

Hearing Officer Transmittal Checklist

Hearing Date
11/3/15
Agenda Item No.
4

Project Number: PROJECT NO. R2015-02146-(5)
Case(s): CONDITIONAL USE PERMIT NO. 201500083
Planner: Gretchen Siemers

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Maps
- Project Narrative
- Alternative Sites

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2015-02146-(5)

HEARING DATE

November 3, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500083

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

7/15/2015

PROJECT DESCRIPTION

New wireless telecommunication facility consisting of a 49-foot-tall monopine and associated ground-level equipment on a new concrete slab.

LOCATION

41501 20th Street West, Quartz Hill

ACCESS

20th Street West

ASSESSORS PARCEL NUMBER(S)

3111-010-039, 3111-010-040

SITE AREA

Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2

ZONE

A-2-2 (Heavy Agricultural, Two Acre Minimum Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.170 (A-2 Zone Development Standards)

CASE PLANNER:

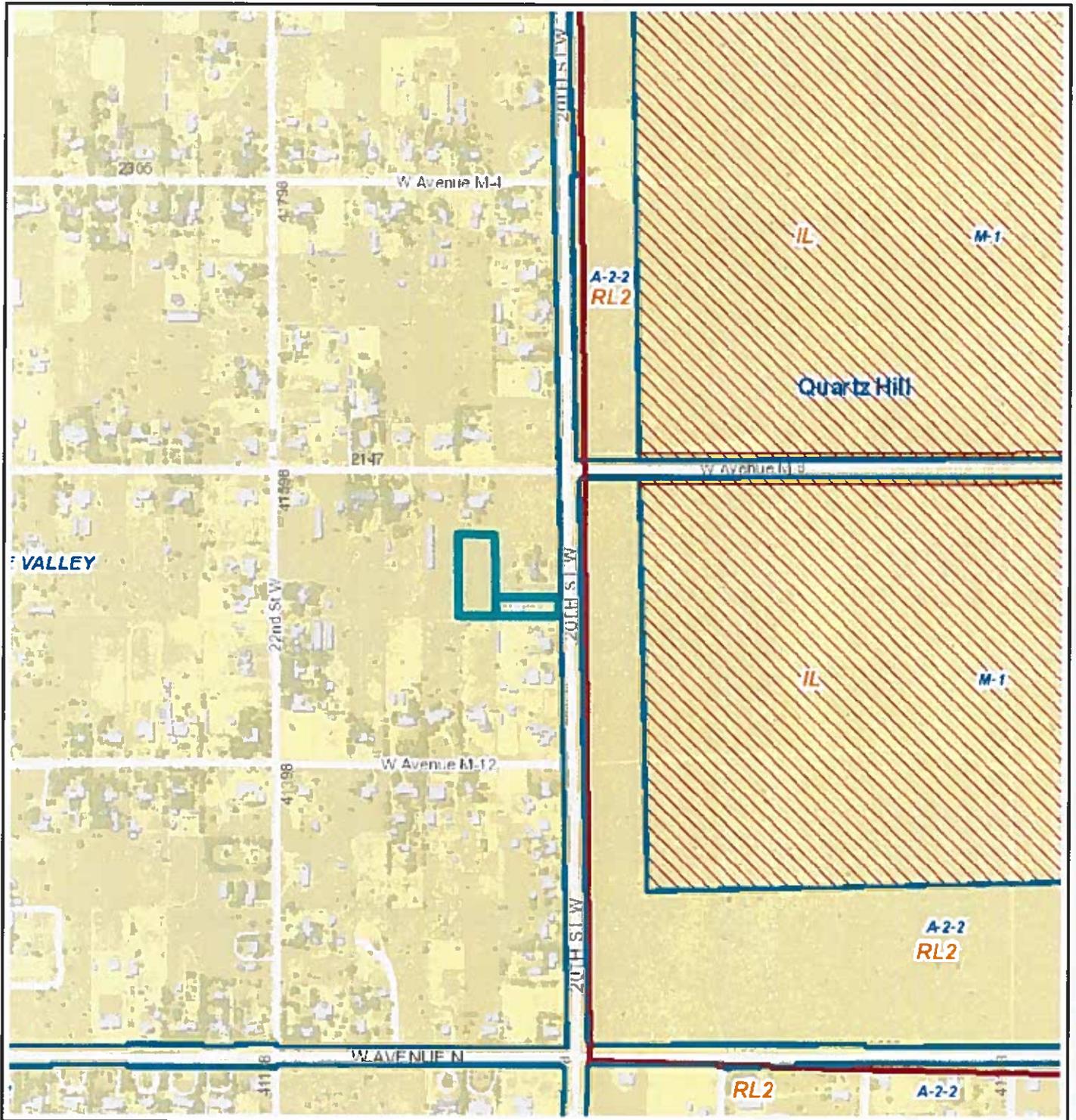
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PROJECT NO. R2015-02146-(5)CONDITIONAL USE

Printed: Oct 26, 2015



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ENTITLEMENTS REQUESTED

The permittee, Verizon Wireless ("permittee"), requests a Conditional Use Permit ("CUP") to authorize the construction, operation, and maintenance of a new wireless telecommunication facility ("Project") on a property located at 41501 20th Street in the unincorporated community of Quartz Hill ("Project Site") in the A-2-2 (Heavy Agriculture—Two Acre Minimum Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.

PROJECT DESCRIPTION

The site plan for the Project depicts a 49-foot-tall wireless telecommunication facility ("WTF") monopine with twelve, 8-foot panel antennas, twelve remote radio units, and three ray-caps, situated between three sectors with four antennas each. Ancillary equipment is located inside a new lease area surrounded by an 8-foot-high chain-link fence enclosure, and includes utility cabinets, a transformer, and a fixed-stand by generator, on a concrete slab within the enclosure. The Project Site consists of two legal lots (Assessor's Parcel Nos. 3111-010-039 and 3111-010-040) with flat topography. Access to the Project Site is via 20th Street West to the west, and a proposed access road on the southern border of Assessor's Parcel No. 3111-010-039.

Surrounding properties are zoned as follows:

North: A-2-2
South: A-2-2
East: A-2-2, M-1 (Light Manufacturing)
West: A-2-2

EXISTING LAND USES

The subject property is developed with a water tank for a private residential water company.

Surrounding properties are developed as follows:

North: Single-family residences
South: Single-family residences
East: Single-family residences, vacant land
West: Single-family residences

PREVIOUS CASES

One previous zoning case was approved for the Project Site. Conditional Use Permit No. 200900059 authorized the construction, operation and maintenance of a WTF consisting of six panel antennas located within a 12 foot high, 16 foot diameter artificial boulder and a 240 square foot prefabricated equipment shelter with a microwave dish mounted on it. The CUP was unused and expired on July 6, 2008. A Certificate of Compliance (No. 200600170) was recorded on April 17, 2006, which established the legality of the lots.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Los Angeles County Environmental Document Reporting Procedures and Guidelines, because the Project involves the construction of a less than 300-square foot structure in a rural area. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Project Site is located within the RL2 (Rural Land, One Dwelling Unit Per Two Acres) land use category of the Antelope Valley 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 WTF is a utility that will serve the community while not contributing to increasing density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Quartz Hill. Therefore, the WTF is consistent with the permitted uses of the underlying land use category. In addition, some General Plan policies are applicable to the proposed project. The following policies of the General Plan are applicable to the proposed 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 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 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 policies of the 2015 Antelope Valley Area Plan are applicable to the Project:

- a. Policy PS 7.3: Strive for a timely response to every call for service. The WTF assists in the providing timely responses to emergency calls for services by providing location-tracking equipment to aid Fire/Life/Safety agencies in locating calls for service.
- b. Policy ED 1.14: Promote appropriate types of residential development in the vicinity of existing communities and town centers that are in reach of existing infrastructure and utilities. The Project is located in the existing community of Quartz Hill, and will connect to existing utilities and infrastructure.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2-2 Zone are subject to the following development standards:

- Front, side and rear yards shall be provided as required in Zone R-1.
- Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The Project is consistent with these development standards. In addition, wireless telecommunications facilities are not a recognized use in the County Code, however, the use that is most closely related to a WTF in the County 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 County 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 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 an uncovered, unmarked space adjacent to the equipment shelter.

