies are applicable to the Project. The following policies of the General Plan are applicable to the Project:

- a. "Promote the full use of existing service systems in order to gain maximum benefit from previous public investments" (Policy 54, Page 1-25). The existing WTF has access to existing transportation, energy and utility infrastructure to service the facility.
- b. "Maintain high quality emergency response services" (Policy 58, Page 1-25). The existing WTF provides cellular service to the surrounding community and such service is often used to make emergency calls. The project will ensure that such services will continue to be available.

The following goals and policies of the Area Plan are applicable to the Project:

- c. Policy LU-4.3.2: "Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents." The existing WTF, with proposed upgrades, will support the business development in the area by providing adequate communication for businesses and customers.
 - d. Objective LU-6.1: "Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers and streams." The hillside location of the Project is not a designated significant ridgeline; however, the proposed aesthetic upgrades included in the Project support the goal of beautifying the area, by disguising the infrastructure as a tree.
16. The Hearing Officer finds that wireless telecommunications facilities are not a recognized use in the Zoning Code, however, the use that is most closely related to a WTF in the Zoning Code is a radio or television tower. Radio and television towers are permitted in the A-2-2 Zone under Section 22.24.100 of the Zoning Code, subject to the issuance of a CUP pursuant to the provisions of Part 1 of Chapter 22.56.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The director may impose an amount of parking spaces that he or she finds to be adequate to prevent traffic congestion and excessive on-street parking. The existing WTF will be unstaffed and will require periodic maintenance visits only. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by the existing unpaved area.

All other applicable development standards would be met by the WTF. The Project does not impede the compliance of any development standard in the A-2 zone. All required setbacks are met with the Project.

Section 22.22.137 of the County Code, the Castaic Area CSD, outlines specific land use and development standards for the community. The CDS specifies that ground mounted wireless telecommunication facilities shall be required to co-locate and shall be designed to resemble trees. The Project is consistent with this requirement and is not in conflict with any other applicable provision of the CSD.

17. The Hearing Officer finds that the Project is for the continued use, operation, and maintenance of a WTF on a mostly undeveloped parcel. The project's relatively small size, location on a large lot, as well as the physical appearance of the project as a disguised pine tree, is compatible with the area.

The Project Site is adequately sized to accommodate maintenance vehicles for the WTF, and as such the project will not overburden the area with traffic, nor will other public or private services be impacted by the project. Access to the property is via a private road from Tapia Canyon, a local public street.

The Project Site is served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.

18. The Hearing Officer finds that the requested use at the existing location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The existing WTF 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.

19. The Hearing Officer finds that the Project 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. This is due to the fact that the existing WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties. In addition, the permittee is modifying the existing design to add neutral colored chain link slats and paint the existing cabinets neutral colors to aid the camouflage of the WTF.

20. The Hearing Officer finds that the Project 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. This is due to the fact that the WTF has access to existing transportation, energy and utility infrastructure to service the facility. The existing local street, Tapia Canyon Road, adequately services the use to accommodate the infrequent service visits.
21. The Hearing Officer finds that the WTF's stealth design has been compromised due to equipment upgrades and weather, and that advances in monopine design have been made since the WTF was initially approved. Therefore, the Project shall be conditioned to require pine needle "socks" to be installed on each of the antennas to further disguise the WTF as a pine tree. In addition, the Project's conditions shall include the aforementioned neutral colored chain link slats as well as repainting the existing black cabinets to a neutral color.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to fifteen (15) years.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Castaic Area community. On August 26, 2015, a total of 4 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 20 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties.
24. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES that:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.

- C. 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.
- D. 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 HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500023, subject to the attached conditions.

Action Date: October 6, 2015

RG:GS
9/23/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00507-(5)
CONDITIONAL USE PERMIT NO. 201500023**

PROJECT DESCRIPTION

The project is the continued use, operation and maintenance of an existing 67-foot tall wireless facility disguised as a pine tree, with associated equipment and aesthetic upgrades, 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 October 6, 2030.** 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 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 telecommunication 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 \$1,800.00. 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 the Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of 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 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 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 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 6, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATION FACILITIES:

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide 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.
21. Insofar as is feasible, the permittee 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 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.
23. 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.
24. No exterior lighting is approved in conjunction with the Project.

25. 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.
26. One unpaved parking space for maintenance vehicles shall be provided. Maintenance vehicles shall not block access roads.
27. The maximum height of the facility shall not exceed 67 feet above finished grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. 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.
30. 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.
31. 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.
32. The facility shall be secured by fencing, gates, and/or locks. All fencing or walls used for screening or securing the facility shall be composed chain link with neutral colored slats.
33. Upon termination of this grant or after the construction of this facility, 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.
34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. Protruding antennas shall be covered in pine needle "socks" to match simulate branches; antennas close to the monopine trunk shall be painted and texturized to match the trunk. The antennas shall not extend beyond the conical shape of

monotree branches. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

36. Appurtenant equipment boxes shall be painted to match the surroundings in a neutral color, not including black or white.

PROJECT SITE SPECIFIC CONDITIONS

37. This grant shall authorize the continued use, operation, and maintenance of a wireless telecommunication facility and associated new equipment and aesthetic upgrades. The new equipment and aesthetic upgrades include:
- a. Removal of existing collar mount and replacement with new collar mount to accommodate new 8-foot antenna;
 - b. Movement of existing air antenna;
 - c. Addition of three antennas;
 - d. Painting of cabinets to a neutral color;
 - e. Installation of neutral colored chain link slats in existing fencing;
 - f. New antennas to be covered in socks to match existing antennas;
 - g. Painting of RRUs to camouflage;
 - h. Installation of new antenna mounting bracket; and
 - i. Upgrade of electrical inside cabinet.

RG:GS
9/23/15