

Hearing Officer Transmittal Checklist

Hearing Date
Mar. 1, 2016
Agenda Item No.
9

Project Number: R2015-02224-(5)
Case: Conditional Use Permit Case No. 201500087
Planner: Anthony Curzi

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

Reviewed By: 



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

PROJECT NUMBER

R2015-02224-(5)

HEARING DATE

March 1, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500087
Environmental Assessment No. 201500149

PROJECT SUMMARY

OWNER / APPLICANT

White Fence Farms Mutual Water Company No. 3 / Verizon Wireless

MAP/EXHIBIT DATE

June 8, 2015

PROJECT OVERVIEW

The applicant, Verizon Wireless, requests authorization to construct, operate, and maintain a new wireless telecommunication facility (WTF) comprised of a 49-foot-tall monopalm with 12 panel antennas, four each on three sectors. The monopine would be in a 10-foot-by-18-foot (180-square-foot) ground lease compound.

The property currently contains water tanks and appurtenant equipment belonging to the water company as well as another WTF (also disguised as a monopalm) located at the front of the property.

LOCATION

2023 West Avenue O, Palmdale

ACCESS

West Avenue O

ASSESSORS PARCEL NUMBER(S)

3001-018-037

SITE AREA

0.43 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan: Town & Country

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2 (Rural Land 2)

ZONE

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

PROPOSED UNITS

NA

MAX DENSITY/UNITS

One dwelling unit per two acres

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the Los Angeles County (“County”) General and Antelope Valley Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.150 (A-2 Zone Uses Subject to Permits)
 - 22.24.170 (A-2 Zone Development Standards)

CASE PLANNER:

Anthony Curzi

PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for a wireless telecommunications facility (WTF) in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.24.150.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, requests authorization to construct, operate, and maintain a new WTF disguised as a palm tree on property containing water tanks and other appurtenant equipment of a water company. The monopalm will be 49 feet tall and will be comprised of 12 panel antennas, four each on three sectors. It will be located within a 180-square-foot ground lease compound along with a generator with built-in 54-gallon diesel fuel tank. The property currently contains an existing 78-foot, 4-inch-tall WTF monopalm located at the front of the property. As this monopalm already contains two carriers, however, there is no opportunity for co-location at this WTF.

SITE PLAN DESCRIPTION

The site plan 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 by 11-foot, 4-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 northeast of the WTF compound.

EXISTING ZONING

The subject property is zoned A-2-2.

Surrounding properties are zoned as follows:

- North: A-2-2
- South: A-2-2
- East: A-2-2
- West: A-2-2

EXISTING LAND USES

The subject property is developed with water tanks and appurtenant equipment of the White Fence Farms Mutual Water Company and an existing monopalm WTF.

Surrounding properties are developed as follows:

- North: Single-family residences
- South: Vacant land
- East: Single-family residences
- West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

A Certificate of Compliance (CoC 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 and was approved on April 6, 2004. Ordinance No. 6009 established the A-2-2 Zone on the subject property on July 8, 1952.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures, under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is for the erection of a new WTF tower and ancillary 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.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within RL2 (Rural Land 2) land use category of the 2015 Antelope Valley Area Plan: Town & Country ("Area Plan") a component of the County General Plan ("General Plan"). This land use designation is intended for low-density and rural uses of up to one dwelling unit per two acres. The WTF is a utility-type of use that will be adequately disguised as a palm tree and is a facility that will serve the community while not contributing to increasing density or urbanization of the area, and is, therefore, consistent with the permitted uses of the underlying land use category. The following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*

The Project will maintain telecommunications service in the area by allowing Verizon Wireless an opportunity to provide improved service to their subscribers.

- *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."*

The Project, while not able to co-locate on the existing monopalm, will use a thoughtful palm tree design that will help reduce visual intrusions in the community.

- *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."*

The Project will protect and enhance the communications infrastructure of the area.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are required to provide:

- Front, side and rear yards as required in Zone R-1. The required yards in Zone R-1 are 20 feet in front, five feet on interior side yards, and 15 feet in the rear.
- The proposed WTF is approximately 18 feet from the rear lot line, 18 feet from the south, 45 feet from the north lot line, and 211 feet from the front lot line.

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 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 require the number 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 requirement would be satisfied by the proposed 9-foot-by-18-foot non-exclusive parking space adjacent to the proposed WTF itself.

All other applicable development standards would be met by the WTF. The Project does not conflict with any development standard in the A-2-2 Zone.

The Project is consistent with Department of Regional Planning Memo on WTFs (Policy No. 01-2010, Wireless Telecommunication Facilities) except that the Project includes chain-link fencing around the ground lease area. An existing eight-foot chain-link fence with barbed wire currently surrounds the entire water company facility, and the applicant proposes an additional chain-link fence around the 10-foot-by-18-foot lease area. Due to safety issues regarding visibility, the property owner has requested that a transparent-type of fencing be erected and not a CMU block wall or other type of solid wall or fence. As chain-link fencing already exists at the project site, the addition of a smaller, internal chain-link fence surrounding this WTF enclosure not result in a major change to the visual characteristics of the area.

Site Visit

Staff conducted a site visit to the subject property in August of 2015. Staff noticed the water tanks and other appurtenant equipment of the water company as well as the existing monopalm and determined that the site plan accurately represents the site.

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 believes that the applicant has met the burden of proof.

The proposed use is consistent with the adopted General Plan for the area as it is in the RL2 land use category of the Area Plan. The RL2 land use category is intended for low-intensity and rural land uses. The proposed WTF is consistent with the land use designation because WTFs provide a necessary service, and the project will not introduce an intensive use to the area. The tower's concealment as a palm tree will further ensure that impacts to aesthetic resources are minimized.

Therefore, the proposed use is consistent with the adopted General Plan for the area.

The proposed use is one of low intensity and functions without creating excessive visual intrusion. The WTF is located in an area that is developed with residences and its design as a palm tree causes it to better blend in with the surroundings. Furthermore, the WTF will be located on property that is already developed with public infrastructure-type of equipment such as water tanks and an existing monopalm.

Therefore, 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.

The subject site is approximately 0.43 acres in size and easily accommodates all required development standards of the A-2 Zone.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed WTF will be accessible from 20th Street West, which has a sufficiently wide right-of-way of 90 feet. The roads in the area are adequate to accommodate the anticipated traffic from the project's construction and operation. All necessary public and private services are available to the site.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

Neighborhood Impact/Land Use Compatibility

The subject property is an appropriate location for the proposed monopalm WTF. As previously stated, the property is already developed with utility/infrastructure-type of

equipment, including an existing monopalm at the front of the property. Therefore, the addition of another monopalm will be appropriate as placing the WTF there could avoid its installation in another part of the community which could contain more sensitive resources or would be visually out-of-character. The applicant has, moreover, demonstrated that the location and design is the least intrusive alternative. For instance, co-locating onto the existing 78-foot, 4-inch monopalm is not possible as that WTF already contains the maximum amount of telecommunication equipment. Furthermore, the proposed 49-foot monopalm will be shorter than the existing monopalm, further reducing the visual impacts of the overall installation.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments from County Departments.

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.

The applicant met with the Quartz Hill Town Council (QHTC) on October 20, 2015 to present the project.

PUBLIC COMMENTS

Staff has 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.

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 R2015-02224-(5), Conditional Use Permit Number 201500087, subject to the attached findings and 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 NUMBER 201500087 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, 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:AMC
February 18, 2016

**DRAFT 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.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a unmanned wireless telecommunication 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. 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. *To be inserted after the public hearing to reflect hearing proceedings.*
17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No. 201500087, subject to the attached conditions.

ACTION DATE: March 1, 2106

RG:AMC
February 18, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT 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 construction of a wireless telecommunication 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 March 1, 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 **May 1, 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 at the public hearing.
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. The maximum height of the facility shall not exceed 49 feet above ground level.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish of the antenna screens shall be graffiti-resistant and shall have a color that blends in with the building on which they are mounted.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks.
34. New equipment added to the facility shall not compromise the stealth design of the facility,
35. 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

36. This grant shall authorize the construction, operation, and maintenance of a new wireless telecommunication facility monotree with appurtenant ground compound.
37. 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.
38. 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.



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 an lot with an already existing stealth monopalm with a maximum amount of carriers. The proposed new monopalm design will minimize visual impacts, will be of similar scale to the existing project and will be unnoticeable 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 existing stealth facility is built on already accomodates other tall structures such as an existing monopalm facility and two water tank on site. 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 monopalm 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: Twentio Project Review

Dear Miguel:

Thank you for presenting the Twentio 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 monopalm 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 monopalm 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