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-2-2 Zone. All required setbacks are met with the proposed project.

The Project is consistent with Department of Regional Planning Policy No. 01-2010, Wireless Telecommunication Facilities, except that the Project includes chain-link fencing. As agreed to by the applicant, the Project is recommended to be conditioned to require CMU-block wall enclosure, in place of chain-link fencing.

Site Visit

Staff visited the site on September 15, 2015. The property was well-maintained and no zoning violations were observed.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The Project is for the construction, operation, and maintenance of a WTF on a parcel containing a water tank for a private residential water company. 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, are 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 20th Street West, a local public street. The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service. However, due to the fact that the Project Site consists of two leased parcels, the Staff recommends that the Project be conditioned to require

the Permittee tie the lots together, or record an access easement to the satisfaction of the County Fire Department, to ensure ongoing access to both parcels.

The Project will be consistent with the adopted general plan for the area. The Project Site is located within the RL2 (Rural Land, One Dwelling Unit Per Two Acres) land use category of the Antelope Valley Area Plan, a component of the General Plan. This land use designation is intended for low density rural uses. The WTF is a utility that will serve the community while not contributing to density or urbanization of the area. The WTF primarily serves residents in the Quartz Hill community. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.

The Project 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. The WTF will 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.

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 WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties.

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, 20th Street West, adequately services the use to accommodate the infrequent service visits.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time. The Project was analyzed for consistency with the Department of Public Health's requirements for emergency stand-by generators, and met said requirements.

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, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received one letter from the Quartz Hill Town Council supporting the Project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends approval of Project Number R2015-02146-(5), Conditional Use Permit No. 201500083, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. 201500083 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Gretchen Siemers, Zoning Permits North Section
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

RG:GS
10/26/15

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02146-(5)
CONDITIONAL USE PERMIT NO. 201500083**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500083 ("CUP") on November 3, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a new wireless telecommunication facility ("WTF") ("Project") on a property located at 41501 20th Street in the unincorporated community of Quartz Hill ("Project Site") in the A-2-2 (Heavy Agriculture—Two Acre Minimum Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The Project Site is 2 net acres in size and consists of two legal lots. The Project Site is "L"-shaped with flat topography and is developed with a water tank for White Fence Farms Mutual Water Company.
4. The Project Site is located in the Quartz Hill Zoned District and is currently zoned A-2-2.
5. The Project Site is located within the RL2 (Rural Land, One Dwelling Unit Per Two Acres) land use category of the 2015 Antelope Valley Area Plan (Town and Country) Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2
 - South: A-2-2
 - East: A-2-2, M-1 (Light Manufacturing)
 - West: A-2-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Single-family residences
 - East: Single-family residences, vacant land
 - West: Single-family residences
8. One previous zoning case was approved for the Project Site. Conditional Use Permit No. 200900059 authorized the construction, operation and maintenance of a WTF consisting of six panel antennas located within a 12 foot high, 16 foot diameter artificial boulder and a 240 square foot prefabricated equipment shelter with a microwave dish mounted on it. The CUP was unused and expired on July 6, 2008. A

Certificate of Compliance (No. 200600170) was recorded on April 17, 2006, which established the legality of the lots.

9. The site plan for the Project depicts a 49-foot-tall monopine with twelve, 8-foot panel antennas, twelve remote radio units, and three ray-caps, situated between three sectors with four antennas each. Ancillary equipment is located inside a new lease area surrounded by an 8-foot-high chain-link fence enclosure, and includes utility cabinets, a transformer, and a fixed-stand by generator, on a concrete slab within the enclosure.
10. The Project Site is accessible via 20th Street West to the west.
11. The Project complies with the County Department of Public Health ("Public Health") requirements that the project be located at least 20 feet from residences.
12. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, 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 involves the construction of a less than 300-square foot structure in a rural area.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received one letter from the Quartz Hill Town Council regarding the Project, which states that the Town Council has no issues with and supports the Project. No other correspondence was received from the public regarding the Project.
15. *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the Project Site is located within the RL2 (Rural Land, One Dwelling Unit per Two Acres) land use category of the Antelope Valley 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 WTF is a utility that will serve the community while not contributing to increasing density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Quartz Hill. Therefore, the WTF is consistent with the permitted uses of the underlying land use category. In addition, some General Plan policies are applicable to the proposed project. The following policies of the General Plan are applicable to the proposed 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 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 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 policies of the 2015 Antelope Valley Area Plan (Town and Country) are applicable to the Project:

- a. Policy PS 7.3: Strive for a timely response to every call for service. The WTF assists in the providing timely responses to emergency calls for services by providing location-tracking equipment to aid Fire/Life/Safety agencies in locating calls for service.
- b. Policy ED 1.14: Promote appropriate types of residential development in the vicinity of existing communities and town centers that are in reach of existing infrastructure and utilities. The Project is located in the existing community of Quartz Hill, and will connect to existing utilities and infrastructure.

17. The Hearing Officer finds that wireless telecommunications facilities are not a recognized use in the County Code, however, the use that is most closely related to a WTF in the County Code is a radio or television tower. Radio and television towers are permitted in the A-2-2 Zone under Section 22.24.170 of the County 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 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 an uncovered, unmarked space adjacent to the equipment shelter.

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

18. The Hearing Officer finds that the Project is consistent with Department of Regional Planning Policy No. 01-2010, Wireless Telecommunication Facilities, except that the Project includes chain-link fencing. As agreed to by the applicant, the Project shall be conditioned to require CMU-block wall enclosure, in place of chain-link fencing.

19. The Hearing Officer finds that the Project Site consists of two leased parcels. In order to ensure that future access to the WTF is maintained, the Project shall be

conditioned to require the Permittee to tie the lots together to ensure ongoing access to both parcels.

20. The Hearing Officer finds that the Project is for the construction, operation, and maintenance of a WTF on a parcel containing a water tank for a private residential water company. 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, are 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 20th Street West, a local public street. The Project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.
21. The Hearing Officer finds that the proposed use will be consistent with the adopted general plan for the area. The project site is located within the RL2 (Rural Land, One Dwelling Unit Per Two Acres) land use category of the Antelope Valley Area Plan, a component of the General Plan. This land use designation is intended for low density rural uses. The WTF is a utility that will serve the community while not contributing to density or urbanization of the area. The WTF primarily serves residents in the Quartz Hill community. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.
22. The Hearing Officer finds 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. The WTF will 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.
23. The Hearing Officer finds 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. This is due to the fact that the WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties.
24. The Hearing Officer finds 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. 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, 20th Street West, adequately services the use to accommodate the infrequent service visits.

25. The Hearing Officer finds that in order to ensure that the WTF's stealth design will not be compromised due to equipment upgrades, the Project shall be conditioned to require pine needle "socks" to be installed on each of the antennas to enhance the disguise as a pine tree.
26. 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.
27. 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 Leona Valley community. On September 22, 2015, a total of 47 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 12 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.
28. 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 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 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No. 201500083, subject to the attached conditions.

ACTION DATE: November 3, 2015

RG:GS
10/26/2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02146-(5)
CONDITIONAL USE PERMIT NO. 201500083**

PROJECT DESCRIPTION

The project is a new Wireless Telecommunication Facility ("WTF") consisting of a 49-foot-tall monopine and ancillary ground-level 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 Nos. 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 November 3, 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 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 the County 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 **January 3, 2016**.
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 - WTF

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. If any external lighting is proposed, including security lighting, it 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 FAA.

25. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
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 built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 49 feet above finished grade.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature. The finish of the monopine shall be graffiti-resistant and shall have a color and texture that imitates a pine tree. The finish of the ground-mounted equipment shall be a neutral color (except white or black), and shall not be glossy or reflective.
31. The antennas shall be covered with pine needle socks to imitate branches of pine trees. All future equipment upgrades and co-locations shall cover the antennas with pine needle socks.
32. 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.
33. 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.
34. 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.

35. 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 of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
36. 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.
37. New equipment added to the facility shall not compromise the stealth design of the facility.
38. Antennas shall be painted and covered with "socks" to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. 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.
39. This grant shall authorize the construction, operation, and maintenance of a WTF consisting of a 49-foot-tall monopine and associated ground level equipment located inside a new lease area surrounded by an 8-foot-high CMU-block wall fence enclosure, and includes utility cabinets, a transformer, and a fixed-stand by generator, on a concrete slab within the enclosure.

PROJECT-SPECIFIC CONDITIONS

40. The Permittee shall record a covenant tying the parcels 3111-010-039 and 3111-010-040, to ensure future access to the Project Site, or record an access easement on 311-010-039 to the satisfaction of the County Fire Department.
41. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A," except that, as agreed to by the applicant, the fencing enclosure shall be developed as a CMU-block wall enclosure, in place of chain-link fencing. The CMU-block wall enclosure shall be painted a neutral color.
42. **Four (4) copies** of the modified Exhibit "A" indicating the CMU enclosure, shall be submitted to Regional Planning by **December 3, 2015**. If any additional 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 **January 3, 2016**.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The surrounding area will benefit from the proposed wireless telecommunications facility as it will bring a more consistent signal strength which the area currently does not have. The facility will be installed on a site with an existing tall water tank. The proposed monopine design will minimize visual impacts, will be of similar scale to the existing project and will be unnoticeable to the residents or nearby businesses.

B. 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.

The proposed project is will be an unmanned stealth monopalm wireless facility, the stealth design makes it unnoticeable to people on the public right of way and allows the facility to seamlessly blend into the environment while still performing its primary function. The raw land lot in which the stealth facility will be built built on already accommodates a tall water tank structure. The project will conform to the setbacks required from the county.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed project is an unmanned stealth monopine wireless facility, and as such will not impact the right of way or the adjacent streets. Furthermore, there will be no impacts to traffic as the only time the site would be visited would be for monthly monthly routine maintenance.

Quartz Hill Town Council

4083 West Avenue L, No. 168, Quartz Hill, CA 93586-3481
info@qhtowncouncil.org | 661.524.5312 | www.qhtowncouncil.org

October 21, 2015

Miguel Samayoa
Zoning Specialist
Delta Group Engineering
2362 McGaw Avenue,
Irvine, CA 92614

Re: Thirtien Project Review

Dear Miguel:

Thank you for presenting the Thirtien Project Review to the residents of Quartz Hill at our public Town Council meeting on October 20, 2015.

Based on the information presented to us at the meeting referenced above, the Quartz Hill Town Council, and the Quartz Hill residents who attended the public meeting and were present for the presentation, have no issue with the project proceeding and support the project with the following provisos:

That all additional carriers who piggyback on this project's monopine will be required to use technology and equipment that is current as of the date of the actual installation; and

That all additional carriers must give sufficient legal notice to the residents surrounding the project's monopine before adding any additional equipment for the purpose of allowing said residents the opportunity to present any issues that may arise from their proximity to said equipment.

Please do not hesitate to contact the Quartz Hill Town Council via the contact information listed at the top of this letter if you have any questions or need any additional information.

Very truly yours,



Quartz Hill Town Council

Bruce Thomas, President

Debbie Schmidt, Secretary/Treasurer



THIRTIEN

41501 20TH STREET PALMDALE CA 93551



VIEW 1



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM 22ND STREET WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



