

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 11, 2026

HEARING DATE: June 23, 2026 AGENDA ITEM: #5

PROJECT NUMBER: PRJ2025-001469-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2025001632

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 5041 Columbia Way, Quartz Hill

OWNER: MCJ Properties, LLC

APPLICANT: Crown Castle

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@planning.lacounty.gov

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-001469-(5), Conditional Use Permit (“CUP”) No. RPPL2025001632, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

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

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2025001632 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile (“Project”), on a property located at 5041 Columbia Way (“Project Site”) in the unincorporated community of Quartz Hill in the M-1 (Light Manufacturing) Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.760 (Wireless Facilities). The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The Project requires a CUP because County Code Section 22.140.760.D.2.a (Wireless Facilities, Application Requirements, Conditional Use Permit) requires a CUP for an existing WCF that requires a waiver to modify an applicable development standard, such as the arm mount length.

B. Project

Crown Castle (“applicant”) requests a CUP to authorize the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile, with a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard, located at 5041 Columbia Way within the M-1 Zone in the Quartz Hill Zoned District.

The Project Site is comprised of one parcel: Assessor’s Parcel Number (“APN”) 3102-017-017. The Project Site is a 0.56-acre rectangular-shaped parcel with flat terrain. The Project Site is presently developed as a parking lot for the business on the adjacent parcel to the west (APN 3102-017-016) - a lumberyard and hardware retail store (DeWolfe Lumber and Hardware) which also offers U-Haul truck rentals on-site. The existing WCF is located on the northeastern portion of the parcel within an approximate 1,517-square-foot lease area. The Project Site is accessible from Columbia Way, an existing Major Highway on the County Master Plan of Highways, which has a right-of-way (“ROW”) width of 80 feet and is improved with 60 feet of paving.

The Site Plan depicts the subject WCF on the northeastern portion of the parcel, showing the WCF lease area 265 feet and 10 inches from the southern property line (front yard), 40 feet and 10 inches from the western property line (side yard), zero feet from the eastern property line (side yard), and zero feet from the northern property line (rear yard). Additionally, the Site Plan shows the approximately 1,517-square-foot lease area consisting of a 74-foot-tall monopole, appurtenant facilities, and a six-foot-tall vinyl wall around the WCF’s lease area to screen the equipment. The equipment plan depicts the existing wireless equipment consisting of 18 remote radio units (“RRUs”), 12 panel antennas, two outdoor units (“ODUs”), and two microwave dishes. The elevations page of the Site Plan depicts the existing height of the existing monopole with a height of 74 feet above grade level to the highest antenna; a lightning rod is proposed on the monopole with

