

December 16, 2025

Virtual Site Walk, LLC
Attn: Tammy Hamilton
4926 Monta Vista Dr.
E Edgewood, WA 98372

PROJECT NO. PRJ2025-000276-(3)
CONDITIONAL USE PERMIT NO. RPPL2025000384
24480 West Saddle Peak Road (APN: 4453-018-019)

Dear applicant:

Hearing Officer Tina Fung, by her action of **December 16, 2025**, 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 LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

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 **December 30, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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. 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.

In addition, any applicable California Environmental Quality Act 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. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact William Chen, AICP of the Coastal Development Services Section at (213) 974-0051, or by email at wchen@planning.lacounty.gov.

Virtual Site Walk, LLC
December 16, 2025
Page 2

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:wc

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's
Completion)

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER AND
ORDER
PROJECT NO. PRJ2025-000276-(3)
CONDITIONAL USE PERMIT NO. RPPL2025000384

RECITALS

1. **HEARING DATE(S).** The Los Angeles County Department of Regional Planning (“LA County Planning”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2025000384** (“CUP”) on December 16, 2025.
2. **HEARING PROCEEDINGS.** Staff delivered a presentation of the proposed project. Following this, the Hearing Officer made inquiry into the Project’s entitlement history and whether a Coastal Development Permit (“CDP”) was necessary for prior development authorized by LA County. Staff indicated that prior entitlements likely did not consider the improvements as development activity which warrants a CDP. Staff further stated that the Revised Exhibit A was a recognized entitlement by the Coastal Commission for entitling projects within the Coastal Zone that did not require a CDP. The applicant then provided testimony in support of the project and requested a 30-year grant term. Following testimony, the Hearing Officer directed staff to condition the project with a 30-year grant term, closed the public hearing and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Saddle Peak Communications (“permittee”), requests the CUP to authorize to authorize the continued operation of an existing wireless communications facility (“WCF”) (“Project”) on a property located in the R-C-20 (Rural Coastal, 20-acre minimum required lot area) zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.1750. The Project is not subject to County Code Section 22.140.760, as the Wireless Ordinance effective is not applicable to Projects within the Santa Monica Mountains Local Coastal Program (“SMMLCP”). Additionally, the project is not subject to a CDP because the project does not propose new development.
4. **LOCATION.** The Project is located within an existing lease area at 24480 Saddle Peak Road (APN: 4453-018-019) unincorporated community of Malibu (“Project Site”) within the Malibu Zoned District and Santa Monica Mountains Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** Revised Exhibit A no. RPPL2019005849 modified an existing WCF. Conditional Use Permit No. RCUP-200900006 authorized the continued operation of an existing WCF with modification. CUP no. 92090 authorized the continued operation of an existing WCF containing two (2) small equipment sheds and two transmitter towers. CUP no. 1923 authorized the continued operation of an existing WCF with construction of a second transmission tower. CUP no. 840 authorized the establishment of a new WCF.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Lands, 1 unit per 20 acres) land use category of the Santa Monica Mountains Land Use Plan ("Area Plan").
7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1330.A, a Minor Coastal Development ("CDP") is required for new WCFs, however the Project proposes no modification to the existing facility, which means no new development impacts will occur. Therefore, only the CUP request is necessary to authorize the continued operation of a wireless communications facility pursuant to Section 22.16.030.C, which authorizes radio and television stations and towers, and communication equipment buildings with a CUP within the A-1 (Light Agricultural) Zone, which was the prior zoning category of the subject property before the adoption of the SMMLCP. This zone category is appropriate since the project is not subject to the SMMLCP, since there is no new development being requested. So, the previous zoning category would be the appropriate zone to reference for this permit. All Wireless Telecommunications Facilities are subject to a CUP under A-1 zone, which this request for the continued operation of such facility is required to obtain.

8. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL20 (RURAL LANDS 20)	R-C-20	VACANT
EAST	OS-P (OPEN SPACE PARKS)	O-S-P (OPEN SPACE PARKS)	WIRELESS COMM FACILITIES
SOUTH	RL20	R-C-20	VACANT
WEST	RL20	R-C-20	WIRELESS COMM FACILITIES

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.7 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography at the building site area and transitions to a steep topography at the southern half of the parcel. The Project Site is developed with multiple unmanned wireless communications facility separated into five (5) distinct lease areas.

