



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 16, 2016

Norman MacLeod
MacLeod Consulting Services
28205 Bluebell Drive
Laguna Niguel, CA 92677

**REGARDING: PROJECT NO. R2015-02459-(5)
CONDITIONAL USE PERMIT NO. 201500103
3675 HUNTINGTON DRIVE, EAST PASADENA (APN: 5378-010-016)**

Hearing Officer Gina Natoli, by her action of **February 16, 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 **March 1, 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 Jolee Hui of the Zoning Permits East Section at (213) 974-6435, or by email at jhui@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


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: DPW (Building and Safety); Zoning Enforcement, 3675 Huntington Drive LLC c/o
Hamid Amjadi

MM:JH

CC.060412

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02459-(5)
CONDITIONAL USE PERMIT NO. 201500103**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on February 16, 2016 in the matter of Conditional Use Permit No. 201500103.
2. The permittee, Sprint Nextel ("permittee"), is requesting a conditional use permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("Project") on the rooftop of a two-story office building in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code ("County Code") Section 22.28.160.
3. The subject property is located at 3675 Huntington Drive in the East Pasadena Zoned District and is located within the East Pasadena-San Gabriel Community Standard District (CSD).
4. The subject property consists of one legal lot, 0.94 acre or 40,908 square feet in size, and is shaped triangular with general flat topography. The Assessor's Parcel Number (APN) is 5378-010-016.
5. The subject property is developed with a two-story office building and a red brick wall enclosure attached to the west side of the building ("Project Site"). Building parapets extends an additional two feet above the 30-foot roofline. The WTF screen walls reach a maximum height of 39 feet above finished grade. A 62-space surface parking lot is located on-site northwest of the office building. The building is currently being leased to various businesses including a private art school, medical and professional offices.
6. Surrounding properties within a 500-foot radius of the subject property are zoned as follows:
 - North: R-1-20,000 (Single-Family Residence – 20,000 Square Feet Minimum Required Lot Area); R-3-()U (Limited Density Multiple Residence)
 - South: C-2; C-2-DP (Neighborhood Business – Development Program); R-3
 - East: C-2; R-3; R-1-20,000
 - West: R-1-20,000; R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Required Lot Area)
7. Surrounding properties within a 500-foot radius of the subject property are developed as follows:
 - North: Single-family residences; multi-family residences
 - South: Retail/commercial; multi-family residences
 - East: Retail/commercial; multi-family residences; single-family residences

West: Single-family residences

8. The site plan depicts the existing two-story office building on a triangular parcel located on the northwest corner of the Huntington Drive and Rosemead Boulevard intersection. The maximum height of the WTF is shown at 39 feet above finished grade. The WTF is centrally placed on the building roof and is setback from the building's edges and parapets. It consists of 11 antennas and nine radio remote heads attached to the screen walls. Other appurtenant facilities include three equipment cabinets within an equipment enclosure near the southern portion of the building roof.
9. The subject property is designated within the 3 – Medium Density Residential (12 to 22 dwelling units/acre) land use category in the 1980 General Plan. This designation is intended for the development of multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. The Project is consistent with this designation because local commercial services and infrastructure are also allowed within this land use category to support residential developments.
10. Plot Plan No. 29110 approved the construction of a two-story building with 19,355 feet of floor area for commercial use on the subject property in 1978. The building was originally used as a financial institution but is now used mostly for medical and professional offices.
11. CUP No. 00-17-(5) (approved on December 19, 2000) authorized Sprint to construct, operate, and maintain a rooftop unmanned wireless telecommunications facility (WTF) consisting of antennas attached to the screen walls and appurtenant equipment. CUP No. 00-206 (approved on March 6, 2001) authorized Verizon Wireless to co-locate on the rooftop of the commercial building. In 2004, CUP No. 200400035-(5) authorized Nextel Communications (before the merge with Sprint to become Sprint Nextel) to construct, operate, and maintain a new rooftop WTF, consisting of antennas mounted behind the screen walls originally established by CUP No. 00-17-(5).
12. No violation associated with the conditions of the previous CUP No. 00-17-(5) or CUP No. 200400035-(5) was found.
13. Primary access is provided via Huntington Drive to the south and Rosemead Boulevard to the east. Periodic maintenance visits are not anticipated to generate substantial traffic to these thoroughfares. Both Huntington Drive and Rosemead Boulevard are of sufficient width to accommodate these maintenance trips. The Project is adequately served by existing roadways.
14. No formal parking is designated on the site plan. However, an on-site surface parking lot with 62 spaces is located northwest of the building and is available to accommodate maintenance vehicles as needed.
15. The nearest residence is approximately 100 feet south of the existing WTF.