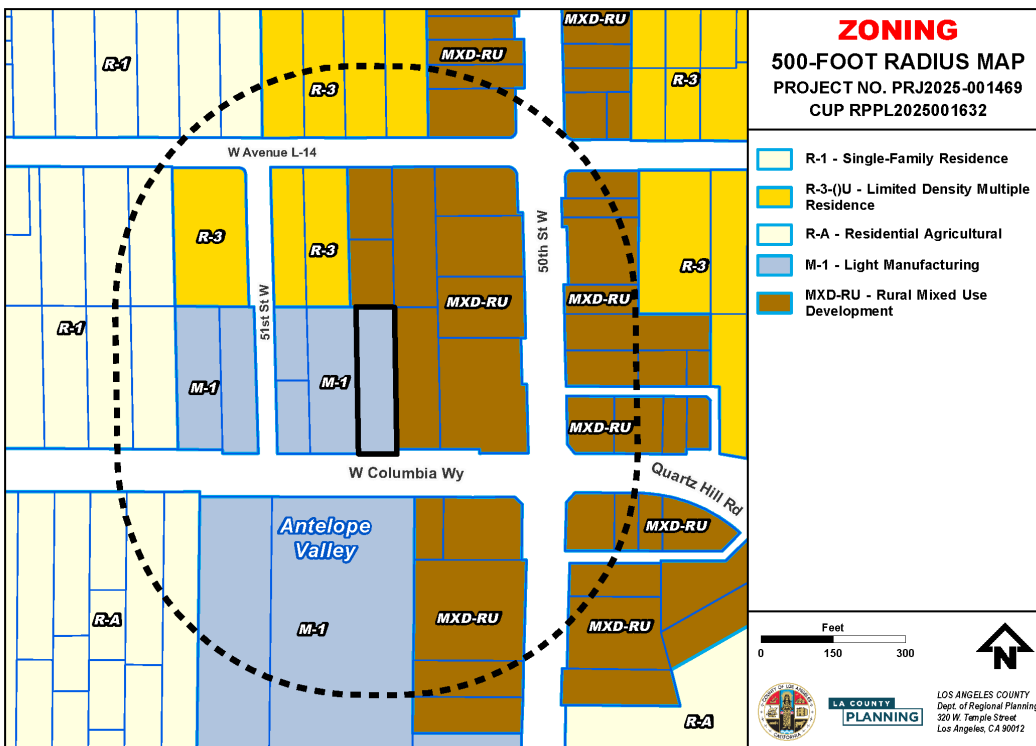
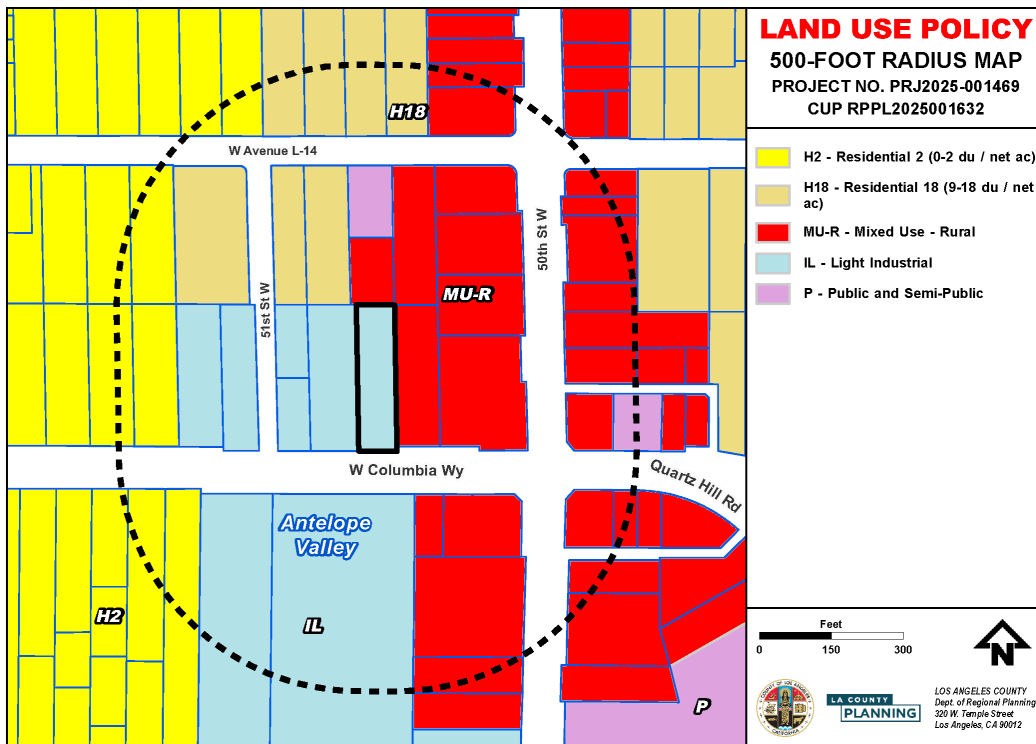
a maximum height of 79 feet and 7 inches above finished grade. Additionally, the elevations page shows the six-foot-tall vinyl wall. The proposed design modifications include painting the monopole a uniform color such as tan, bundling all cables for an orderly visual appearance, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall.