B. Site Access

The Project Site is accessible via West Saddle Peak Road to the north and serves as the primary access.

C. Site Plan

The site plan depicts an existing WCF located within a 3,900 sq. ft. lease area that is enclosed by a 6 ft. high chain link fence. The adjacent WCF lease areas are not included within this project scope. The existing WCF is comprised of the following infrastructure: two (2) existing transmission towers measuring 80-feet and 61-feet

in height, one (1) existing Crown Castle equipment shelter measuring approximately 95 sq. ft. in area and 12 ft. in height, one (1) existing Crown Castle equipment shelter measuring 209 sq. ft. in area and 12 ft. in height, (1) existing liquefied petroleum gas tank on a pad, one (1) T-Mobile pad measuring 290 sq. ft. in area, and one (1) Harris Corporation pad measuring 150 sq. ft. in area.

The subject WCF is currently owned and operated by Crown Castle with the following co-locators: T-Mobile, California Internet, L3Harris Technologies, CBS Broadcasting, Federal Bureau of Investigation

10. COMMUNITY OUTREACH. Public outreach was not conducted prior to hearing.

11. PUBLIC COMMENTS. Reserved.

12. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Fire Department: Recommended clearance to public hearing with conditions in a letter dated June 27, 2025.
- B. Los Angeles County Department of Public Health: Recommended approval in a letter dated July 25, 2025.
- C. Los Angeles Department of Public Works: Recommended clearance to public hearing with no conditions on June 18, 2025.
- D. Los Angeles Parks and Recreation Department: Recommended clearance to public hearing with no conditions on June 18, 2025

13. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to Sections 22.222.120, Public Hearing Procedure, of the County Code, the community was properly notified of the public hearing by mail, and newspaper The Malibu Times, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 30, 2025 a total of 39 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

14. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing WCF with no expansion of use beyond that which was previously approved development. Exceptions to the Class 1 Exemption are not applicable. The Project does not generate cumulative impacts because this is an existing use. The Project does not generate significant effect because this is an existing use. The Project does not damage scenic

resources because this is an existing use. The Project will not be a hazardous waste site. The Project will not cause substantial adverse change to historical resources because this is an existing use. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Land Use Plan because the RL20 allows telecommunications facilities, the land use category into which this Project falls.
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policy LU-52, which encourages clustering wireless telecommunication facilities and structures. The Project does not expand the development footprint, which occupies approximately 1,100 sq. ft. in development area. This constitutes less than one percent of the total parcel.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policy LU-53, which requires the siting and design of wireless telecommunication facilities to avoid or minimize impacts to Sensitive Environmental Resource Areas (SERA) and scenic resources. The Project does not propose new development which expands previously entitled infrastructure.
18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policy LU-54, requires the siting and design of wireless telecommunication facilities to avoid when possible the visibility of the facility from public viewing areas. The Project does not propose new development which generates visual impacts beyond what was previously entitled.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as wireless telecommunication facilities are permitted in such zone with a CDP pursuant to County Code Section 22.44.1750. However, since the Project is the continued operation of an existing WCF that was previously authorized and does not propose changes, a CDP is not necessary. Therefore, a CUP is requested to authorize its continued operation pursuant to Section 22.16.030.C, which authorizes radio and television stations and towers, and communication equipment buildings with a CUP within the A-1 Zone, which was the prior zoning category of the subject property before the adoption of the SMMLCP.
20. **LOCAL IMPLEMENTATION PROGRAM.** The Hearing Officer finds that the Project is not subject to CDP requirements pursuant to Section 22.44.810.A. and not subject to the Exemption and Categorical Exclusions pursuant to Section 22.44.820. The Project does not propose to expand the existing WCF infrastructure, nor proposes new development which necessitates a CDP. Records indicate that a prior modification to the WCF received an exemption from obtaining a CDP from the California Coastal Commission.