THIRTIEN

41501 20TH STREET PALMDALE CA 93551

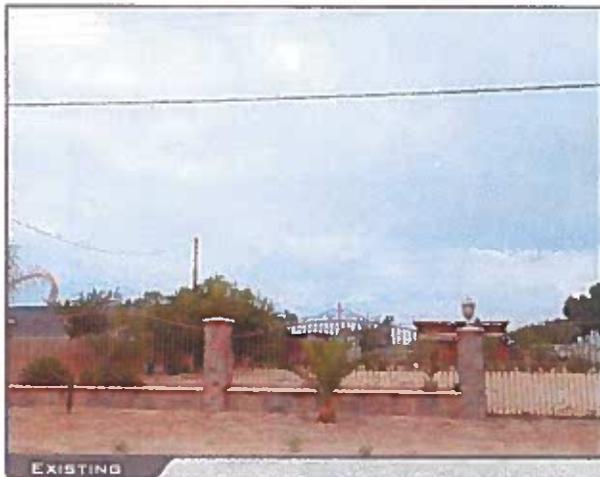


VIEW 2

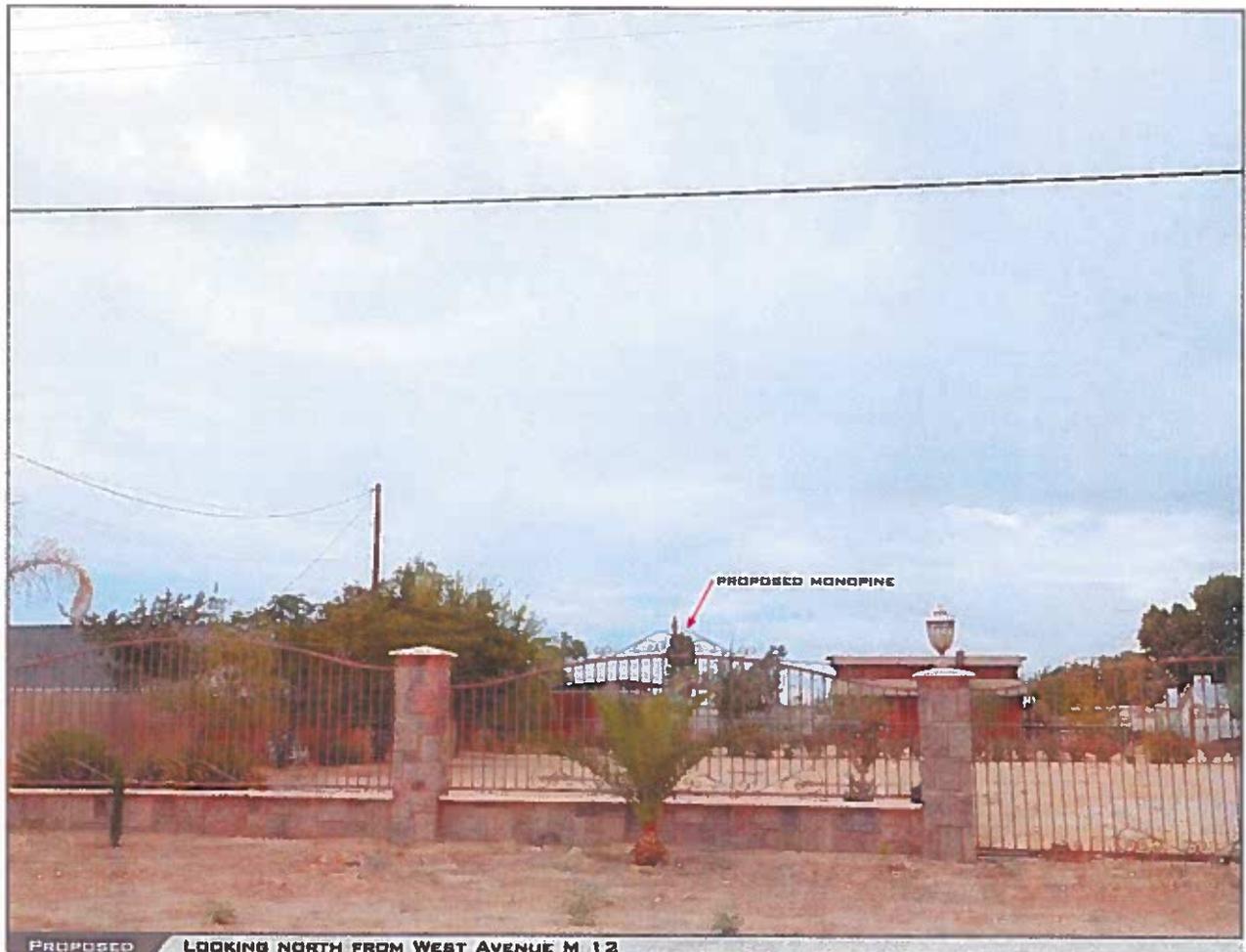


LOCATION

©2016 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM WEST AVENUE M 12

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



THIRTIEN

41501 20TH STREET PALMDALE CA 93551



VIEW 3

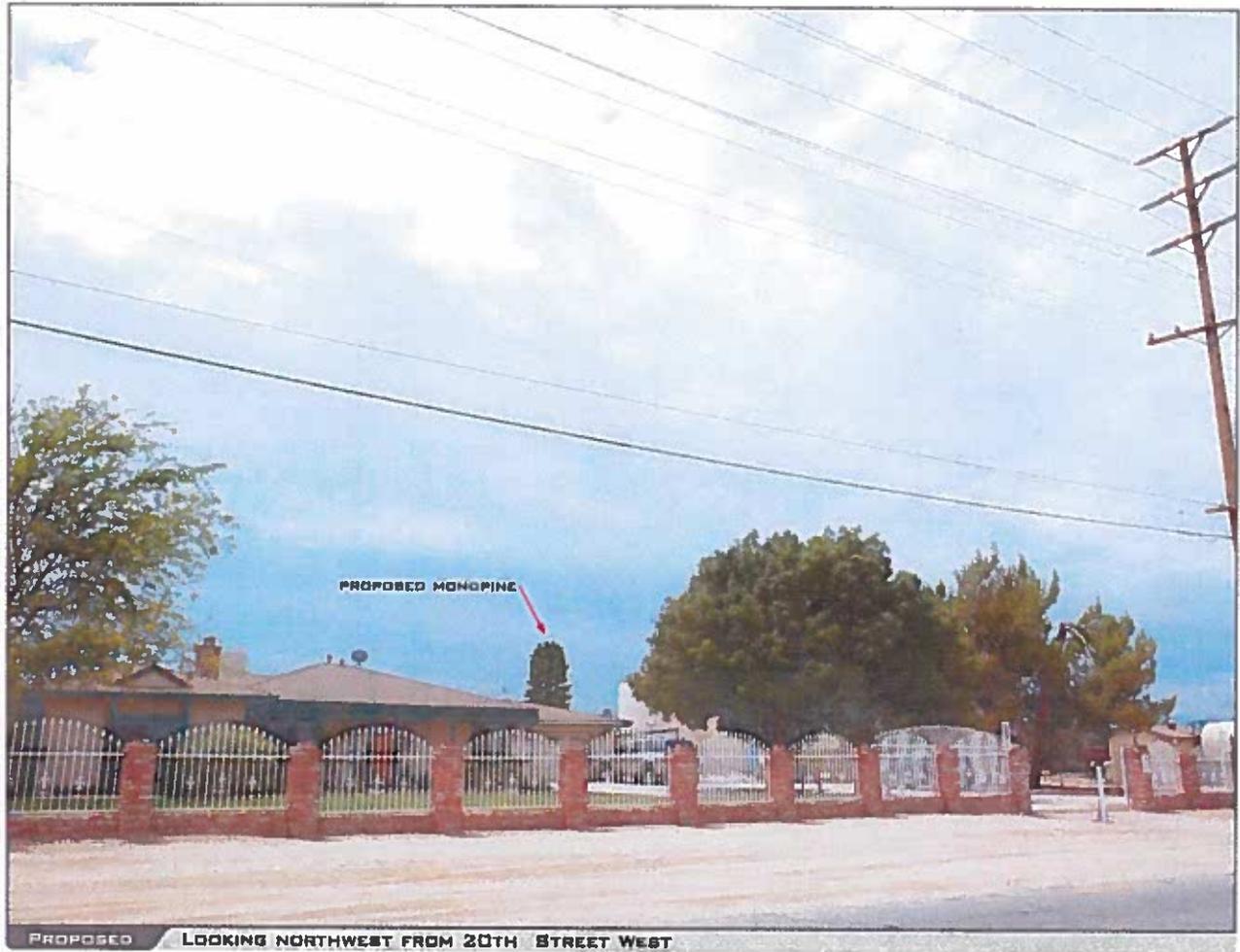


LOCATION

©2016 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM 20TH STREET WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT



THIRTIEN

41501 20TH STREET PALMDALE CA 93551



VIEW 4



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTH FROM WEST AVENUE M B

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

Network



Verizon Wireless
15505 Sand Canyon Avenue
Bldg D1
Irvine, CA 92618

Phone 949 286-7000

June 18, 2014

RE: Delta Groups Engineering Inc. ("Delta") as representative for Verizon Wireless

To Whom It May Concern:

Delta Groups Engineering Inc. ("Delta") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e.; real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, Delta may submit/ order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Anderson", with a long horizontal flourish extending to the right.

Jerry Anderson
Verizon Wireless
Manager – Network Real Estate



15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

DATE: 07/14/15

PROJECT NARRATIVE

**SUBJECT: Verizon Wireless "Thirtien" Telecommunications Facility
41501 20th St W, Palmdale, CA 93551
(APN: 3111-010-039 & 3111-010-040)**

Verizon Wireless is seeking to provide wireless communication service in the County of Los Angeles by adding the "Thirtien" site to its network. The property is zoned "Heavy Agriculture" (A-2-2) and presently operates as a water storage facility. The proposal consists of installing antennas on a new 49'-0" monopine to provide wireless communications service to the residences in the surrounding area. The proposed facility complies with the development standards of the County of Los Angeles, and is processed through a Conditional Use Permit.

The design consists of placing antennas on a proposed 49'-0" monopine. Verizon Wireless is proposing a three-sector antenna array (4 panel antennas per array) for a total of twelve [12] panel antennas at a 40'-0" antenna centerline. The ancillary equipment and emergency backup generator are proposed within a new 10'-0" x 20'-0" lease area located at the base of the monopine. The total project size is approximately 200 square feet. The monopine tower design allows for the future colocation of an additional carrier at the facility.

Please refer to the photo simulations included with this application to view the proposed stealthing of the Verizon Wireless antenna and equipment design.

Coverage Objectives

Verizon's proposed facility addresses a significant gap in coverage to this particular area of the County of Los Angeles. The existing "Rimfield," "Palmdale," "Avenue L," and "Avenue M" wireless sites are currently overloaded, resulting in weak and unreliable coverage for residents and homeowners in this area. The "Thirtien" site has the following objectives:

1. To deload network traffic flow from the "Rimfield," "Palmdale," "Avenue L," and "Avenue M" sites in order to meet capacity needs. The existing Verizon Wireless cell site is currently overloaded and it is critical to deload service to the "Thirtien" site, in order to provide safe and reliable wireless service;
2. To provide improved LTE service, including mobility, to the many residential communities surrounding the site, particularly around W Ave M and 30th St W, which currently suffer from weak and unreliable service;

3. To provide new LTE (4G high speed data service) and AWS radio frequency service in the 700 MHz and 2100MHz frequency to the surrounding area, including in-home coverage. Verizon Wireless is in the process of its nationwide roll-out for LTE.

Verizon Wireless' "Thirtien" site will comply with all FCC regulations regarding interference with the reception or transmission of other wireless facilities within the city and surrounding community. It will operate in compliance with all applicable Federal regulations, including safety.