Pursuant to County Code Section 22.112.070.B (Parking), the required parking provided for uses not specified in the County Code may be determined by the Director of LA County Planning to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property. Therefore, no designated parking space is required for the Project.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1	Parking, WCF
NORTH	H18 (Residential 18 – 0 to 18 Dwelling Units per Acre), MU-R (Mixed Use – Rural)	R-3 (Limited Density Multiple Residence), MXD-RU (Rural Mixed Use Development)	Single-family residential (“SFR”), multi-family residential (“MFR”), retail
EAST	MU-R, H18	MXD-RU, R-3	Retail, offices, MFR
SOUTH	IL, MU-R, H2 (Residential 2 – 0 to 2 Dwelling Units per Acre)	M-1, MXD-RU, R-A (Residential Agricultural)	Self-storage, vacant land, SFR
WEST	IL, H18, H2	M-1, R-3, R-1 (Single-Family Residence)	Lumber yard, truck rentals, retail, SFR, MFR



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6009	R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)	July 8, 1952
6176	C-4 (Restricted Business)	March 24, 1953
6265	M-1	August 11, 1953

B. Previous Relevant Cases for APN 3102-017-017

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 99-241	CUP to authorize the construction of a 72-foot-tall WCF	Approved on August 3, 2000
CUP No. 201100006	CUP to authorize the continued operation and maintenance of a 72-foot-tall WCF	Approved on November 1, 2011; expires on November 1, 2026
Revised Exhibit “A” (“REA”) No. 201200038	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on July 25, 2012
REA No. 201400243	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on August 11, 2014
REA No. 201400307	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on October 21, 2014
REA No. RPPL2017007206	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on July 10, 2017
REA No. RPPL2017009536	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on October 12, 2017
REA No. RPPL2019002881	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on May 16, 2019
REA No. RPPL2022013570	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on January 26, 2023
REA No. RPPL2025005200	REA to CUP No. 201100006 to authorize the replacement of existing antennas and equipment	Approved on January 29, 2026

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Permit Enforcement No. RPZPE2025000056	CUP violations for Conditions No. 27 and 28. This CUP abates the violations.	Opened on April 23, 2024

ANALYSIS

A. Land Use Compatibility

The Project Site is presently developed as a parking lot for businesses on the adjacent parcel to the west, APN 3102-017-016, a lumberyard and hardware retail store (DeWolfe Lumber and Hardware) which also offers U-Haul truck rentals on-site. The surrounding parcels are developed with commercial, industrial, and residential land uses. The existing WCF will remain compatible with the nearby land uses by providing critical telecommunications infrastructure for the adjacent businesses and residents of the Quartz Hill community and greater Antelope Valley region.

B. Neighborhood Impact (Need/Convenience Assessment)

Based on the provided propagation maps, the existing WCF provides important coverage in the Quartz Hill community that would not exist otherwise, serving the nearby businesses and residents. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

C. Design Compatibility

The WCF design is deemed appropriate for the surrounding area which is primarily developed with commercial, industrial and residential land uses. The Project is visible from Columbia Way and 50th Street West. The existing WCF consists of a 74-foot-tall monopole and a six-foot-tall vinyl wall screening the appurtenant equipment. The proposed design modifications include painting the monopole a uniform color such as tan, bundling all cables for an orderly visual appearance, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. After staff review, these design modifications were the optimal choice for the Project Site. The LA County Planning Wireless Design Guidelines discourage faux tree designs in the Antelope Valley Area Plan due to frequent high wind events which compromise the stealth design by destroying the faux tree branches. Furthermore, alternative stealth designs – such as a faux windmill or faux water tank – are not consistent with the design and development pattern of the Quartz Hill community, which is a developed area with urban density. The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The existing four-foot-long arm mount is required for the technical feasibility of the WCF to reduce interference between antennas on the WCF. The existing WCF meets all other development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The Project Site is

located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 35 feet in the M-1 Zone. Any lighting established at this location in the future would also be required to comply with these standards.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Antelope Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision – Findings) and 22.140.760.I (Wireless Facilities, Findings) of the County Code. The Burden of Proof form with the applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole, appurtenant facilities, and minor design modifications including painting the monopole a uniform color, bundling all cables, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. The proposed Project will have no significant effect on the environment and minimal footprint on the Project Site. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located near a scenic highway, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff has not received any comments at the time of report preparation. No review by County departments is required based on the scope of the Project.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By:



Samuel Dea, Supervising Planner

Report
Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Coverage Maps
EXHIBIT J	Photosimulations

CUP RENEWAL



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



16029 ARROW HIGHWAY, SUITE A
IRVINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)

BU# 878016
QUARTZ HILL

5041 W. AVENUE M,
LANCASTER, CA 93536
MONOPOLE

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	03/24/25	100% ZD	GHB
1	02/02/26	100% ZD, REVISED PER JRX COMMENTS	GJA
2	05/27/26	100% ZD, REVISED PER JRX COMMENTS	IJA
3	06/09/26	100% ZD, REVISED PER JRX COMMENTS	IJA

DRAWN BY: CHK.: APV.:

GHB	AB	AB
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LICENSURE:

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1

3

BU# 878016

SITE NUMBER: 878016 **CITY: LANCASTER**
SITE NAME: QUARTZ HILL **COUNTY: LOS ANGELES**
SITE TYPE: MONOPOLE **JURISDICTION: LOS ANGELES COUNTY**

SITE INFORMATION	
SITE ADDRESS:	5041 W. AVENUE M, LANCASTER, CA 93536
PROPERTY OWNER: ADDRESS:	MURALLES MARINA L; ESTRADA CESAR A 2325 S MAIN ST, LOS ANGELES, CA 90007-2725
APPLICANT AND TOWER OWNER: ADDRESS:	CROWN CASTLE 2000 CORPORATE DRIVE, CANONSBURG, PA 15317
LATITUDE (NAD 83): LONGITUDE (NAD 83):	34° 38' 47.5" N 118° 13' 10.2" W
LONGITUDE/LATITUDE TYPE:	NAD 83
GROUND ELEVATION:	2,487 FT
APN #:	3102-017-017
ZONING JURISDICTION:	LOS ANGELES COUNTY
CURRENT ZONING:	LCC3
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPERTY TYPE:	VACANT LAND
OCCUPANCY GROUP:	U
LEASE AREA (SF):	1600 SQ. FT.

PROJECT TEAM	
CROWN CASTLE PROJECT MANAGER: CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 CONTACT: JIM LEE PHONE: (714) 642-8036 FAX: (724) 416-6454	PROJECT MANAGER: NETWORK CONNEX 16029 ARROW HWY., SUITE A IRVINDALE, CA 91706 CONTACT: ANGELINA BOURDAGE MOBILE: (248) 346-3707 E-MAIL: abourdage@networkconnex.com
SAC/ZONING/PERMITTING: NETWORK CONNEX 16029 ARROW HWY., SUITE A IRVINDALE, CA 91706 CONTACT: JOSHUA HERNANDEZ MOBILE: (323) 559-6112 E-MAIL: j.hernandez@networkconnex.com	