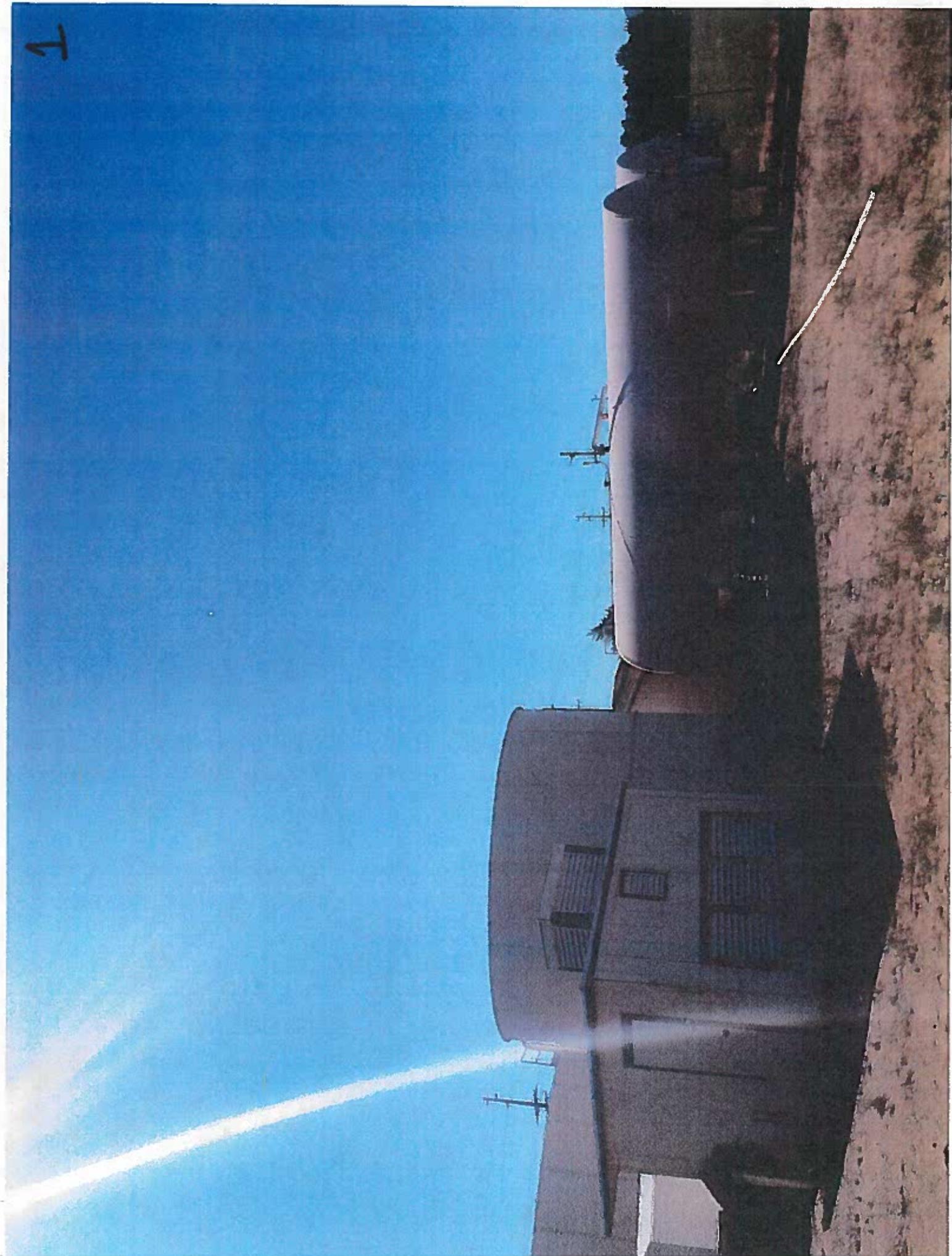
Bruce Thomas, President

Debbie Schmidt, Secretary/Treasurer

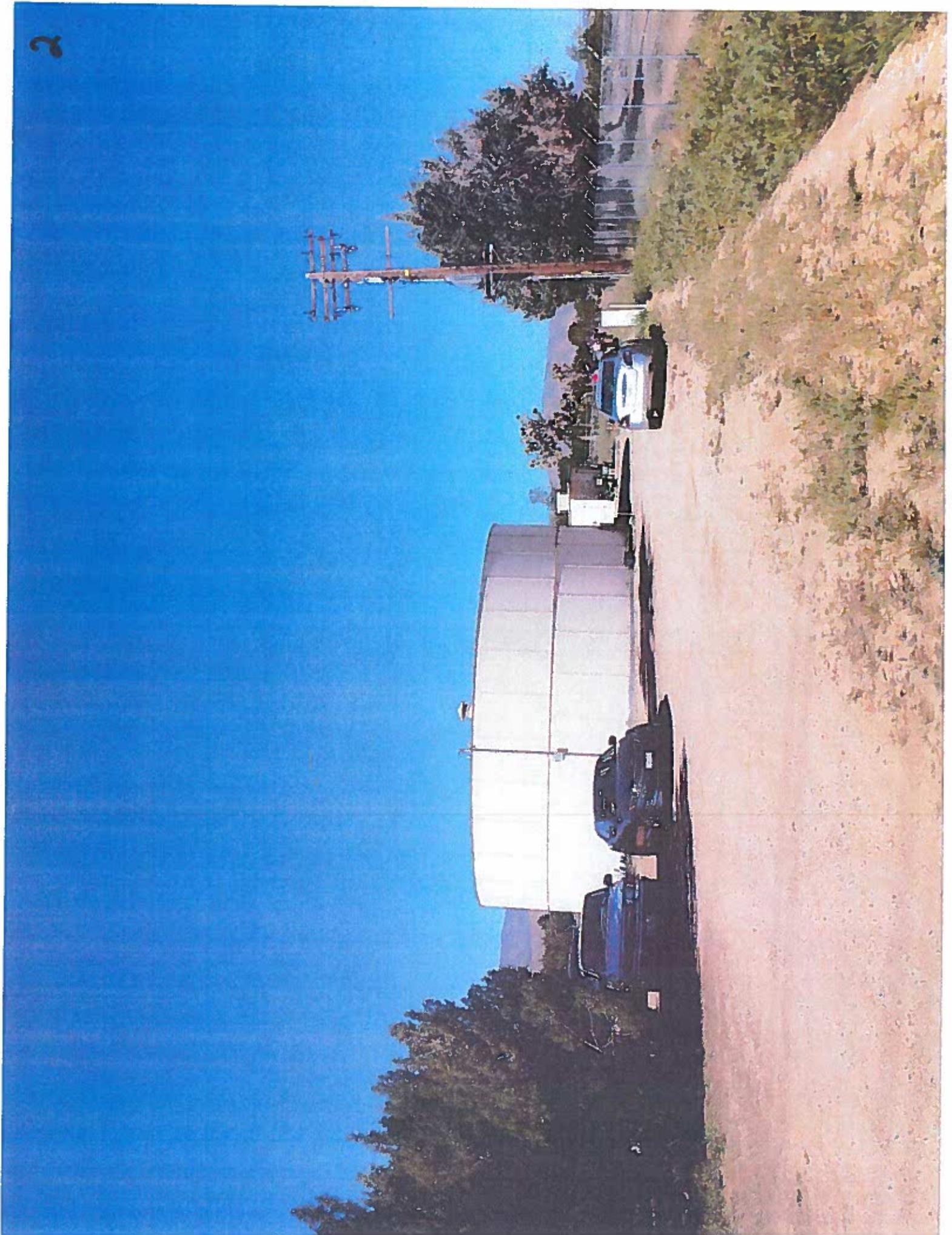
2023 W. Avenue O Photo Index

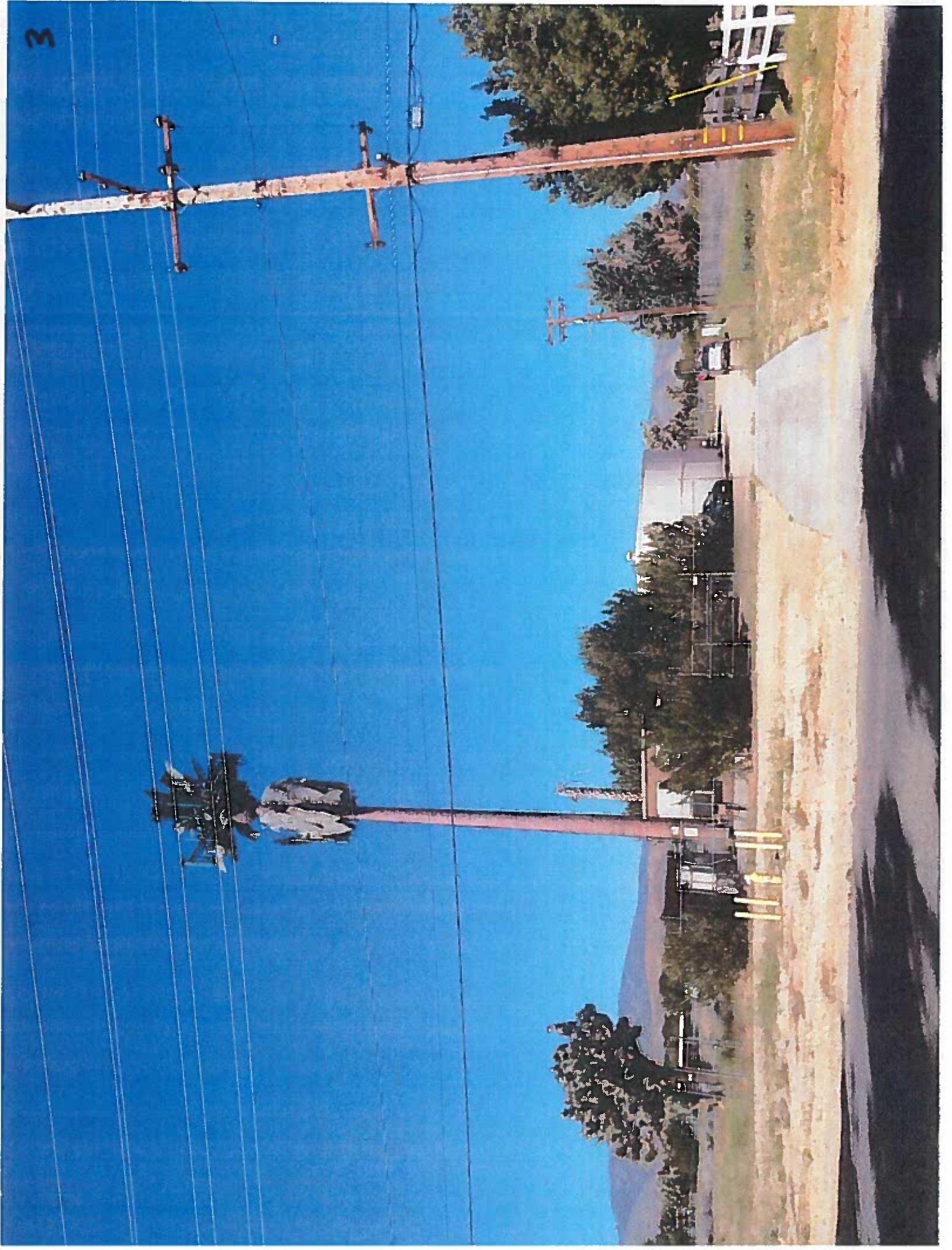


Site Name: Twentio



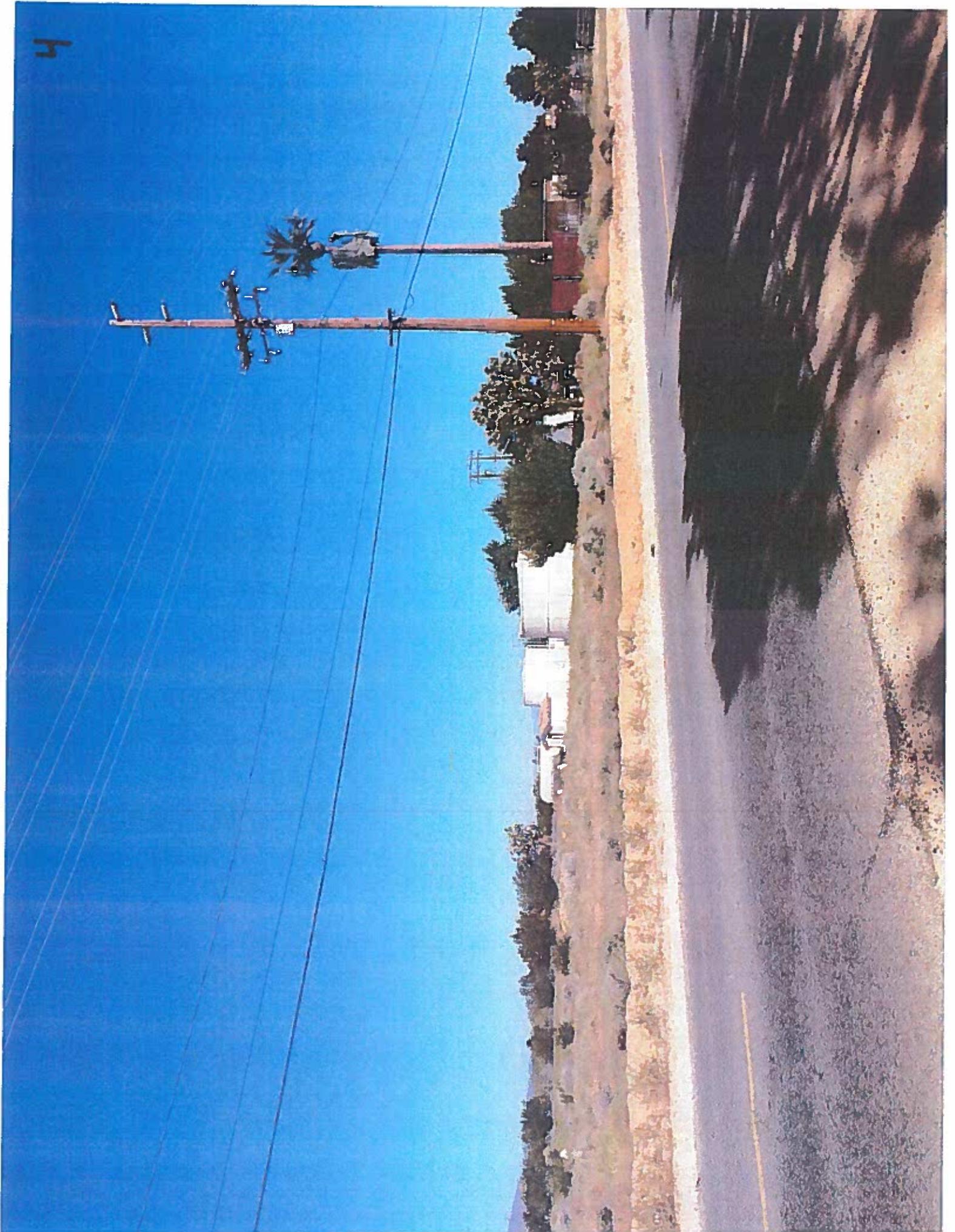
1

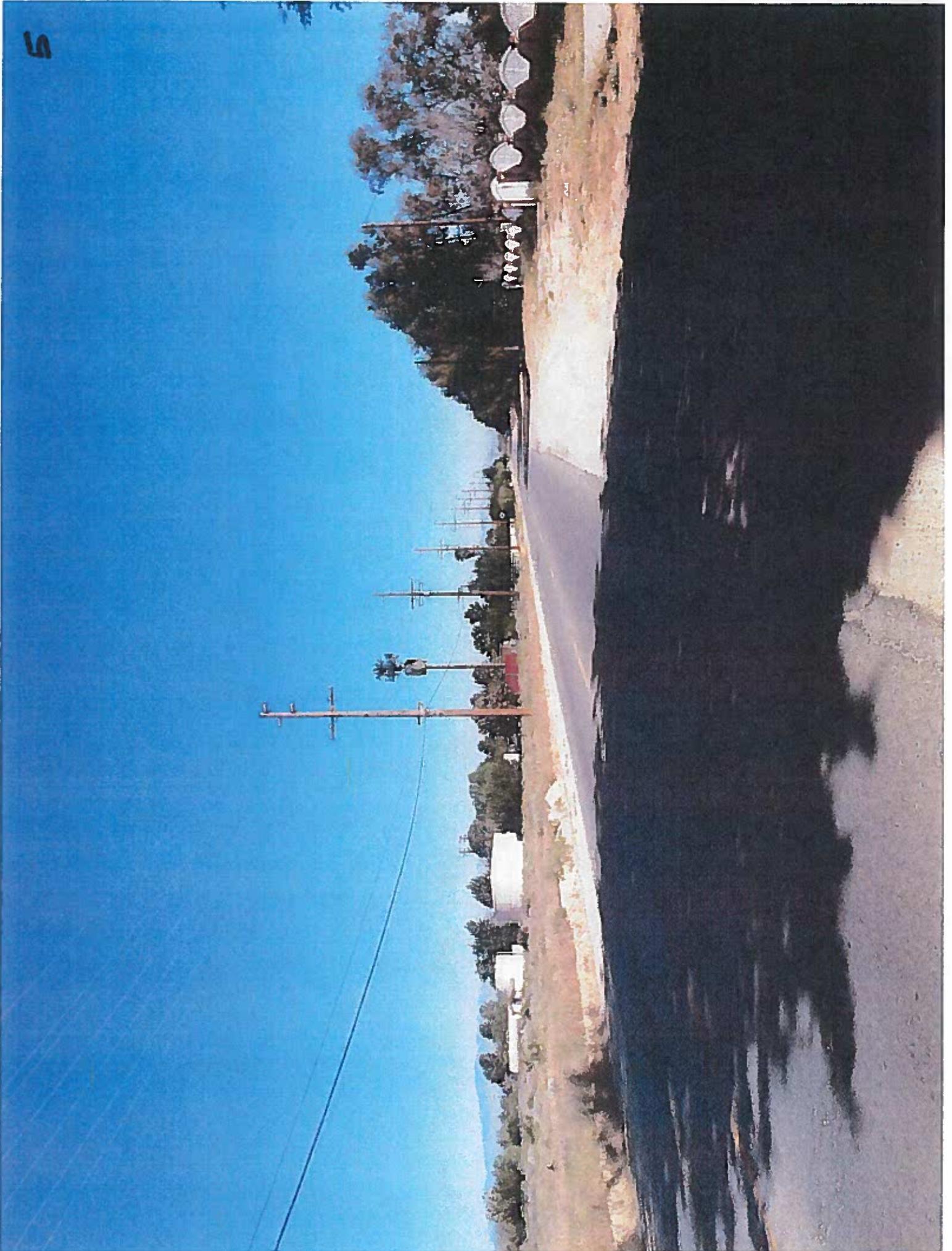