As noted above, there are a number of objectives that this site is designed to fill. There will be new coverage added in the 700 MHz and 2100 MHz frequency range over a physical area. For this particular area, the "Thirtien" site will address poor cell phone service by providing LTE and AWS coverage to a previously unserved area. The propagation maps attached in this application depict the general geographic area of Verizon Wireless' coverage objectives. Just as radio waves do not stop at an arbitrary physical boundary, the general geographic area in which coverage is sought cannot be bounded. Moreover, RF coverage is not static, and is subject to fading as result of the morphology and topography of the area.

Propagation maps provide important information regarding the level of signal, and therefore, the anticipated coverage provided by a cell site. For a cellular system to work properly, each cell site must provide areas of discrete coverage, as well as, overlapping coverage with neighboring sites. Coverage exists when there is sufficient radio frequency ("RF") signal strength to provide safe, effective and reliable levels of coverage in a particular geographic area. As user travels between the discrete coverage areas of two or more sites, a handoff is triggered within the zone of overlapping coverage. If the handoff is successful, it is transparent to the user and results in seamless coverage. If the handoff is not successful, the call is lost and must be reestablished once the user gets within range of the next site. Without adequate RF signal, there is no reliability in the ability to make or receive voice calls, and data throughput speed is limited. This is especially significant in that Verizon Wireless, as an FCC licensee, is mandated to provide enhanced 911 services to its users. The strength of RF signal coverage is measured in decibel level and is noted as a dBm level. As decibel level is degraded (i.e. signal level is weakened), it is reflected in increasingly larger negative numbers. Hence, -75dBm is a stronger signal than -85dBm, which in turn is stronger than -95dBm.

In order to identify a potential site to fill this gap coverage, Verizon Wireless engineers have created a search ring that represents an area in which a potential cell site can be located to begin the process of identifying and evaluating potential locations for a site. The specific requirements for this site are captured in the document called a Search Area Review Form (SARF). The SARF depicts the area in which a site needs to be located in order to obtain the needed coverage. The goal for this particular site has several coverage objectives mentioned above.

FCC Compliance

All of Verizon's sites comply with FCC regulations and requirements in regards to electromagnetic emissions (EME). According to Section 704 of the 1996 Telecom Act, "No State or local government or instrumentality thereof may regulate the placement, construction, and

modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions" (Section 704. (a) (II) (iv)).

Co-Location Information

Verizon Wireless always pursues co-location opportunities as a priority. If any potential existing facilities are identified, Verizon Wireless will contact the existing carrier to pursue co-location opportunities. There was one existing wireless facility within the search ring area.

Alternative Site Analysis

During the initial reconnaissance for a site, a monopine facility was considered on a raw land lot at. However, the landlord showed no interest in a wireless facility on the site. The site was rejected as a potential, viable candidate.

A wireless facility was proposed to the landlord at 3070 W Avenue N3. The landlord was responsive and expressed interest in siting a wireless facility on the property. Plans were designed and a submittal package to the county was in process. However, the landlord ultimately removed his site from consideration due to leasing issues. The site was no longer a viable candidate.

The previously rejected candidate at 2023 W Avenue O was revisited. This new design would be a new monopine. The monopine design would be the least intrusive design option as there are tall trees in adjacent lots. The proposed site would allow for the future colocation of a carrier. Additionally, the project would be of similar scale to the surrounding area as there site already has a tall water tank, and there are surrounding tall trees on site and abutting. Due to these factors, the proposed location and design are the least intrusive options to meet Verizon Wireless RF coverage objectives in this area.

Additional Findings

- a) This application is being filed due to Verizon's need to enhance wireless coverage, with regards to capacity issues and technical requirements. Due to public demand, additional wireless facilities are needed to provide the coverage and capacity needed to provide service for new data applications on mobile devices. Verizon's site will benefit the general welfare of the community by improving emergency services and 911 response. The site will also benefit the surrounding community by providing improved wireless voice and data services to its customers in the area.
- b) The wireless communications facility as proposed will have very minimal visual impact on the immediate area & surrounding community. The proposed facility is located in a agricultural zone. Verizon's proposed improvements will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety. The proposed site will operate within all FCC guidelines and all ground equipment will be screened from view, not visible to the public.

- c) The proposed facility is in conformance with Los Angeles County general plan as it does not negatively or adversely affect the area, and will maintain the character of the existing neighborhood. The improvement will enhance the general health, safety, & welfare within the area, as residents & visitors will have better access to wireless services, including emergency services.