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

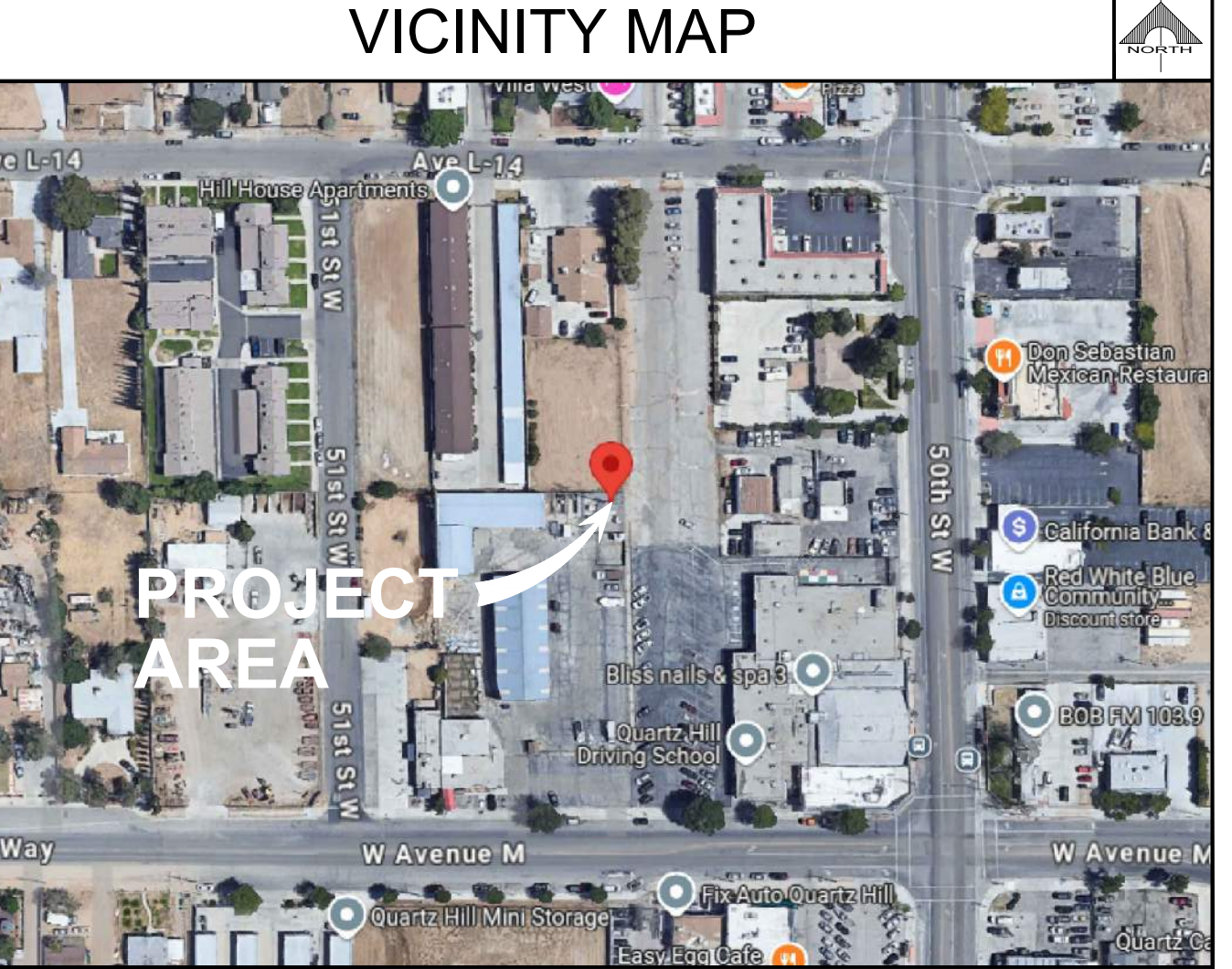
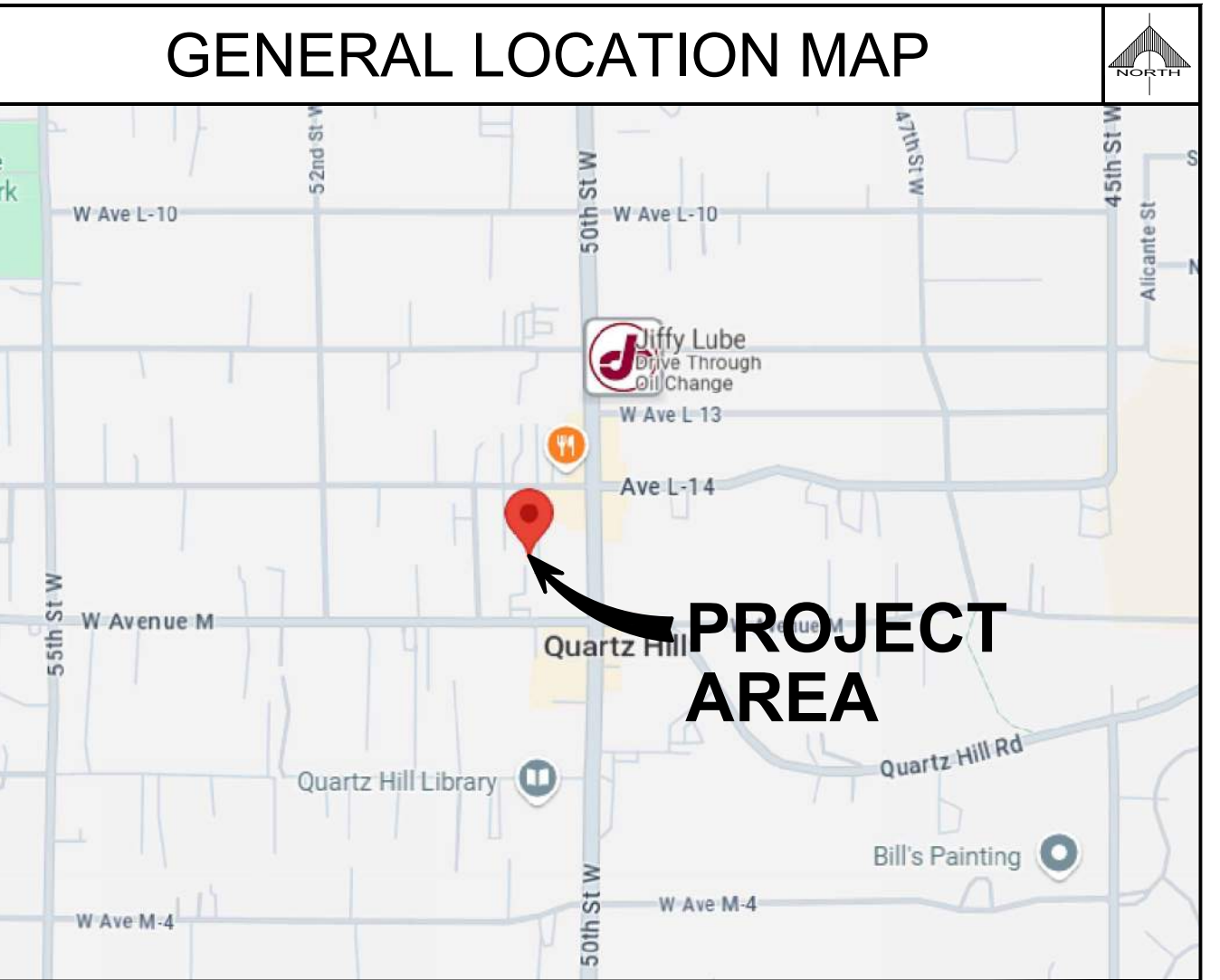
DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVAL			
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.			
	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	PROPOSED EQUIPMENT LAYOUT PLAN 3
A-4	EXISTING ELEVATION
A-5	PROPOSED ELEVATION 3