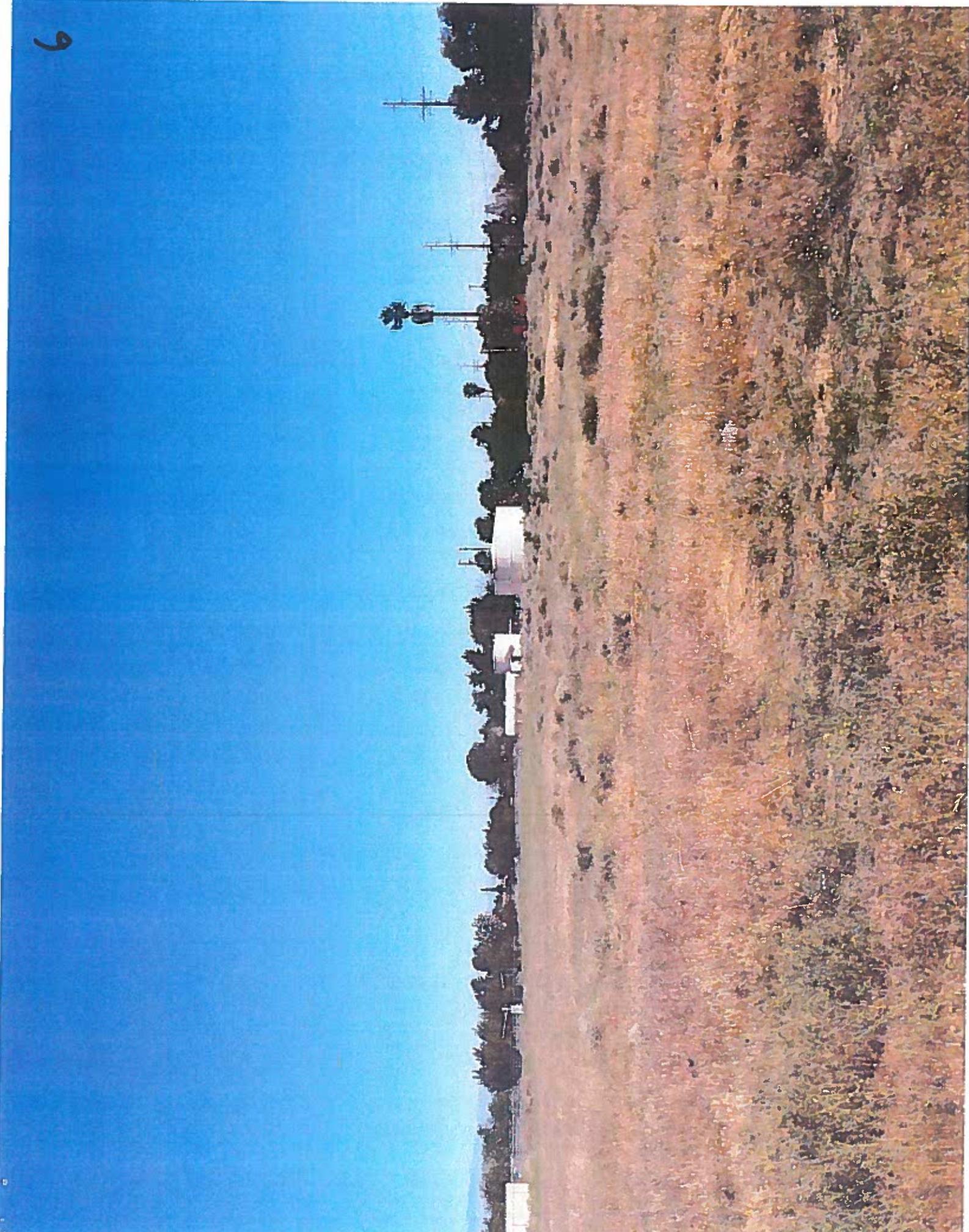


3

4

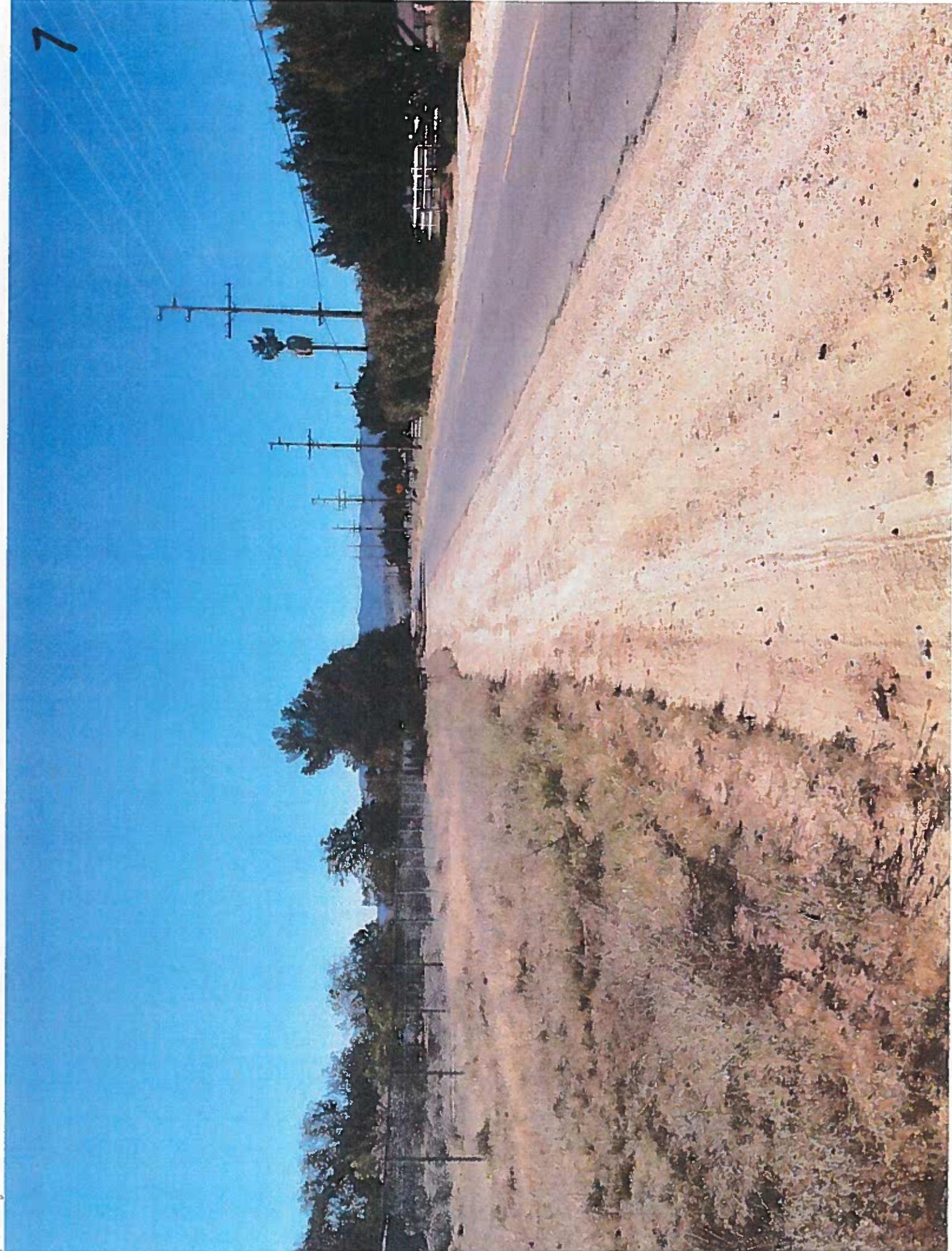


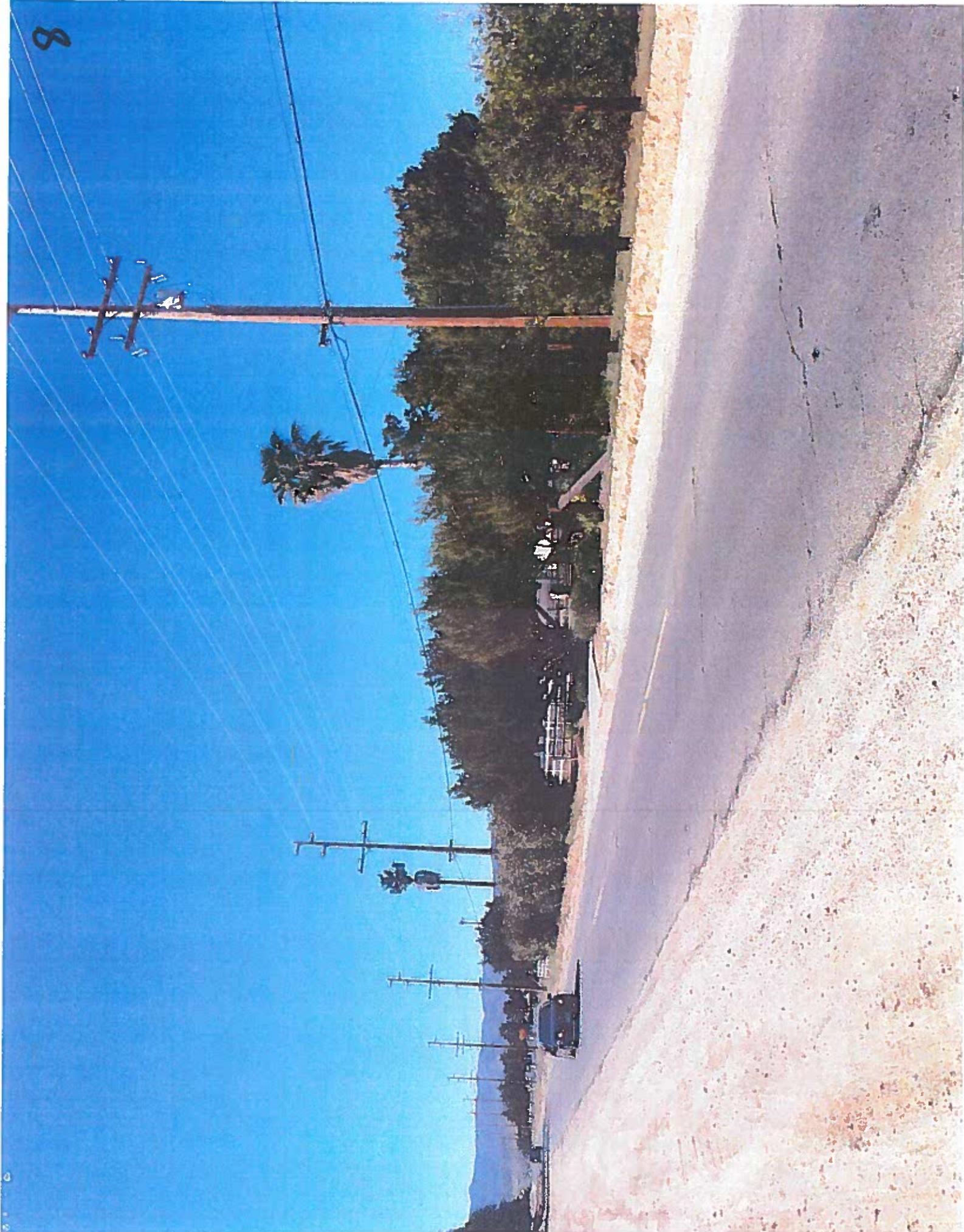




9

7



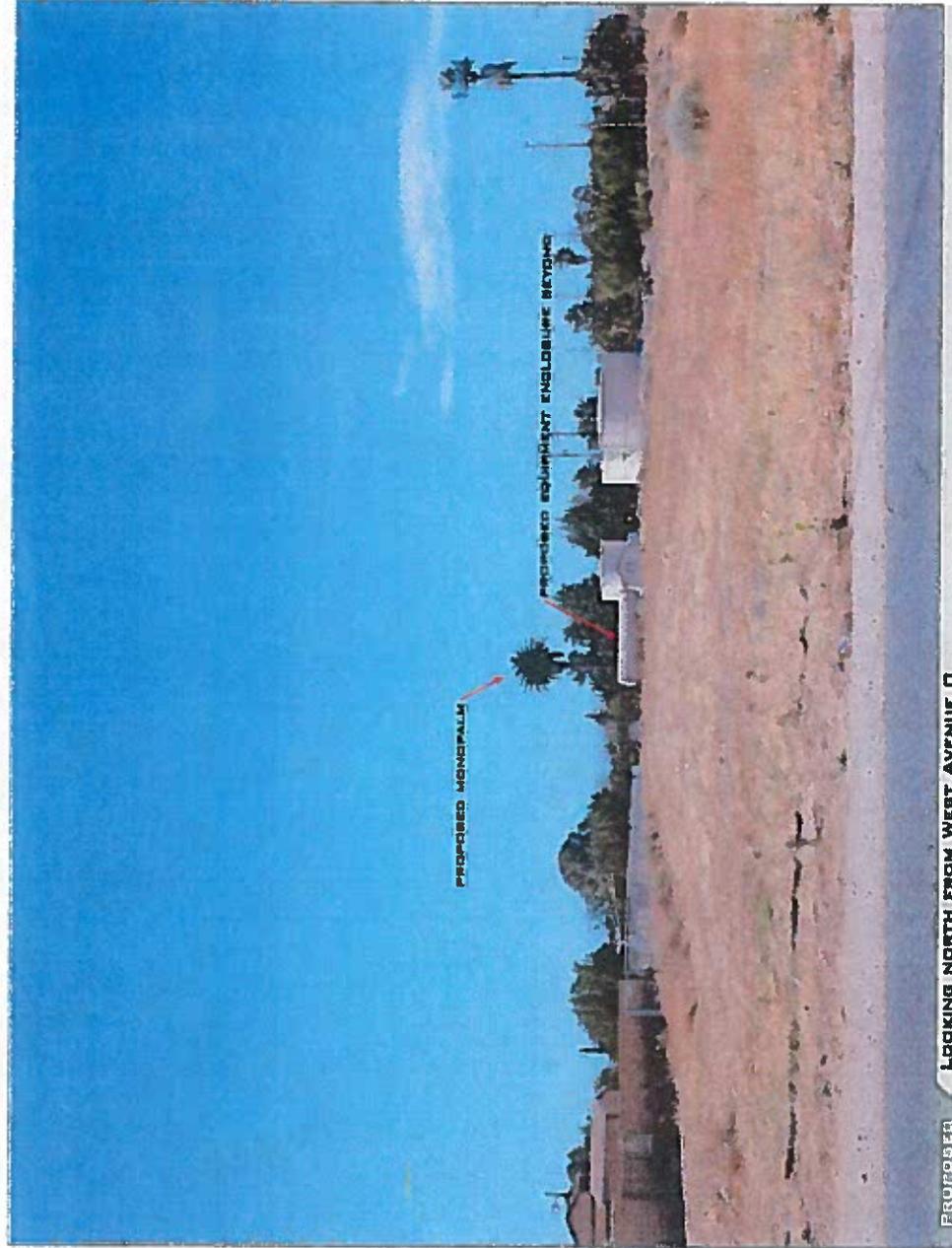


TWENTIO

2023 WEST AVENUE 0 PALMDALE CA 93551



VIEW 1



LOOKING NORTH FROM WEST AVENUE 0

TWENTIO

2023 WEST AVENUE □ PALMDALE CA 93551