41501 20th St. W. Alternative Sites



Site Name: Thirtien

41501 20th St. West Photo Index

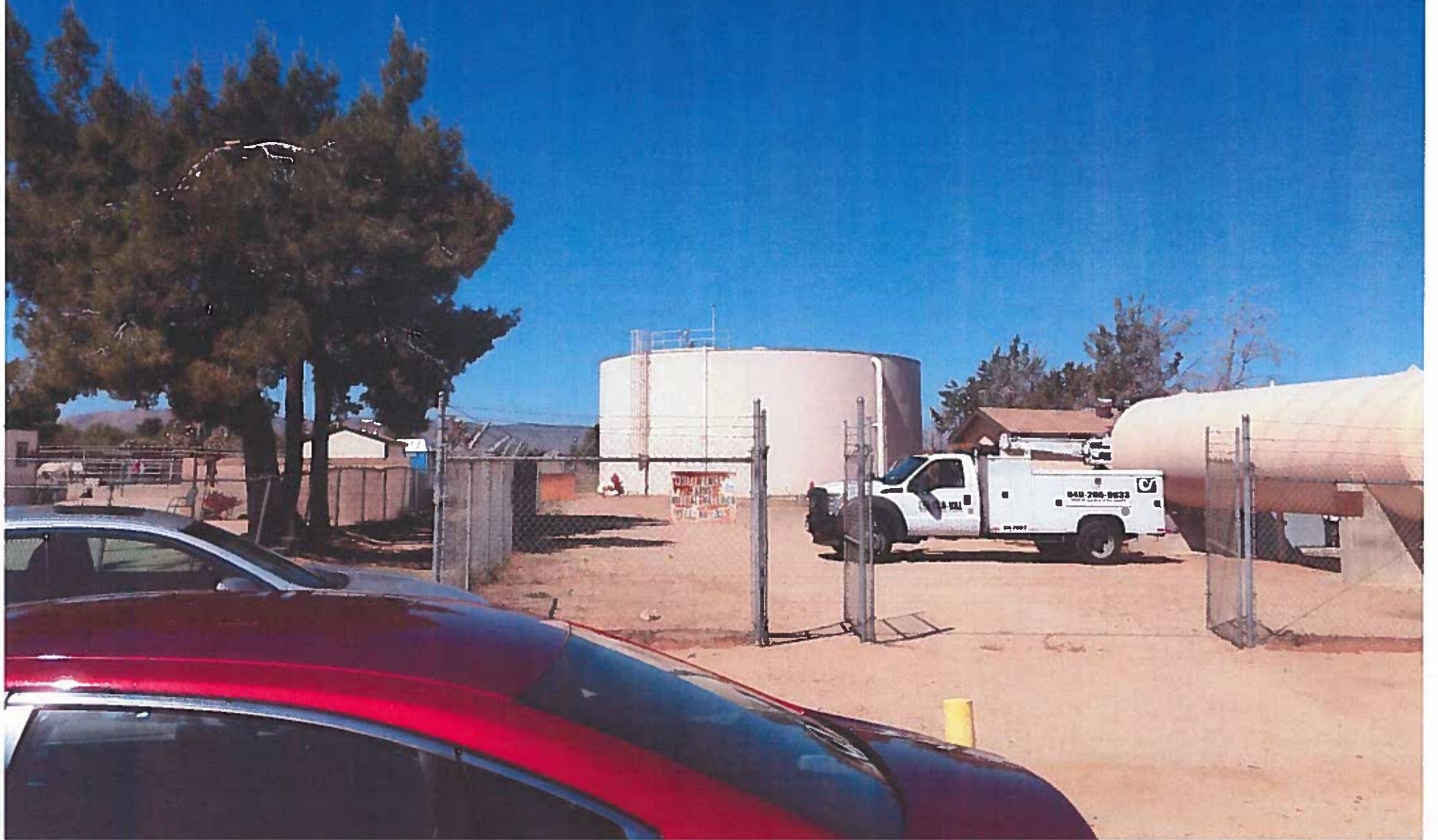


Site Name: Thirtien

2





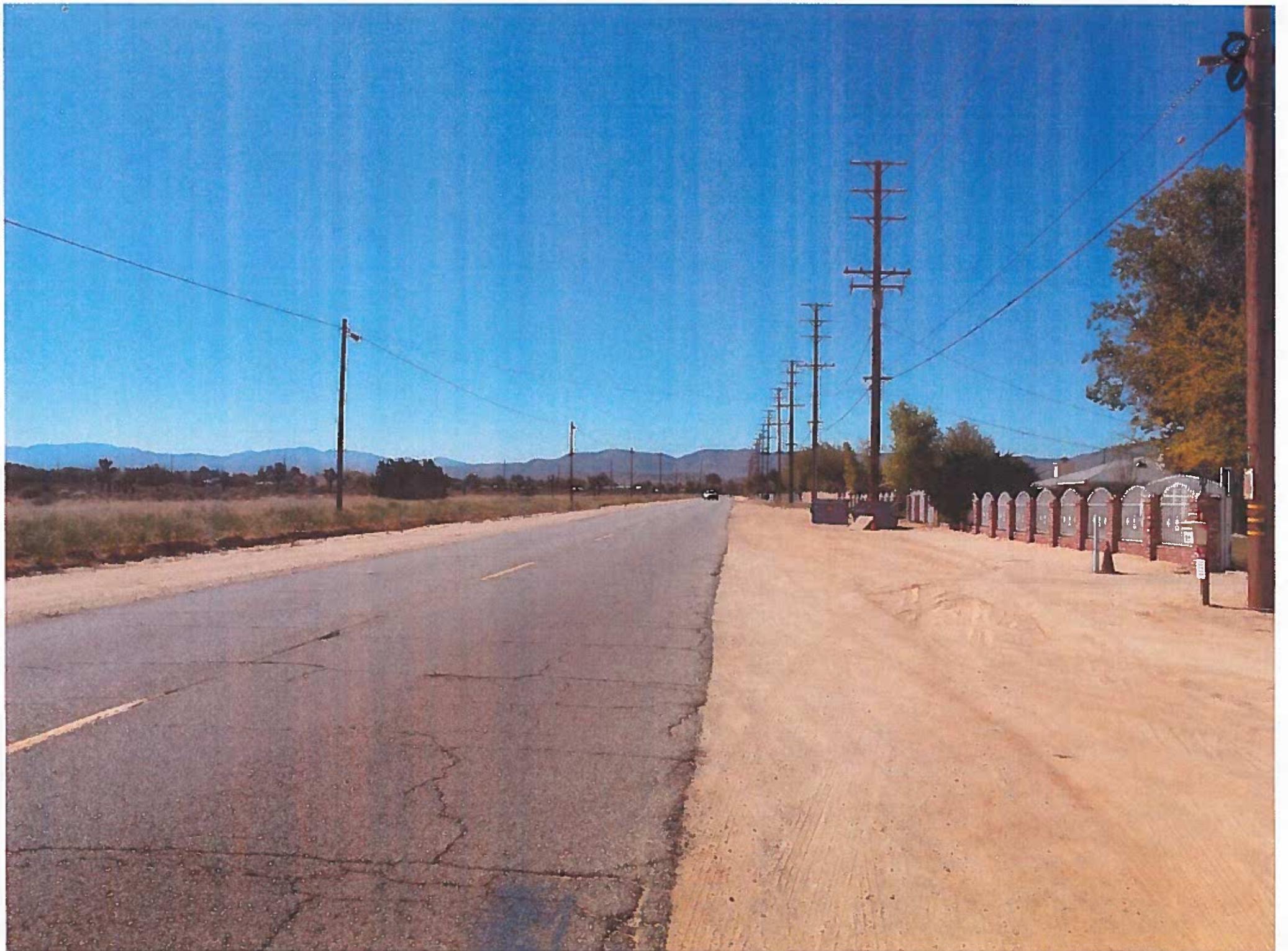






