



April 5, 2016

Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

Miguel Samayoa
Delta Groups
2362 McGaw Avenue
Irvine, CA 92614

**REGARDING: PROJECT NO. R2015-02224-(5)
CONDITIONAL USE PERMIT NO. 201500087
2023 WEST AVENUE O, PALMDALE (APN: 3001-018-037)**

Hearing Officer Susan Tae, by her action of **April 5, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 19, 2016. 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 Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

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

RG:AMC

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02224-(5)
CONDITIONAL USE PERMIT NO. 201500087**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500087 ("CUP") on March 1, 2016 and on April 5, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a unmanned wireless telecommunications facility (WTF) ("Project") on a property located at 2023 West Avenue O in the unincorporated community of Quartz Hill ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The Project Site is 0.43 acres in size and consists of one legal lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with water tanks and other appurtenant equipment of the water company and an existing 78-foot, 4-inch-tall monopalm WTF located at the front of the property.
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 2) land use category of the Antelope Valley Area Plan: Town & 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
 - West: A-2-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Vacant land
 - East: Single-family residences
 - West: Single-family residences
8. A Certificate of Compliance (No. 201500152) was issued for the subject property on December 28, 2015. CUP No. 03-350-(5) established the existing WTF monopalm (not the one proposed) on the subject property on April 6, 2004. Ordinance No. 6009 established the A-2-2 Zone on July 8, 1952

9. The site plan for the Project depicts the subject property with four water tanks of various sizes, two buildings, a shed on a concrete pad, the existing monopalm WTF at the front of the property, and the proposed monopalm WTF in a 10-foot-by-18-foot ground lease area. An existing eight-foot-high chain-link fence with three-strand barbed wire surrounds the entire property. Elevations depict the proposed monopalm at 49 feet above ground level. A close-up of the lease area depicts the 180-square-foot area with the monopalm at the western end, a 4-foot, 2-inch concrete slab containing two cabinets and an emergency back-up generator. An access path and parking space for the maintenance vehicle is also depicted. In addition, a wireless meter pedestal is depicted approximately 125 feet northwest of the WTF compound.
10. The Project Site is accessible via 20th Street West to the east. Primary access to the Project Site will be via an entrance/exit on 20th Street West.
11. On October 20, 2015, prior to the Hearing Officer's public hearing on the Project, the permittee presented the Project to the Quartz Hill Town Council (QHTC).
12. Staff received a letter of support from the QHTC. The QHTC approves of the design with requests that neighbors be notified of future equipment installations and upgrades, and that such upgrades make use of most-recent technology. These requests have been incorporated into the project's conditions of approval.
13. No comments from County Departments were received.
14. Prior to the Hearing Officer's public hearing on the Project, 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 is for the erection of a new WTF tower and ancillary equipment on a property containing a large amount of utility- and industrial-type equipment. The project site is not in an area identified or mapped as environmentally sensitive, and there are no applicable exemptions to the Categorical Exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.
15. 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.
16. A duly-noticed public hearing was held before Hearing Officer Susan Tae on March 1, 2016. Staff presented the case and recommended approval. The applicant's representative, Miguel Samayoa, testified on behalf of the Project.

The Hearing Officer asked Mr. Samayoa if the existing monopalm on the property was available for lease given that the previous lower-level carrier had vacated the tower. Mr. Samayoa responded that it was not feasible to co-locate on the existing

monopalm given the fact that Verizon Wireless requires 12 panel antennas (four each per three sectors), more than the four that were previously mounted on the tower, and that such a large installation would defeat the palm tree design of the WTF. Mr. Samayoa also explained the technical limitations (height, targeted range, etc.) of co-locating on the existing monopalm. The Hearing Officer requested that additional documentation be provided demonstrating those claims and continued the case to April 5, 2016.

At the April 5, 2016 public hearing, staff presented an updated analysis, including new photo simulations depicting the existing monopalm with 12 new panel antennas mounted at mid-point on the tower. Staff stated that such an installation would be more visually intrusive than a new 49-foot monopalm at the rear of the property as proposed by the applicant and that such Project was the least-intrusive design. Staff then recommended that the Hearing Officer approve the Project as originally proposed.

The Hearing Officer asked Mr. Samayoa to explain why 12 panel antennas were needed for the WTF. Mr. Samayoa explained that the Project was in a high-priority location and, therefore, required such a number of antennas both to fill a gap in coverage and for capacity reasons. The Hearing Officer stated that she believed a stealth design could better be achieved with a different type of tree design for the WTF, either a monopine or a Joshua tree design. Mr. Samayoa responded that the previous design was, in fact, a monopine, and that the property owner requested a change to a monopalm. The Hearing Officer, in consideration of the property owner's preference for a monopalm, agreed to maintain the monopalm design.

The Hearing Officer had additional minor changes for the Project's Findings and Conditions, including adding a finding describing the limitations that applicant had encountered in maintaining a stealth design with co-locating on the existing monopalm and that the new monopalm was the most appropriate design for the Project Site. She also requested that a condition be added limiting construction and maintenance of the WTF to 9:00 AM to 5:00 PM on weekdays only.