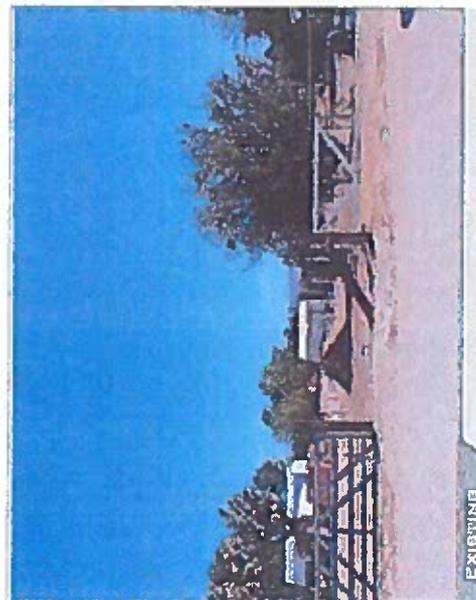


VIEW 2



PROPOSED

LOOKING SOUTH FROM WEST AVENUE N 12



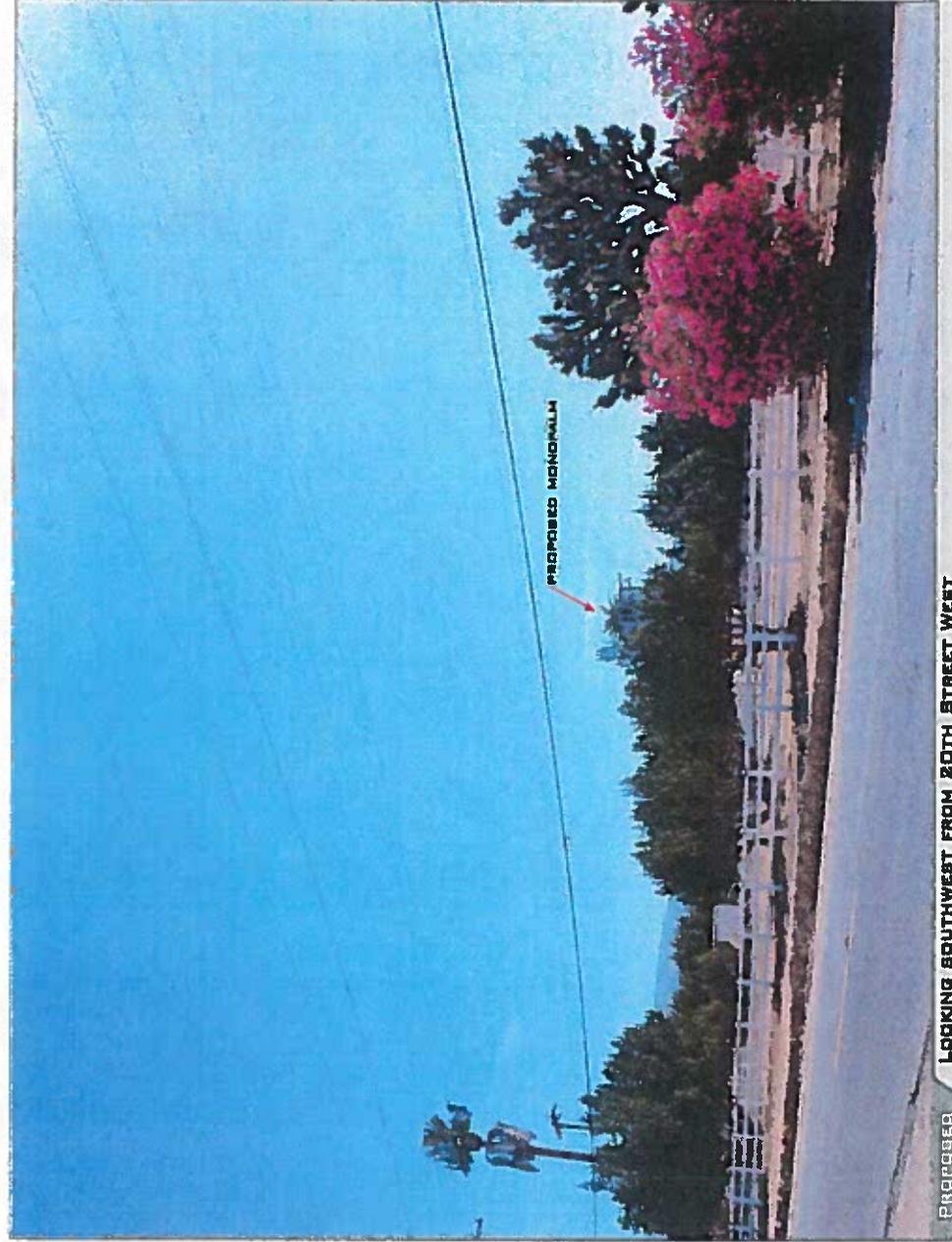
EXISTING

TWENTIO

2023 WEST AVENUE D PALMDALE CA 93551



VIEW 3



PROPOSED

LOOKING SOUTHWEST FROM 20TH STREET WEST

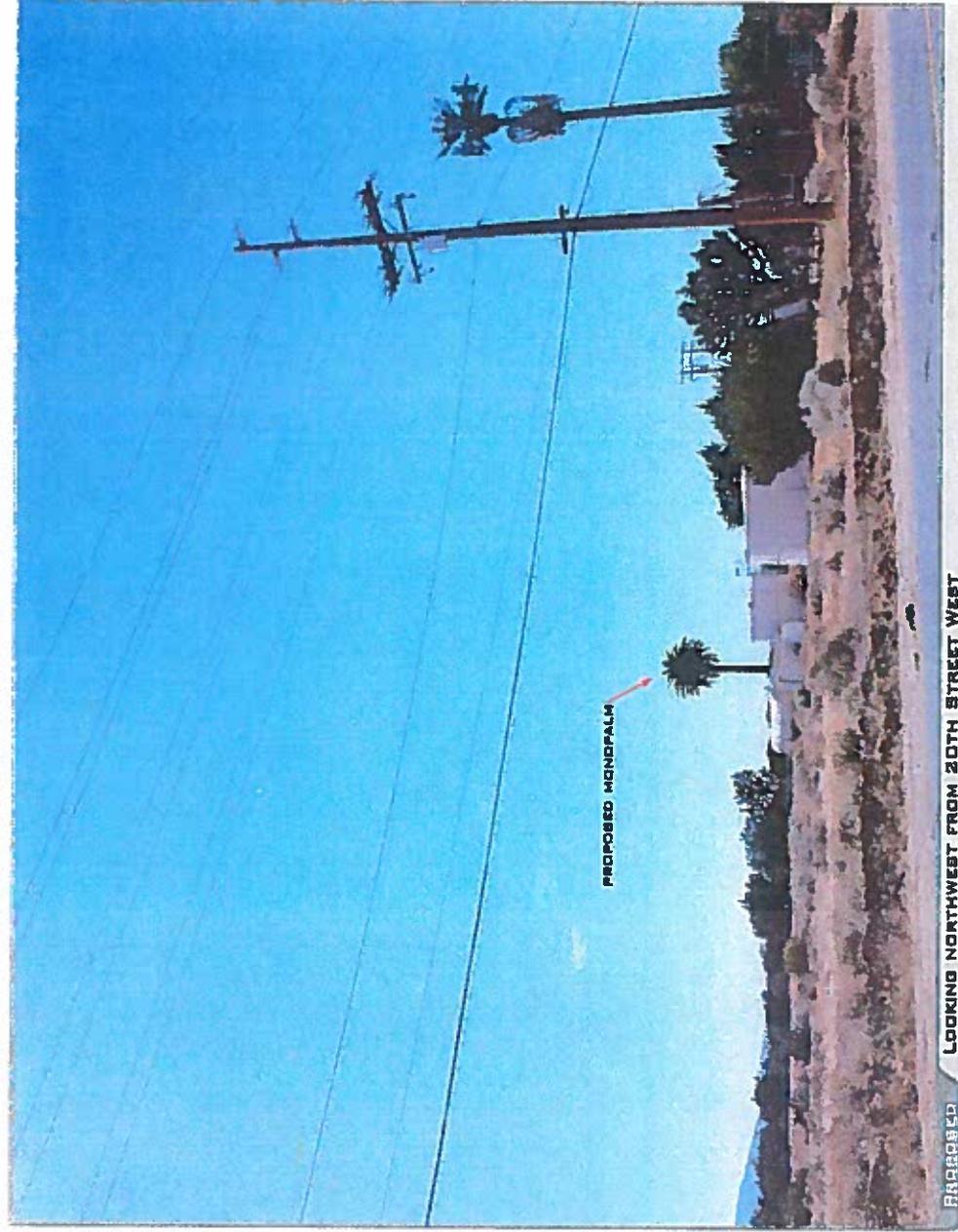