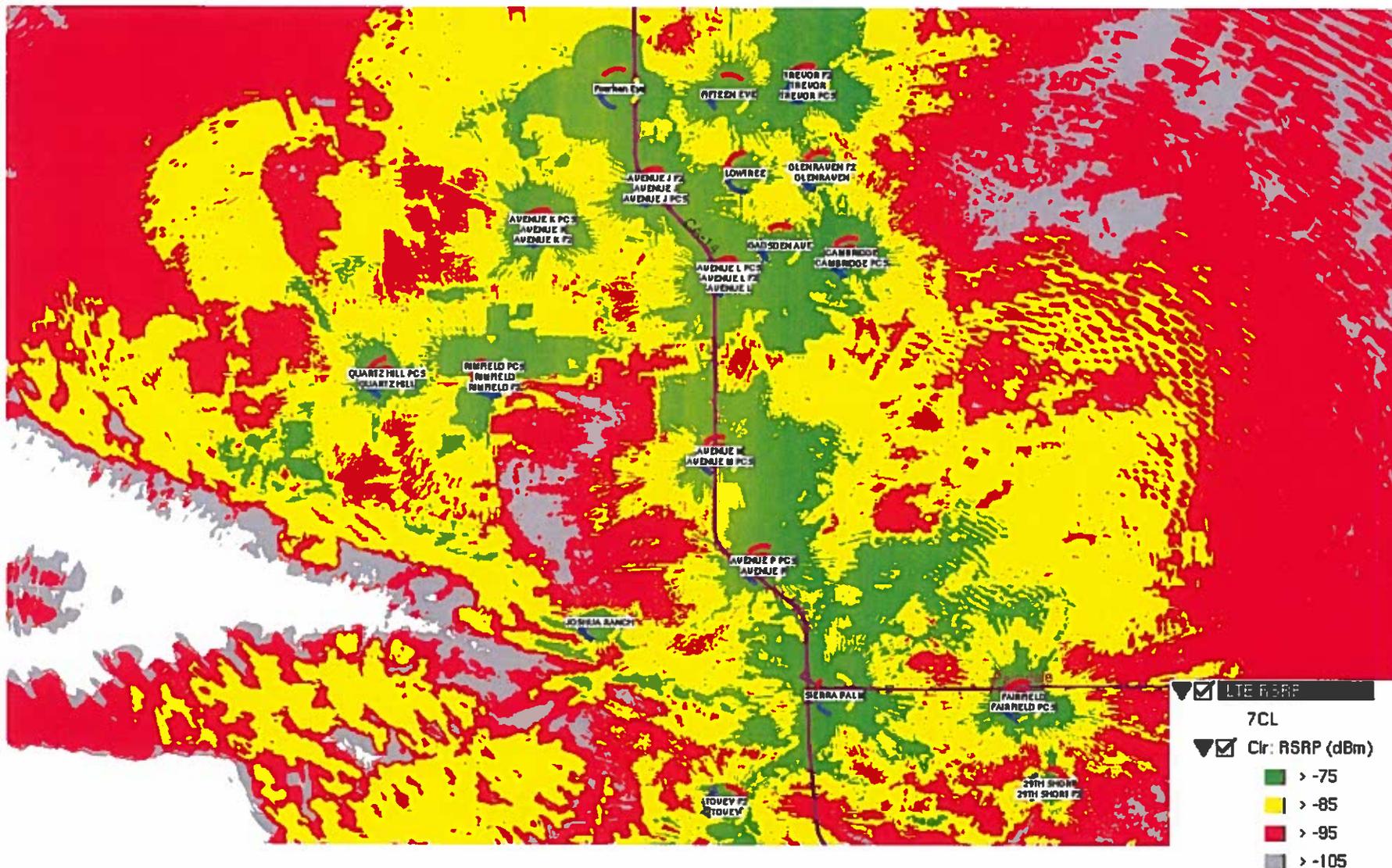




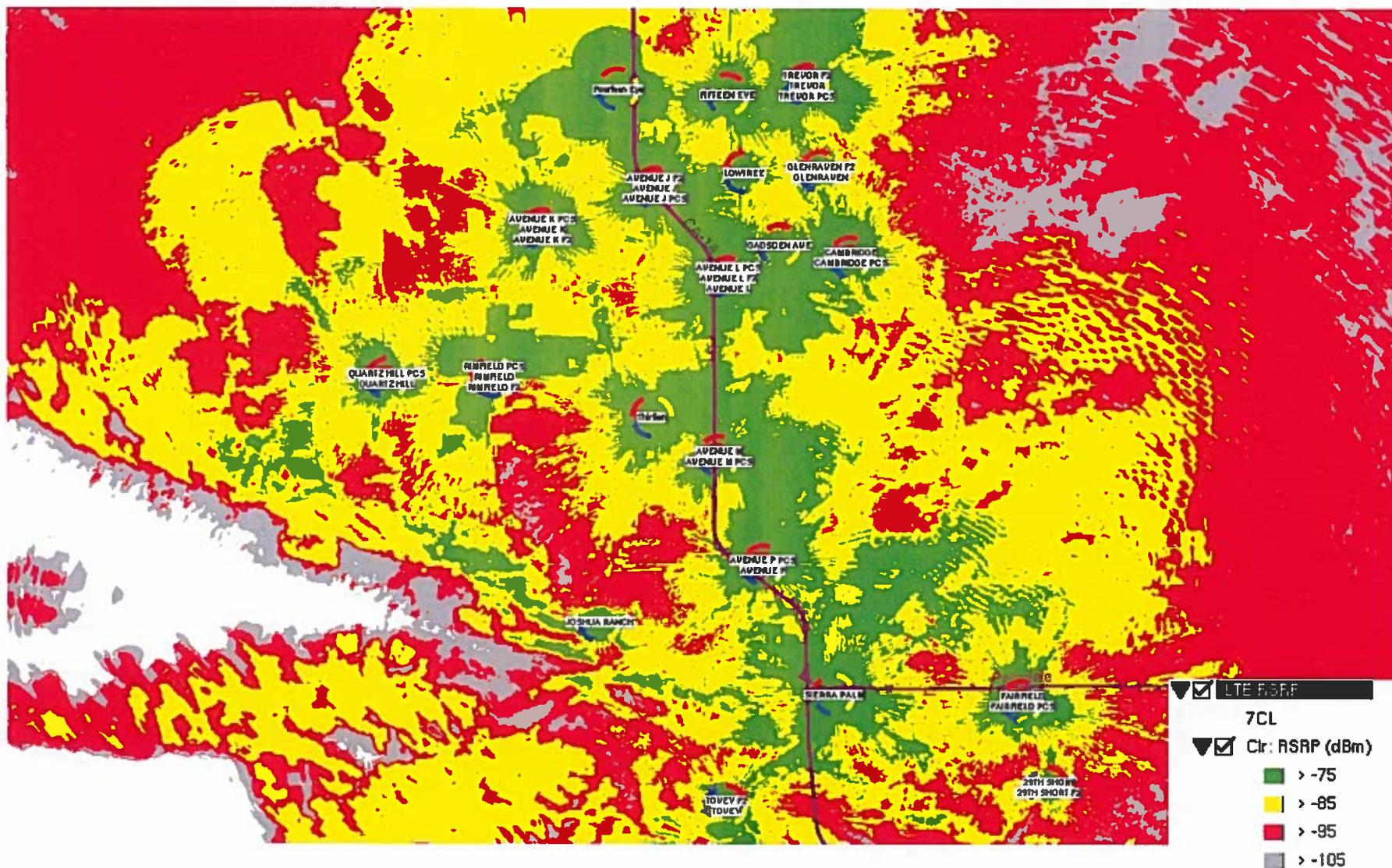




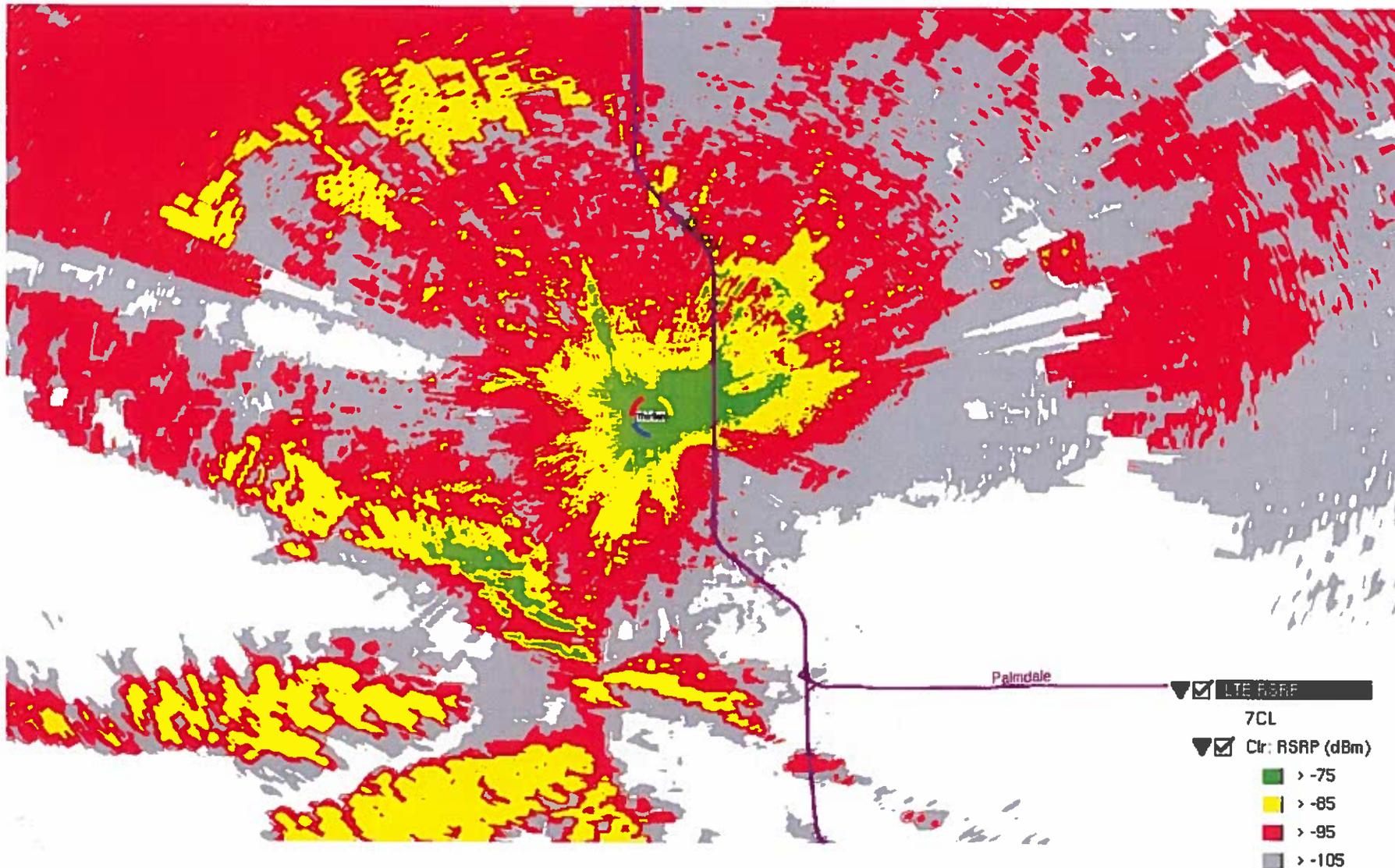
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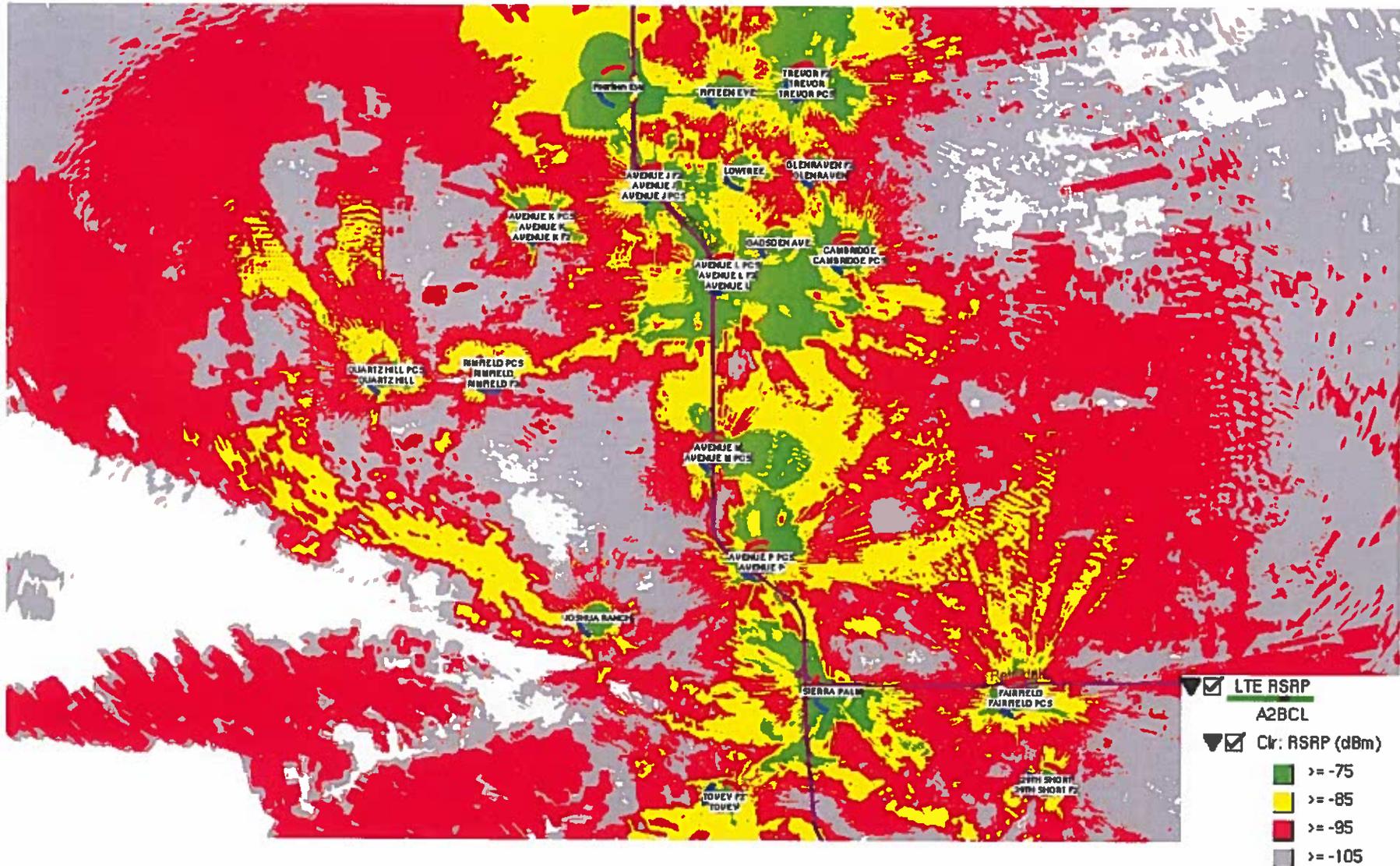