ACCESSIBILITY REQUIREMENTS
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025 2. CALIFORNIA BUILDING CODE 2025 3. CALIFORNIA ELECTRICAL CODE 2025 4. CALIFORNIA MECHANICAL CODE 2025 5. CALIFORNIA PLUMBING CODE 2025 6. ANSI / TIA-222-I-2023 7. LOCAL BUILDING CODE 8. CITY / COUNTY ORDINANCES 9. CALIFORNIA FIRE CODE 2025 EDITION 10. ASCE 7-22 WITH SUPPLEMENT 11. ACI 318-19 (22) 12. AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION



DRIVING DIRECTION
FROM CROWN CASTLE OFFICE: 200 SPECTRUM, IRVINE, CA 92618:
HEAD WEST. TURN RIGHT TOWARD QUASAR DR. TURN LEFT AT THE 1ST CROSS STREET ONTO QUASAR DR. TURN RIGHT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DR. TURN RIGHT ONTO ALTON PKWY. SLIGHT RIGHT TO MERGE ONTO I-5 N TOWARD LOS ANGELES. MERGE ONTO I-5 N. STAY ON I-5 N. USE THE MIDDLE LANE TO STAY ON I-5 N AND FOLLOW SIGNS FOR INTERSTATE 5 N/ SACRAMENTO. KEEP RIGHT TO CONTINUE ON I-5 N/GOLDEN STATE FWY, FOLLOW SIGNS FOR SACRAMENTO. USE THE RIGHT 3 LANES TO TAKE EXIT 162 FOR CA-14 N TOWARD PALMDALE/LANCASTER. CONTINUE ONTO CA-14 N. TAKE EXIT 33 FOR AVENUE S. SLIGHT LEFT ONTO THE RAMP TO W AVE S/E AVENUE S. TURN LEFT ONTO W AVE S/E AVENUE S. TURN RIGHT ONTO TIERRA SUBIDA AVE. TURN LEFT ONTO ELIZABETH LAKE RD. KEEP LEFT TO STAY ON ELIZABETH LAKE RD. TURN RIGHT ONTO 25TH ST W/HIGHLAND AVE. TURN LEFT ONTO RANCHO VISTA BLVD. CONTINUE ONTO 50TH ST W. TURN LEFT ONTO AVE L-14. TURN LEFT.

THE PROJECT ENTAILS:
CROWN CASTLE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 72'-6" MONOPOLE WITH TOP OF ANTENNAS AT ±74'-0" LOCATED IN THE COUNTY OF LOS ANGELES.

THE FACILITY IS CONSISTING OF:
T-MOBILE:

- (6) ANTENNAS, (2) PER SECTOR
- (6) RADIOS, (2) PER SECTOR
- (1) MICROWAVE DISH
- (2) ODU600
- (1) EQUIPMENT CABINET
- (1) BATTERY CABINET
- (1) FIBER SPOOL PULL BOX
- (1) 200A PPC WITH GENERATOR PLUG
- (2) UTILITY BOXES
- (1) METER

SPRINT:

- (6) ANTENNAS, (2) PER SECTOR
- (12) RADIOS, (4) PER SECTOR
- (1) MICROWAVE DISH
- (2) EQUIPMENT CABINET
- (1) BBU
- (1) SPOOL BOX
- (2) GPS ANTENNA
- (1) PPC
- (2) TELCO BOX
- (1) BOXER

PROPOSED WORK:
REPLACE EXISTING CHAIN LINK FENCE/ GATE WITH (N) VINYL FENCE/GATE 3



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



16029 ARROW HIGHWAY, SUITE A
IRVINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)

BU# 878016
QUARTZ HILL

5041 W. AVENUE M,
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MONOPOLE

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	03/24/25	100% ZD	GHB
1	02/02/26	100% ZD, REVISED PER JRX COMMENTS	GJA
2	05/27/26	100% ZD, REVISED PER JRX COMMENTS	IJA
3	06/09/26	100% ZD, REVISED PER JRX COMMENTS	IJA