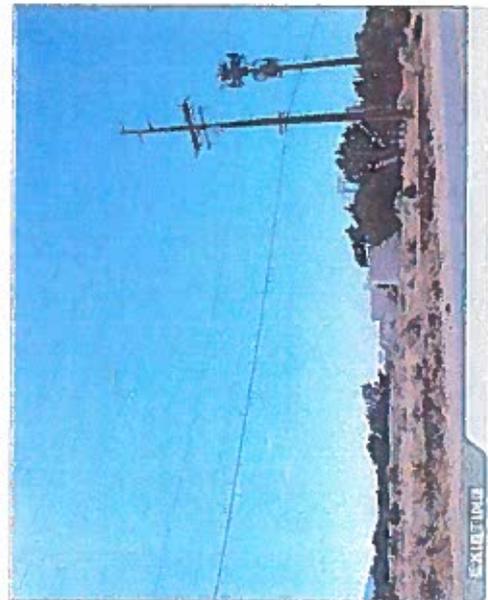
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

TWENTIO

2023 WEST AVENUE □ PALMDALE CA 93551

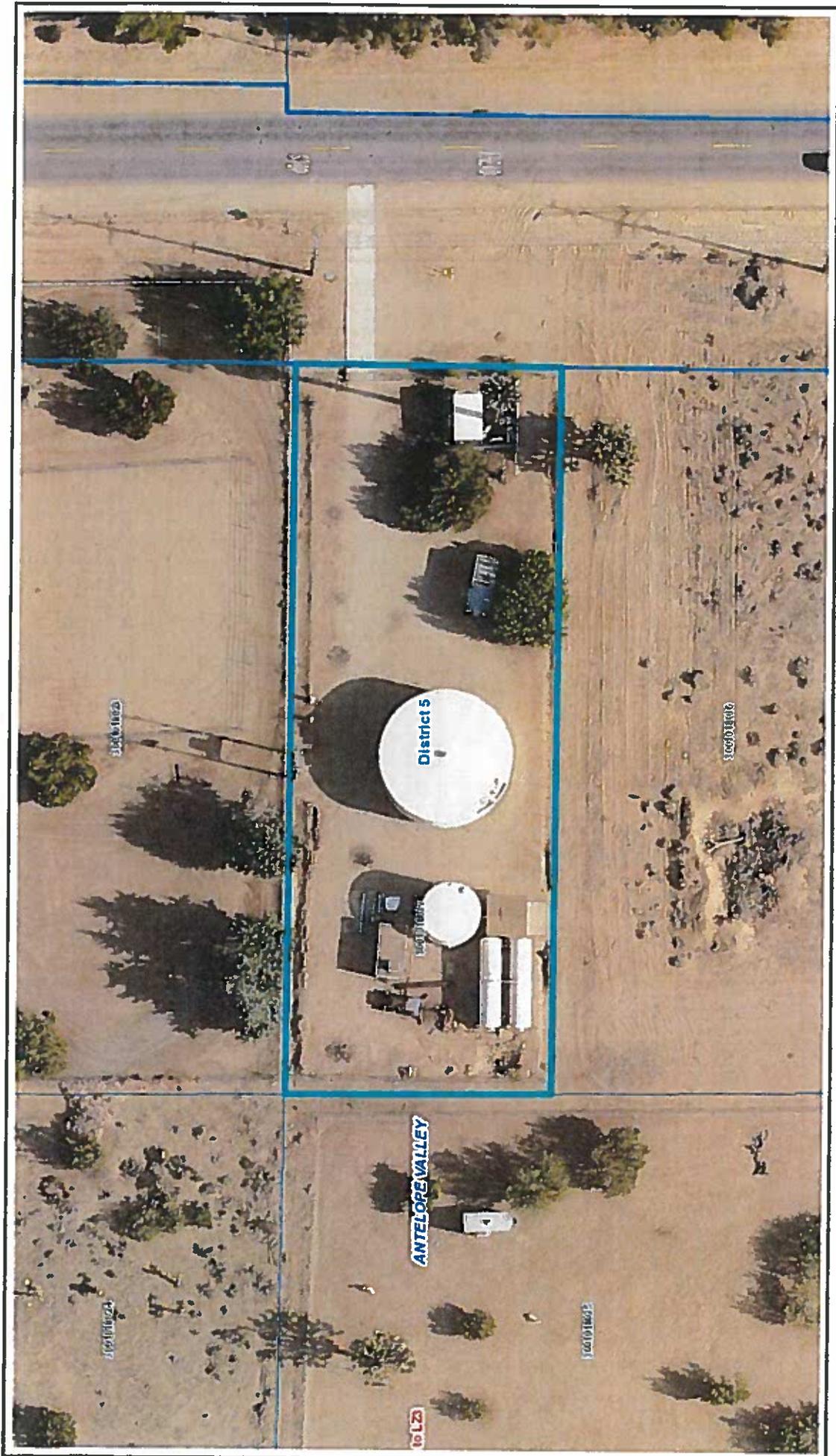


VIEW ↗



PROPOSED **LOOKING NORTHWEST FROM 20TH STREET WEST**

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APP (CA)