The Hearing Officer then closed the public hearing, found the Project categorically exempt from CEQA, and approved the CUP for a 15-year term with an end date of April 5, 2031 as requested by Staff.

17. The Hearing Officer finds that the Project as proposed with a new 49-foot-tall monopalm at the rear of the property is the least visually intrusive design and is superior to a co-location on the existing monopalm located at the front of the property. A co-location on the existing monopalm would require mounting 12 panel antennas at midpoint on the tower, making concealment difficult. Furthermore, a co-location on the existing monopalm would make it difficult for the applicant to achieve the required coverage objectives.
18. The Hearing Officer finds that the Project is consistent with the RL2 land use designation of the Area Plan as the Project will not detract from the rural nature of the area. The WTF is adequately disguised as a palm tree and will be installed on

property that was previously disturbed and developed with large water tanks and an existing 78-foot, 4-inch-tall monopalm. The WTF will help provide and maintain wireless telecommunication service to many in the area.

19. The Hearing Officer finds that the Project is consistent with the zoning of the subject property as WTFs are permitted in the C-3 Zone with approval of a CUP. Also, C-3 development standards and WTF design guidelines are adhered to by the Project with the exception of the use of chain-link fencing for the ground lease area, as required for safety purposes. However, as the overall visual character will not change since there is an existing chain-link fence surrounding the property, the use of a smaller and internal chain-link fence will not result in a significant visual change.
20. The proposed WTF will provide telecommunication services to residents, visitors and motorists in the area and does so in a manner that will not be inconsistent with the adopted Area or County-wide Plans. The WTF is in compliance with Area and County-wide Plan policies that encourage the expansion and accessibility of telecommunications infrastructure and protection and enhancement of utility facilities.

Therefore, the Hearing Officer finds that proposed use with the attached conditions will be consistent with the adopted General Plan.

21. The proposed WTF will be well-disguised as a 49-foot-tall palm tree on previously disturbed and developed property that contains large water tanks and other utility and infrastructure-type of equipment, along with an existing monopalm at the front of the property. The placement of the proposed WTF at the subject site will not result in nuisances or otherwise diminish the ability of others to use or enjoy their property.

Therefore, the Hearing Officer finds that 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.

22. The WTF will be located near water tanks and other major existing equipment and will not require deviations or variances from any development standards. The proposed WTF complies with Regional Planning's design guidelines (Subdivision and Zoning Ordinance Policy 01-2010) except in regards to the installation of a chain-link fence around the ground lease area. However, as the entire property is already surrounded by an eight-foot chain-link fence, and the property is heavily developed with utility and infrastructure-type of uses, the addition of an internal, smaller chain-link will not be out-of-character with the area and will not lead to negative visual impacts.

Therefore, 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 Title 22, or as is

otherwise required in order to integrate said use with the uses in the surrounding area.

23. The Project Site is located off of 20th Street West north of West Avenue O. Sidewalks are not present at the subject property and bikeways (Class 3 – Bike Route) are proposed on both 20th Street West and West Avenue O at the Project Site. The proposed WTF will generate infrequent vehicle trips for maintenance and there is adequate parking on the property for the maintenance vehicle. Other required infrastructure, such as electricity and telephone service is available on-site.

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

24. 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 15 years.

25. 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 Quartz Hill community. On January 21, 2016, a total of 46 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 11 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION / 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 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500087, subject to the attached conditions.

ACTION DATE: April 5, 2106

RG:AMC
April 5, 2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02224-(5)
CONDITIONAL USE PERMIT NO. 201500087**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to authorize the construction, operation, and maintenance of a wireless telecommunications facility comprised of a 49-foot-tall monopalm tower with 12 panel antennas, four each on three sectors, in a 180-square-foot ground lease compound with emergency back-up diesel generator, 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 Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 5, 2031.** 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)** 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 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 5, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must 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 (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.
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 and open space.

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 as part of the Exhibit "A" required by Condition No. 17.
26. 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.
27. 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.
28. The maximum height of the facility shall not exceed 49 feet above ground level.
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 unless such finish is necessary to blend into existing design features. The finish of the antenna screens shall be graffiti-resistant and shall have a color that blends in with the building on which they are mounted.
31. 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.
32. 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.
33. 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.
34. The facility shall be secured by fencing, gates and/or locks.
35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered 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 there shall be flat non-reflective brown paint to match the bark.

PROJECT SITE-SPECIFIC CONDITIONS

37. This grant shall authorize the construction, operation, and maintenance of a new wireless telecommunications facility monotree with appurtenant ground compound.
38. As agreed to by the permittee, the permittee shall provide written notice to all immediately adjacent property owners whenever new equipment is added to the WTF as part of a Revised Exhibit "A" (REA) application. Documentation showing that this written notice has been completed shall be submitted during the REA process. Furthermore, when installing or upgrading equipment on the WTF, the permittee shall use the most current technology available at the time of installation.
39. Prior to the issuance of building permits, the applicant shall contact the County Fire Department Petro-Chemical Unit at (626) 369-0124 for approval of the emergency back-up diesel generator.