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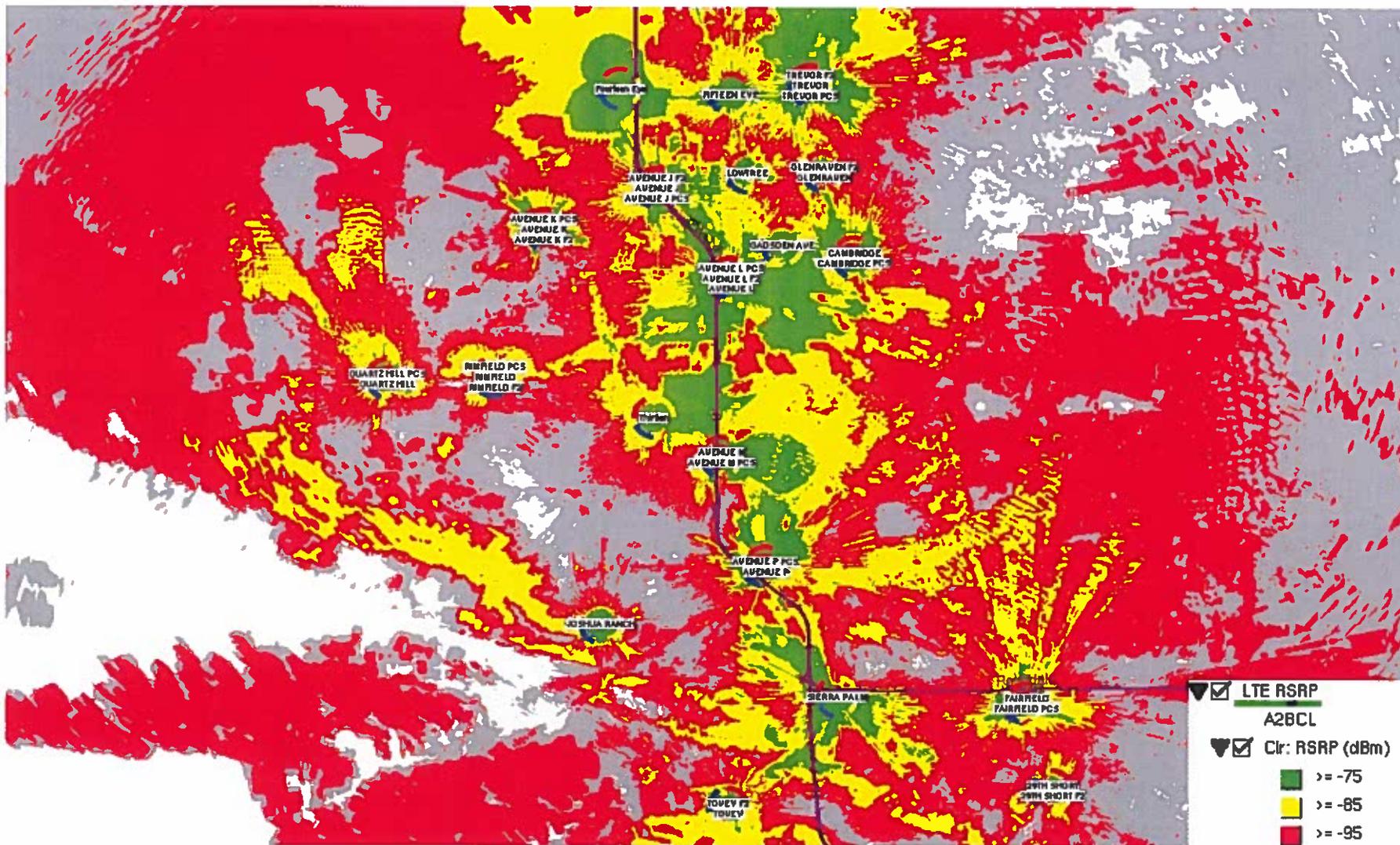
Thirtien 700MHz – Coverage



Thirtien AWS – Without



Thirtieth AWS – With



Thirtien AWS – Coverage