Created in GIS-NET3 Aerial Image

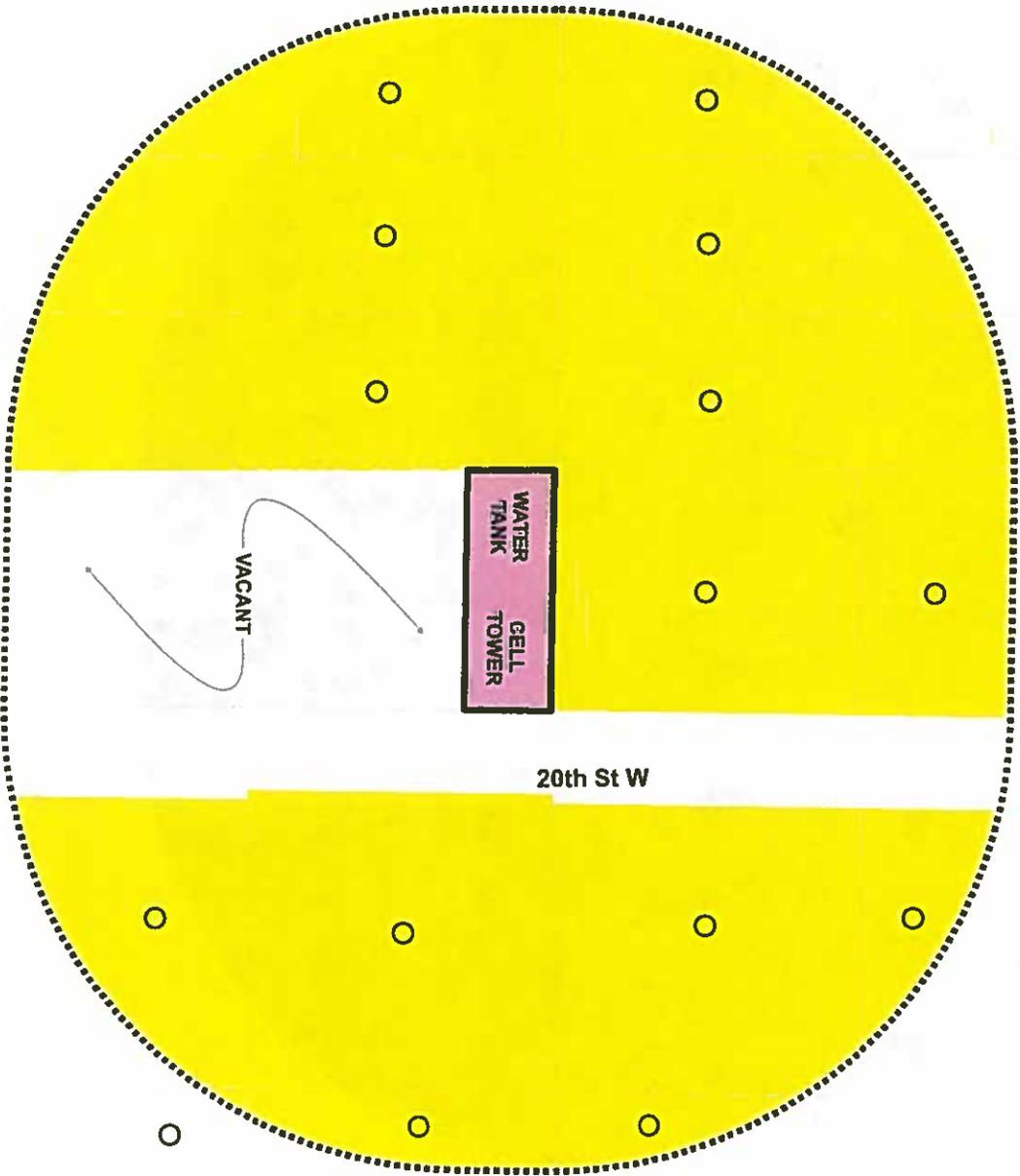
Printed: Feb 18, 2016

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



LAND USE

W Avenue N-12



LAND USE 500 FOOT RADIUS MAP

Proj. R2015-02224 (5)
RCUP 2015-00087

Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- PUBLIC UTILITY
- VACANT

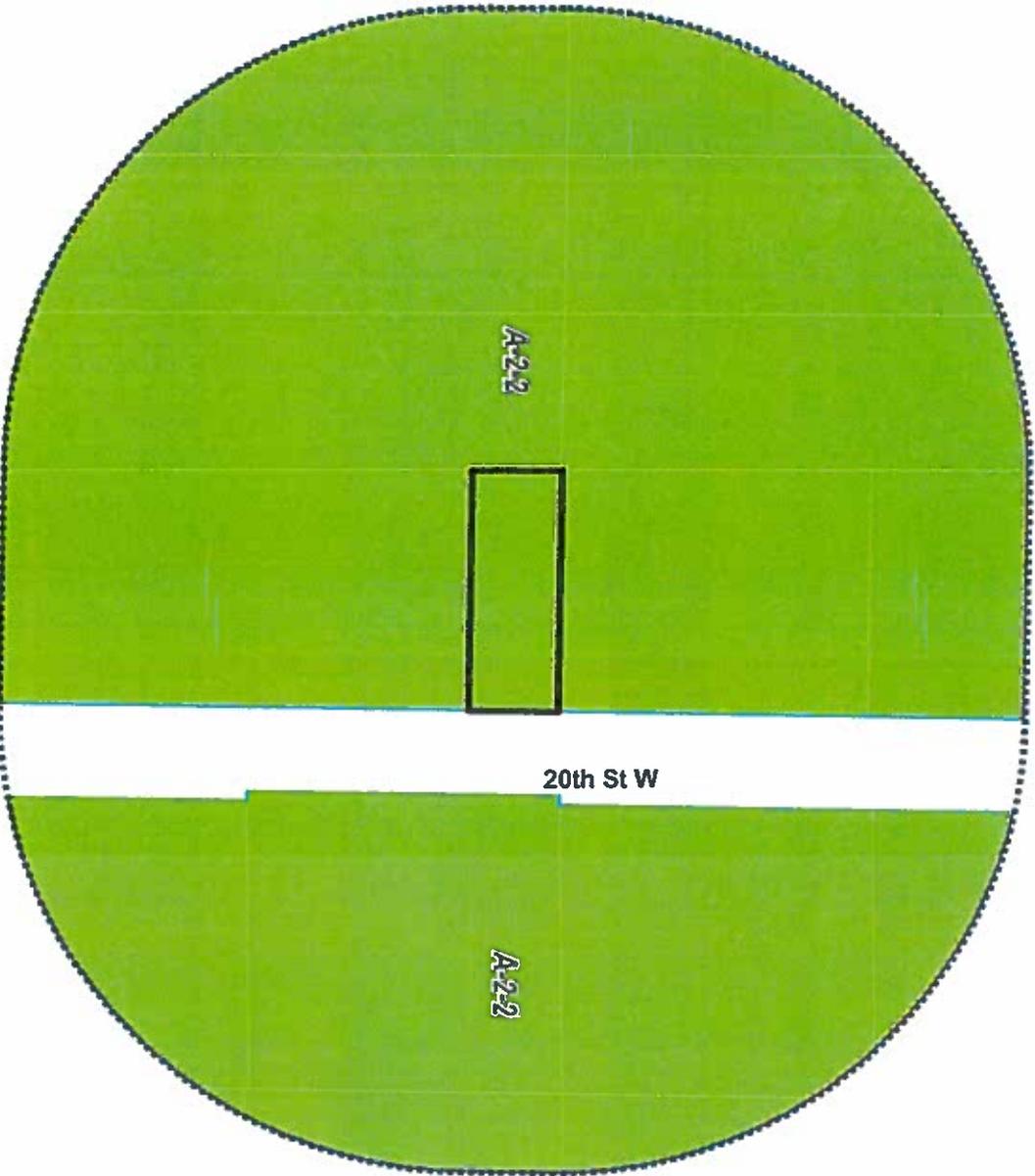
VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING

W Avenue N-12



W Avenue O

ZONING 500 FOOT RADIUS MAP

Proj. R2015-02224 (5)
RCUP 2015-00087

Legend

 A-2 - Heavy Agricultural

VICINITY MAP



0 30 60 120 180 240 Feet



LOS ANGELES COUNTY
Department of Regional Planning
250 W. Temple St.
Los Angeles, CA 90012



MTX53 / BSC12
 MACRO CELL EVOLUTION DESIGN
 2023 W. AVENUE O
 PALMDALE, CA 93551

TWENTIO

ORIGINAL REPORT FOR 1411708-00-00

PROJECT TEAM

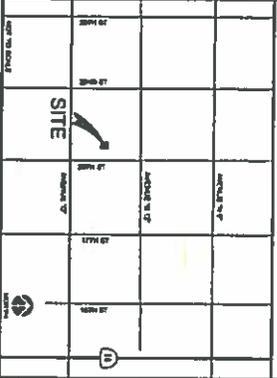
CLIENT: Verizon Wireless 1411708-00-00 Palmdale, CA 93551	PROJECT MANAGER: [Name] [Title] [Phone] [Email]
ARCHITECT: [Name] [Title] [Phone] [Email]	ENGINEER: [Name] [Title] [Phone] [Email]
GENERAL CONTRACTOR: [Name] [Title] [Phone] [Email]	INSTALLER: [Name] [Title] [Phone] [Email]

VERIZON WIRELESS SIGNATURE BLOCK	DATE: _____
NAME: _____	TITLE: _____
COMPANY: _____	ADDRESS: _____
PHONE: _____	FAX: _____
EMAIL: _____	WEBSITE: _____

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS SIGNATURE BLOCK FOR THE SITE LOCATED AT THE ADDRESS LISTED ABOVE. THE PROJECT IS A MACRO CELL EVOLUTION DESIGN FOR THE SITE LOCATED AT THE ADDRESS LISTED ABOVE. THE PROJECT IS A MACRO CELL EVOLUTION DESIGN FOR THE SITE LOCATED AT THE ADDRESS LISTED ABOVE. THE PROJECT IS A MACRO CELL EVOLUTION DESIGN FOR THE SITE LOCATED AT THE ADDRESS LISTED ABOVE.

VICINITY MAP



DRAWING DIRECTIONS

1. FROM AVENUE O TO THE SITE, TRAVEL EAST ON AVENUE O FOR APPROXIMATELY 0.5 MILES.
 2. TURN RIGHT ON THE FIRST STREET TO THE RIGHT ON THE RIGHT SIDE OF THE ROAD.
 3. THE SITE IS LOCATED AT THE CORNER OF THE FIRST STREET TO THE RIGHT ON THE RIGHT SIDE OF THE ROAD.

PROJECT SUMMARY

PROJECT NAME: MTX53 / BSC12	PROJECT NUMBER: 1411708-00-00
PROJECT ADDRESS: 2023 W. AVENUE O, PALMDALE, CA 93551	PROJECT DATE: [Date]
PROJECT OWNER: Verizon Wireless	PROJECT STATUS: [Status]
PROJECT DESCRIPTION: Macro Cell Evolution Design	PROJECT TYPE: [Type]
PROJECT LOCATION: [Location]	PROJECT AREA: [Area]
PROJECT PERIOD: [Period]	PROJECT BUDGET: [Budget]
PROJECT RISK: [Risk]	PROJECT COMPLIANCE: [Compliance]

GENERAL CONTRACTOR NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

CONSTRUCTION DRAWINGS

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	GENERAL NOTES	0
T-3	CONSTRUCTION DETAILS	0
T-4	CONSTRUCTION DETAILS	0
T-5	CONSTRUCTION DETAILS	0
T-6	CONSTRUCTION DETAILS	0
T-7	CONSTRUCTION DETAILS	0
T-8	CONSTRUCTION DETAILS	0
T-9	CONSTRUCTION DETAILS	0
T-10	CONSTRUCTION DETAILS	0

811
 Call before you dig.
 1-800-4-A-DIG
 www.811.com

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	01/15/2023	ISSUE FOR REVIEW	[Name]
2	01/15/2023	ISSUE FOR REVIEW	[Name]
3	01/15/2023	ISSUE FOR REVIEW	[Name]
4	01/15/2023	ISSUE FOR REVIEW	[Name]
5	01/15/2023	ISSUE FOR REVIEW	[Name]
6	01/15/2023	ISSUE FOR REVIEW	[Name]
7	01/15/2023	ISSUE FOR REVIEW	[Name]
8	01/15/2023	ISSUE FOR REVIEW	[Name]
9	01/15/2023	ISSUE FOR REVIEW	[Name]
10	01/15/2023	ISSUE FOR REVIEW	[Name]

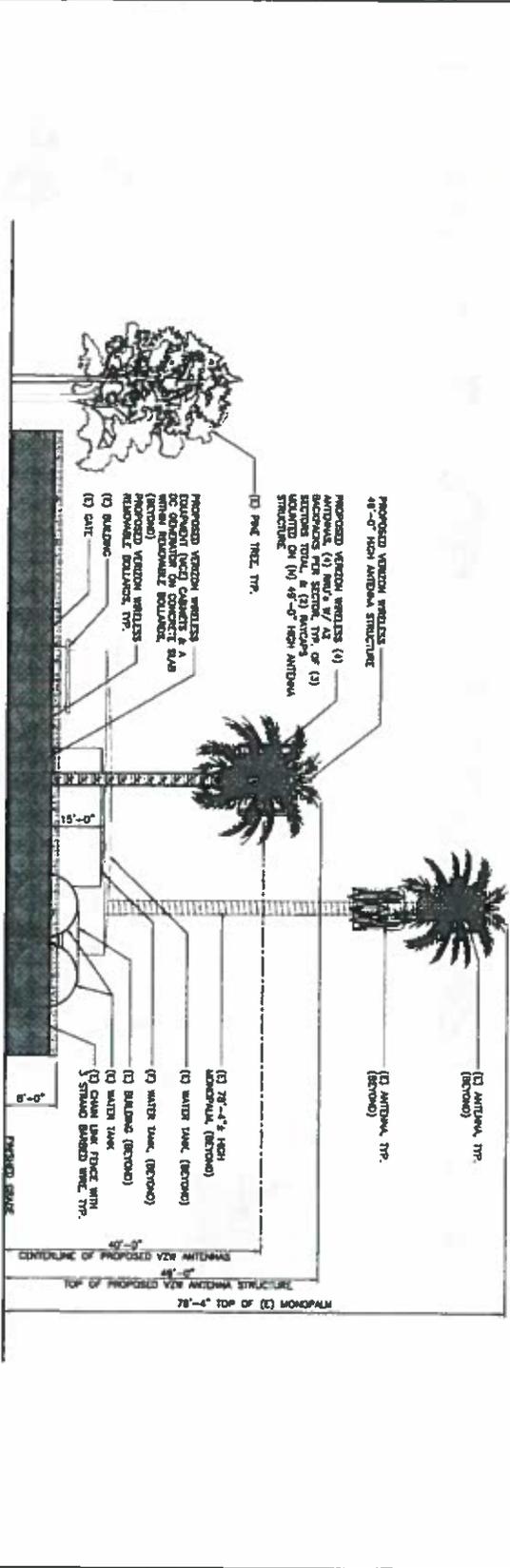
DATA GROUP
 ENGINEERING, INC.
 15205 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 (949) 450-8800
 www.datagroup.com