CONDITIONAL USE PERMIT FINDINGS

21. **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.** The Project is located within a rural area with a low development footprint. The surrounding uses are comprised of similar telecommunications infrastructure as the Project. The existing development does not exceed or expand beyond what has previously been entitled.
22. **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.** The Project continues to occupy a minimal footprint on the overall property. All existing development conforms to development standards for wireless telecommunications facility infrastructure.
23. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is unmanned and would not generate significant traffic impacts. The Project Site is accessible by existing roads.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is a request to continue operations of an existing WCF without new modification beyond previously approved development.

ADMINISTRATIVE FINDINGS

26. **LOCATION OF DOCUMENTS.** 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 LA County 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 Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025000384**, subject to the attached conditions.

ACTION DATE: December 16, 2025

RG:WCC

December 4, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-000276-(3)
CONDITIONAL USE PERMIT NO. RPPL2025000384

PROJECT DESCRIPTION

The project is the continued operation of an existing wireless communications facility (“WCF”) (“Project”) on a property located at 24480 Saddle Peak Rd (APN: 4453-018-019) in the unincorporated community of Malibu subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 2, 4, 5 and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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. **Invalidation.** 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. **Recordation.** 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. **Grant Term. This grant shall terminate on December 16, 2055.** 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 or other applicable entitlement application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** 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 WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$4,560.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **Ten (10)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 22.238 of the County Code.
12. **County Fire Code.** 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. **County Public Works Requirements.** 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. **Exhibit "A."** 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 LA County Planning ("Director").
15. **Maintenance.** 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. **Graffiti.** 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 LA County 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 48 hours of such notification, 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. **Revisions to the Exhibit "A"**. 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, **a digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **February 16, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one digital copy 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

19. Future modifications of the WCF which exceed substantial conformance of the Permit, shall require a Minor CDP pursuant to 22.44.1330 Wireless and Other Telecommunications Facilities.

PROJECT SITE-SPECIFIC CONDITIONS

20. **Scope of Approval**. This grant shall authorize the continued operation of an existing WCF comprised of a 61-foot tall tower and an 80-foot tall tower with attached antennas, ground equipment shelters, a liquefied petroleum gas tank and appurtenant equipment.
21. All wireless and other telecommunication facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or nuisances.
22. All wireless and other telecommunication facilities shall be maintained on a regular basis. Maintenance shall include painting and the care and replacement of dead or diseased landscaping planted in conjunction with the facility.
23. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.

24. Upon completion of construction of the facility, the Permittee shall provide upon request, written certification to the Zoning Enforcement Section of LA County Planning 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 facilities are located on the subject property or on adjoining or adjacent properties, the written certification report shall include the radio frequency electromagnetic emissions of said wireless facility. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency electromagnetic emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
25. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
26. If any wireless facilities that subsequently co-locates on the facility shall be required, upon request, to provide the same written certification required in Condition No. 24.
27. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
28. If the subject property is adjoining or adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
29. The placement and height of all tower-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be maintained as depicted on the approved Exhibit “A”.
30. Sufficient parking space for one maintenance vehicle 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.
31. Upon request, the Permittee shall provide proof of liability insurance for the facility to the Land Use Regulation Division (Zoning Enforcement) of LA County Planning.
32. The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
33. 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 and shall have a color that blends in with the immediately surrounding environment.

34. The facility shall be maintained in good condition and repair and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
35. Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show permit conditions compliance.
36. The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
37. The facility shall be secured by fencing, gates and/or locks.
38. If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned. Any permit or other approvals associated with that facility shall be deemed terminated and discontinued, unless before the end of the 90-day period, the Director determines that the facility has resumed operation, or an application has been submitted to transfer the approval to another operator. After 90 consecutive days of non-operation, the Permittee shall remove the abandoned wireless facility and restore the site to its original conditions. The Permittee shall provide written verification to LA County Planning of the removal of the facility within 30 days of the date the removal is completed. If the facility is not removed within 30 days after the permit/approval has been terminated, the facility shall be deemed to be a nuisance, and the County may cause the facility to be removed at the expense of the Permittee/operator or by calling any bond or other financial assurance to pay for removal.
39. Upon termination of this grant or after the facility has ceased to operate; the Permittee shall remove facility and clear the site of all equipment within 30 days of the termination date of this grant or within 30 days of the cease of operation date, whichever is earlier. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.