16. The Project is consistent with the County's policy to encourage co-location of WTF to reduce visual impacts and the proliferation of monopoles.
17. As the Project is an existing facility with no changes proposed, consultation with other County departments is not required.
18. The WTF is required to provide written verification that the proposed facility's radiofrequency radiation and electromagnetic field emissions fall within the adopted Federal Communications Commission (FCC) standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this CUP.
19. The WTF is required to operate in compliance with all applicable local, state, and federal regulations. Any sound and vibration generated would be minimal and emission levels shall be under the County's noise control thresholds. The radio frequency exposure generated by the facility shall also be required to comply with safety standards adopted by FCC. The antennas and equipment are relatively small in scale, and their location on an existing building rooftop makes them aesthetically unobtrusive. They are painted brown to match the color of the building façade. Therefore, the requested use at the location would not adversely affect persons or properties in the surrounding area.
20. Wireless coverage maps indicate that the facility is necessary to ensure that there is no major gap in wireless coverage in the area.
21. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Categorical Exemption, under the Class 1 — Existing Facilities, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the CEQA Statute and Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project is the continued operation and maintenance of an existing WTF, with negligible or no expansion of use beyond that which was previously existing.
22. 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 hearing by mail, newspaper, and property posting.
23. Prior to the Hearing Officer's public hearing, the Regional Planning staff received no public comment on the Project.
24. The Hearing Officer held a duly-noticed public hearing on February 16, 2016. The Hearing Officer heard a presentation from Staff and provided editorial comments on the draft findings and conditions. The permittee's representative, Norman MacLeod, testified in favor of the project and stated his understanding and acceptance of the findings and conditions. He also requested the removal of a draft condition that requires the facility to be screened because several existing antennas are attached

to the face of the screen walls and are not screened behind the screen wall. The Hearing Officer agreed. Staff finalized the findings and conditions to reflect these comments. The Hearing Officer closed the public hearing, determined that the project is categorically exempt from CEQA requirements, and approved CUP No. 201500103.

25. The Hearing Officer finds that the Project supports several policies of the 1980 General Plan. The subject property is designated within the 3 – Medium Density Residential land use category of the General Plan. This designation is intended for development of residential units with densities between 12 to 22 dwelling units per gross acre and for locally-serving commercial uses and infrastructure. The Project is an existing WTF facility located on top of an existing office building and is therefore consistent with the permitted uses of the underlying land use category.
26. The Hearing Officer finds that the Project is appropriately located and adequately screened to minimize visual impacts to the surrounding community.
27. The Hearing Officer finds that the continued operation and maintenance of the existing WTF will not be detrimental to the surrounding community. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The coverage provided by the existing WTF is beneficial for the public and emergency personnel.
28. The Hearing Officer finds that the Project is consistent with the development standards of the C-2 Zone. As set forth in Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use in the C-2 Zone, provided that a CUP is first obtained. This Project is also in compliance with the applicable standards for the C-2 Zone in the East Pasadena-San Gabriel CSD. Furthermore, the Project is consistent with the policies and guidelines of the County's Subdivision & Zoning Ordinance Policy Memo No. 01-2010 (dated July 26, 2010) regarding the design, siting and maintenance of wireless facilities. The Project is screened and is setback from roof's edges and parapet walls to the maximum extent possible to minimize its visual impact from the public rights-of way and adjacent properties.
29. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project will not affect the health or safety of the surrounding community because the Project does not include any alteration to existing conditions at the Project Site. The Project will not result in an increase in noise, odor, dust, glare, or shadows because there are no proposed changes. The Project presents no additional risk of fire hazard since there are no proposed changes.

30. The Hearing Officer finds that the subject property is adequate in size and shape to accommodate all project components. The associated equipment cabinets are located within an equipment enclosure on the roof. The Project does not require the expansion of the lease area.
31. The Hearing Officer finds that the Project is adequately served by improved local roads and highways to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The existing WTF is unmanned. The Project will not increase the flow of traffic or impact parking because the applicant does not propose any changes or alterations to the existing site. The site is visited periodically (no more than once per month) for maintenance. The frequency of these visits is not projected to change. There is parking available on-site to accommodate the periodic maintenance vehicle.
32. The Hearing Officer finds that the Project meets the Conditional Use Permit Burden of Proof requirements pursuant to Section 22.56.040.
33. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure the continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.
34. 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 the Crowell Public Library located in the vicinity of the subject property. On January 11, 2016, a total of 232 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 four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.
35. 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 East 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 1980 General Plan.
- B. The requested use at the Project 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 Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Statute and Guidelines (Class 1 — Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500103, subject to the attached conditions.

ACTION DATE: February 16, 2016

MM:JH
February 16, 2016

c: Zoning Enforcement, Building and Safety, 3675 Huntington Drive LLC c/o
Hamid Amjadi

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02459-(5)
CONDITIONAL USE PERMIT NO. 201500103**

PROJECT DESCRIPTION

The grant authorizes the continued operation and maintenance of an existing unmanned wireless telecommunications facility on the rooftop of an existing two-story office building located at 3675 Huntington Drive in the unincorporated community of East Pasadena. This grant is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and 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 10 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 February 16, 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 ninety (90) days from the date of final approval of the grant. A single thirty-(30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56 Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the 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 Project Site 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 notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial 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 **April 18, 2015**.
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 (WIRELESS TELECOMMUNICATION FACILITY)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. The permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other wireless telecommunication facilities are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said wireless telecommunication facilities.
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 wireless telecommunication facilities that will be co-locating on the 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 Department of Public Works Division of Building and Safety or other appropriate agency.
24. All existing lighting shall remain appropriately screened and in good repair. If any new external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole-mounted lighting for the wireless telecommunications facility is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
25. The subject property is adjacent to single-family residences; therefore maintenance of the facility shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all antennas and equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall remain essentially as depicted in the site photographs presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways.
28. The maximum height of the facility shall not exceed 39 feet above finished grade, as shown on the Exhibit A.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
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. New equipment added to the facility shall not compromise the stealth design of the facility.

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 name, address and telephone number of the service provider shall be displayed on the facility.
35. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
36. Upon termination of this grant or after the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.