verizon
 15205 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

TWENTIO
 2023 W. AVENUE O
 PALMDALE, CA 93551

T-1
 SHEET TITLE
 TITLE SHEET

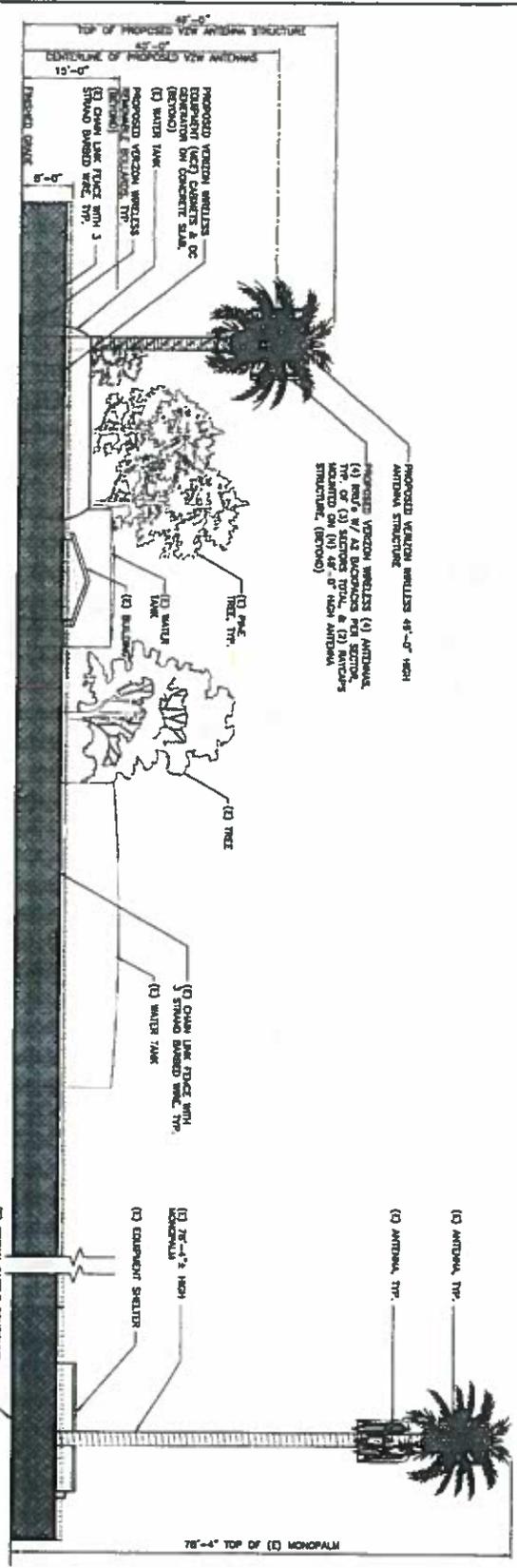
WEST ELEVATION



SCALE

 2

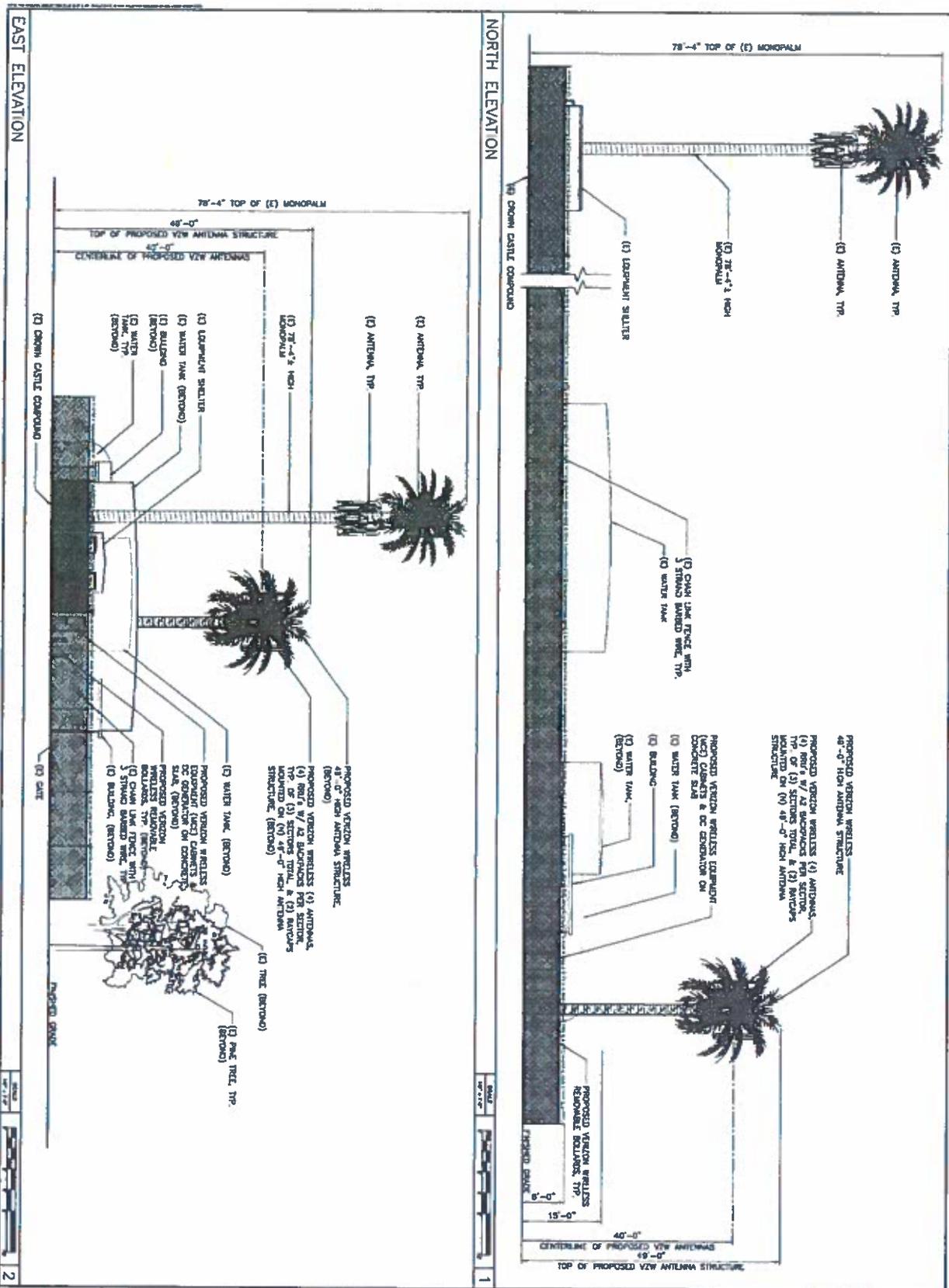
SOUTH ELEVATION



SCALE

 1

<p>ISSUE STATUS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20			<p>DATA GROUP ENGINEERING, INC. 1525 SAND CANYON AVENUE, D1 IRVINE, CA 92618</p>	<p>PROJECT/CLIENT INFORMATION PROJECT: TWENTIO CLIENT: VERIZON DRAWING NO: A-3 DATE: 11/11/2011</p>	<p>verizon 1525 SAND CANYON AVENUE, D1 IRVINE, CA 92618</p>	<p>TWENTIO 2023 W. AVENUE O PALMDALE, CA 93551</p>	<p>SHEET TITLE: SOUTH & WEST ELEVATIONS</p>	<p>A-3</p>
NO.	DATE	DESCRIPTION																																																																				
1																																																																						
2																																																																						
3																																																																						
4																																																																						
5																																																																						
6																																																																						
7																																																																						
8																																																																						
9																																																																						
10																																																																						
11																																																																						
12																																																																						
13																																																																						
14																																																																						
15																																																																						
16																																																																						
17																																																																						
18																																																																						
19																																																																						
20																																																																						



NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUE FOR PERMIT
2	08/11/2011	ISSUE FOR PERMIT
3	08/11/2011	ISSUE FOR PERMIT
4	08/11/2011	ISSUE FOR PERMIT
5	08/11/2011	ISSUE FOR PERMIT
6	08/11/2011	ISSUE FOR PERMIT
7	08/11/2011	ISSUE FOR PERMIT
8	08/11/2011	ISSUE FOR PERMIT
9	08/11/2011	ISSUE FOR PERMIT
10	08/11/2011	ISSUE FOR PERMIT
11	08/11/2011	ISSUE FOR PERMIT
12	08/11/2011	ISSUE FOR PERMIT

ISSUE STATUS

DELTA GROUPS
 SYSTEMS INC.
 COMMUNICATIONS

PROJECTARY INFORMATION
 PROJECT: TWENTIO
 2023 W. AVENUE O
 PALMDALE, CA 93551

verizon

15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

TWENTIO
 2023 W. AVENUE O
 PALMDALE, CA 93551

A-4

NORTH & EAST ELEVATIONS



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

DATE: 06/23/15

PROJECT NARRATIVE

**SUBJECT: Verizon Wireless "Twentio" Telecommunications Facility
2023 W Avenue O, Palmdale, CA 93551
(APN: 3001-018-037)**

Verizon Wireless is seeking to provide wireless communication service in the County of Los Angeles by adding the "Twentio" 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" monopalm 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" monopalm. 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 18'-0" lease area located at the base of the monopalm. The total project size is approximately 180 square feet. The monopalm 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 "Avenue M," "Palmdale Z," and "Avenue P" wireless sites are currently overloaded, resulting in weak and unreliable coverage for residents and homeowners in this area. The "Twentio" site has the following objectives:

1. To deload network traffic flow from the "Avenue M," "Palmdale Z," and "Avenue P" 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 "Twentio" 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 O and 20th 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' "Twentio" 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 "Twentio" 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 monopalm facility was found at 2023 W Avenue O. The landlord was interested in a wireless facility on the existing monopalm, however, the existing monopalm would not allow for co-location as there are already two existing carriers on site. Due to these circumstances, the site was removed as a potential candidate.

A wireless facility was proposed to the landlอร์ด at VAC/20TH STW/VIC AVE O4 (APN: 3001-021-046). The landlord was responsive and accepted a wireless facility on-site. 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 previously rejected candidate at 2023 W Avenue O was revisited. This new design would be a new monopalm, as the existing monopalm on site could not reasonably accommodate another antenna array. The monopalm design would be the least intrusive design option as there are palm trees in adjacent lots as well as the existing monopalm. The proposed site would allow for the future colocation of a carrier. 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 on a stealth monopalm. The proposed equipment will be concealed within a structure designed to match the existing structures at the park. 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 Duarte's 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 City of Duarte, as residents & visitors will have better access to wireless services, including emergency services.



Wednesday, June 24, 2015

To: Miguel Samayoa – Delta Groups Engineering

Transmitted via email to msamayoa@deltagroups.com

RE: Verizon Wireless MACRO Site Twentio Located at: 2023 W. Avenue O, Lancaster, CA 93551

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Diana Scudder	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

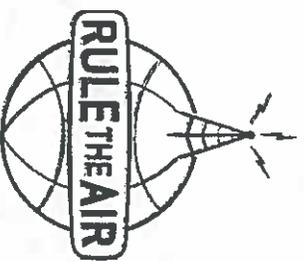
Sincerely,

David Deen
Manager
Verizon Wireless

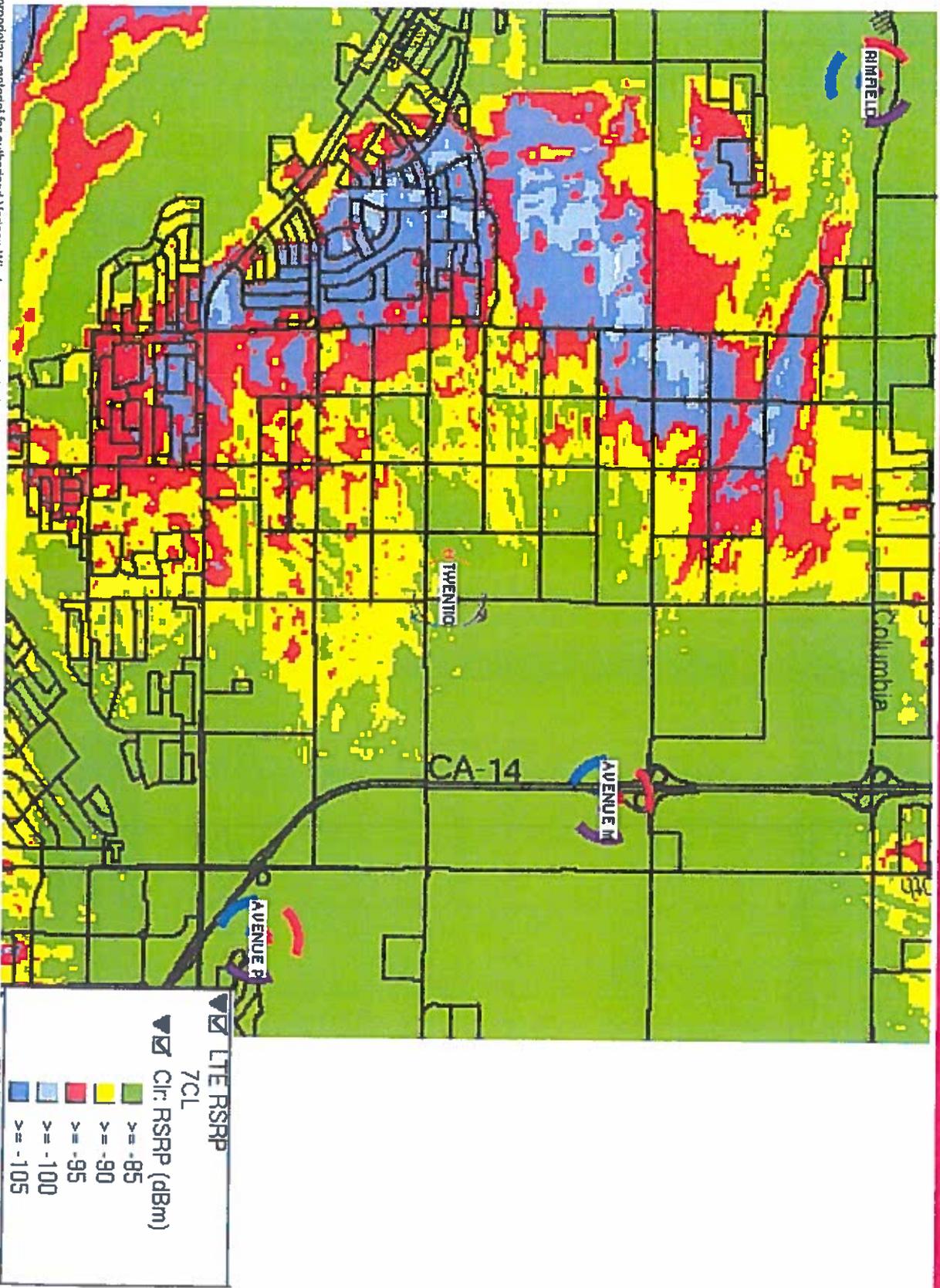


Twentio optimization

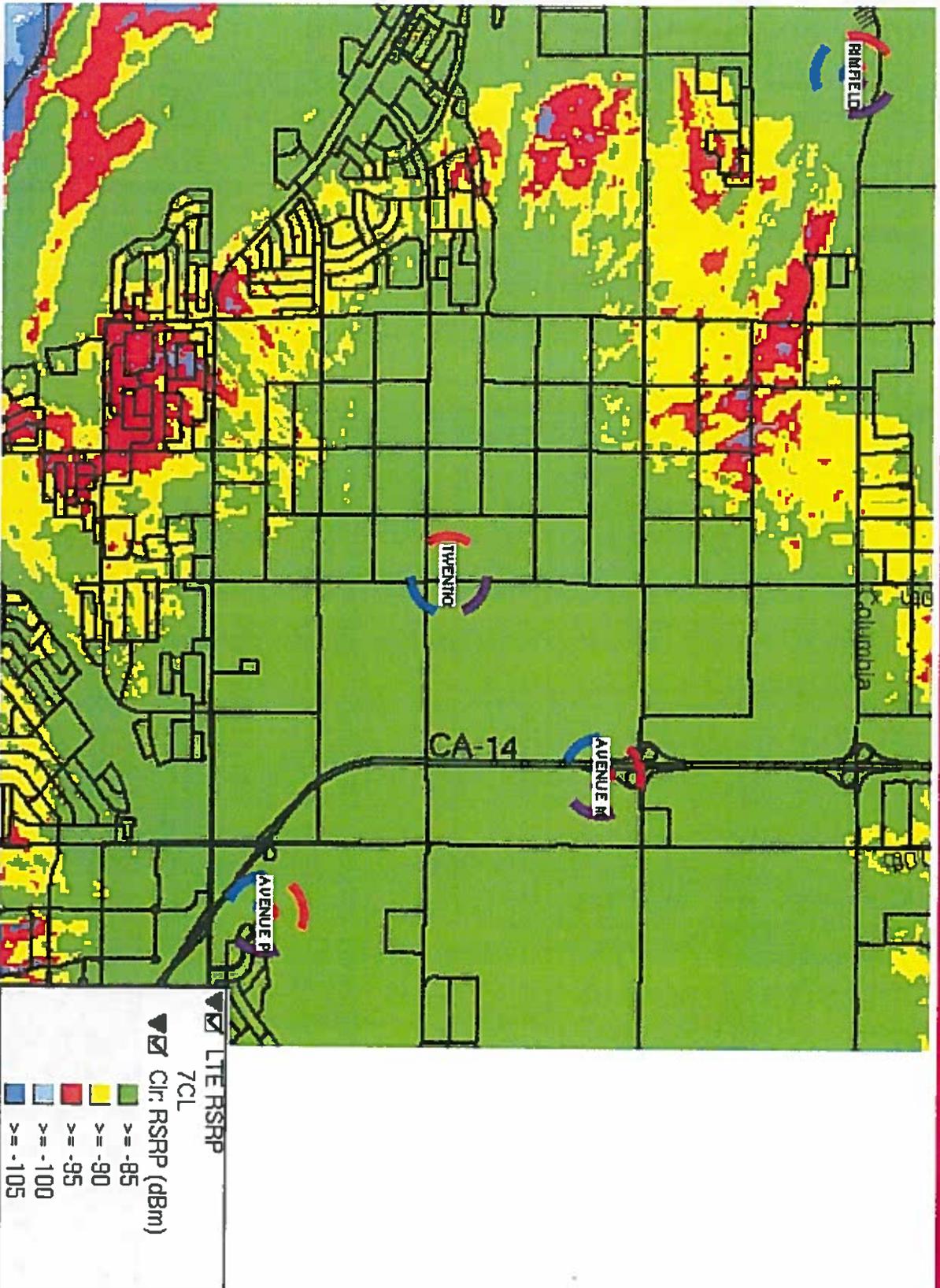
Wednesday, June 24, 2015



Twenitio – Without

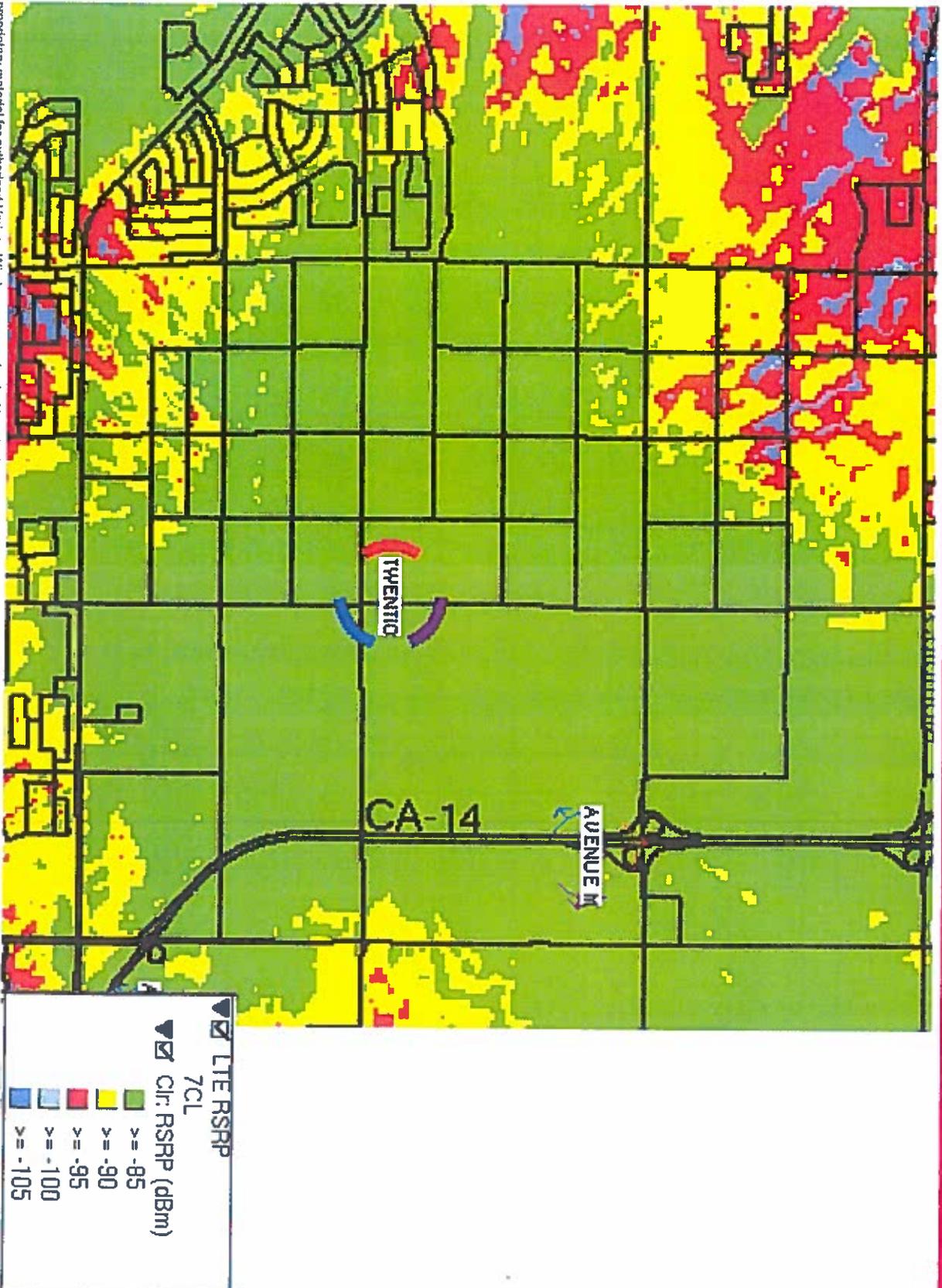


Twenitio – With





Twentito – Coverage



Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

CERTIFICATE OF POSTING

-Public Hearing-
LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

**Permits: R2015-02224-(5),
CUP 201500087**

**Contact: Anthony Curzi(213) 974-6443
acurzi@planning.lacounty.gov**

CERTIFICATE OF POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
Permits: R2015-02224-(5)

Located at: _____ **2023 West Avenue O** _____

Public Hearing Scheduled: _____ **Tuesday, March 1, 2016 at 9:00 a.m.** _____

I hereby certify under penalty of perjury that we **posted** the above-mentioned
NOTICE OF PUBLIC HEARING. **On the 28th Day of January, 2016.**

**POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080**

Edward Lopez Jr.
Agent


Signature

January 29, 2016
Date





NOTICE OF HEARING

Case Number R2015-02224-(5),
CUP 201500087

Tuesday, March 1, 2016 at 9:00 a.m.

Room 150
320 West Temple St.
L.A. 90012

**FOR INFORMATION
CALL (213) 974-6443**



California Department of Industrial Relations
The Department of Industrial Relations (DIR) is a state agency that enforces labor laws and administers workers' compensation. The Department is located at 900 S. Main Street, Los Angeles, CA 90014. For more information, visit the Department's website at www.dir.ca.gov. The Department is committed to providing a fair and equitable hearing process for all parties involved in a hearing. The hearing will be held in Room 150, 320 West Temple Street, Los Angeles, CA 90012. The hearing will begin at 9:00 a.m. on Tuesday, March 1, 2016. All parties are required to attend the hearing. If you are unable to attend, you must provide written notice to the Department at least 10 business days before the hearing. The hearing will be held in English. If you need an interpreter, you must provide one at your own expense. The hearing will be held in a public hearing room. All proceedings are open to the public. The hearing will be held in Room 150, 320 West Temple Street, Los Angeles, CA 90012. The hearing will begin at 9:00 a.m. on Tuesday, March 1, 2016. All parties are required to attend the hearing. If you are unable to attend, you must provide written notice to the Department at least 10 business days before the hearing. The hearing will be held in English. If you need an interpreter, you must provide one at your own expense. The hearing will be held in a public hearing room. All proceedings are open to the public.