DRAWN BY:	CHK.:	APV.:
GHB	AB	AB

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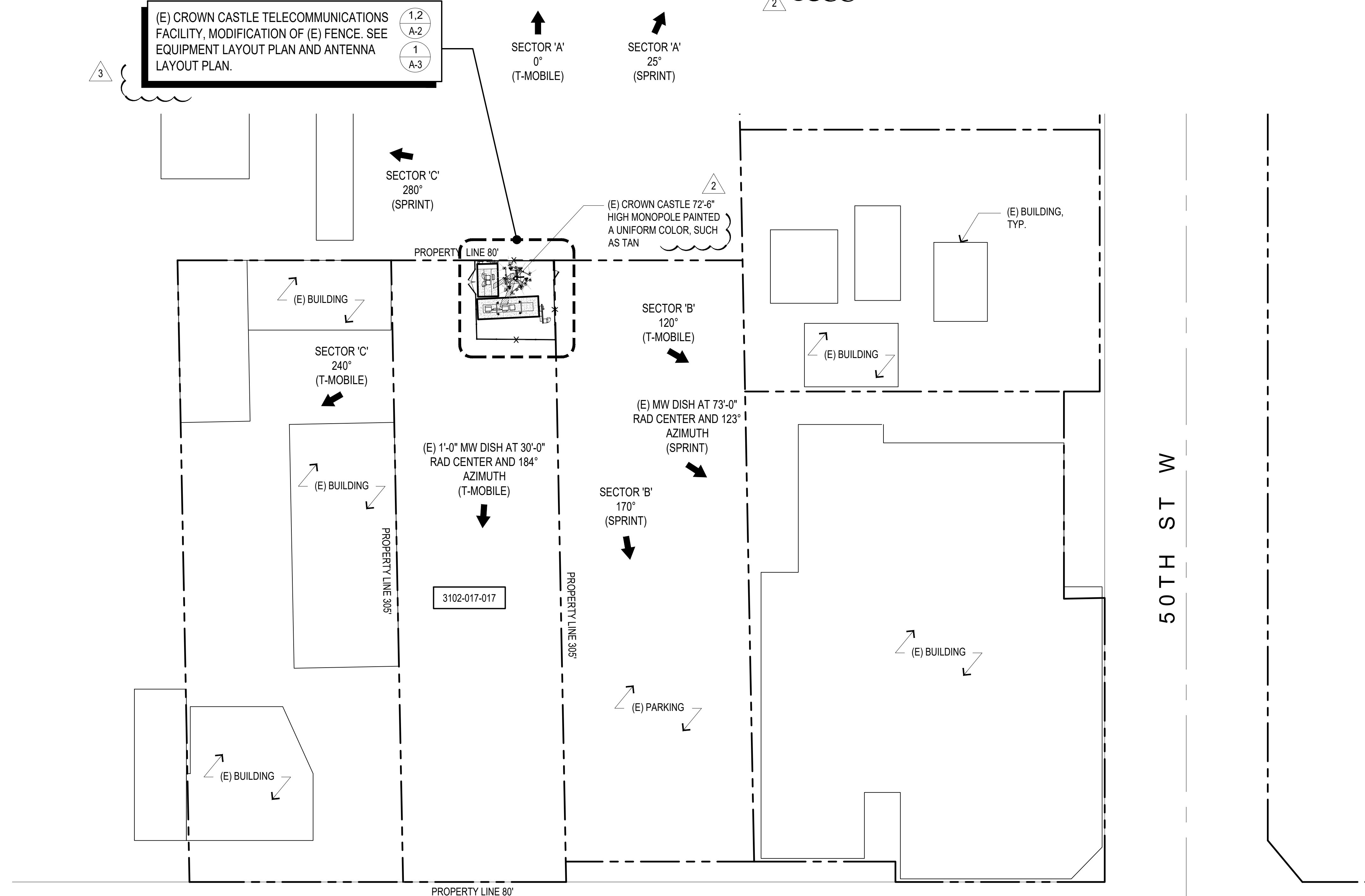
SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **3**
BU# 878016

NOTE:
1. THE (E) MONOPOLE IS TO BE PAINTED A UNIFORM COLOR, SUCH AS TAN.
2. (E) CABLES TO BE BUNDLED FOR A NEAT VISUAL APPEARANCE.
3. REPLACE THE (E) CHAIN LINK FENCE AND GATE WITH (N) VINYL FENCE AND GATE

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.

(E) CROWN CASTLE TELECOMMUNICATIONS FACILITY, MODIFICATION OF (E) FENCE. SEE EQUIPMENT LAYOUT PLAN AND ANTENNA LAYOUT PLAN.



COLUMBIA WAY / W AVENUE M

50TH ST W



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



16029 ARROW HIGHWAY, SUITE A
IRVINDALE, CA 91706
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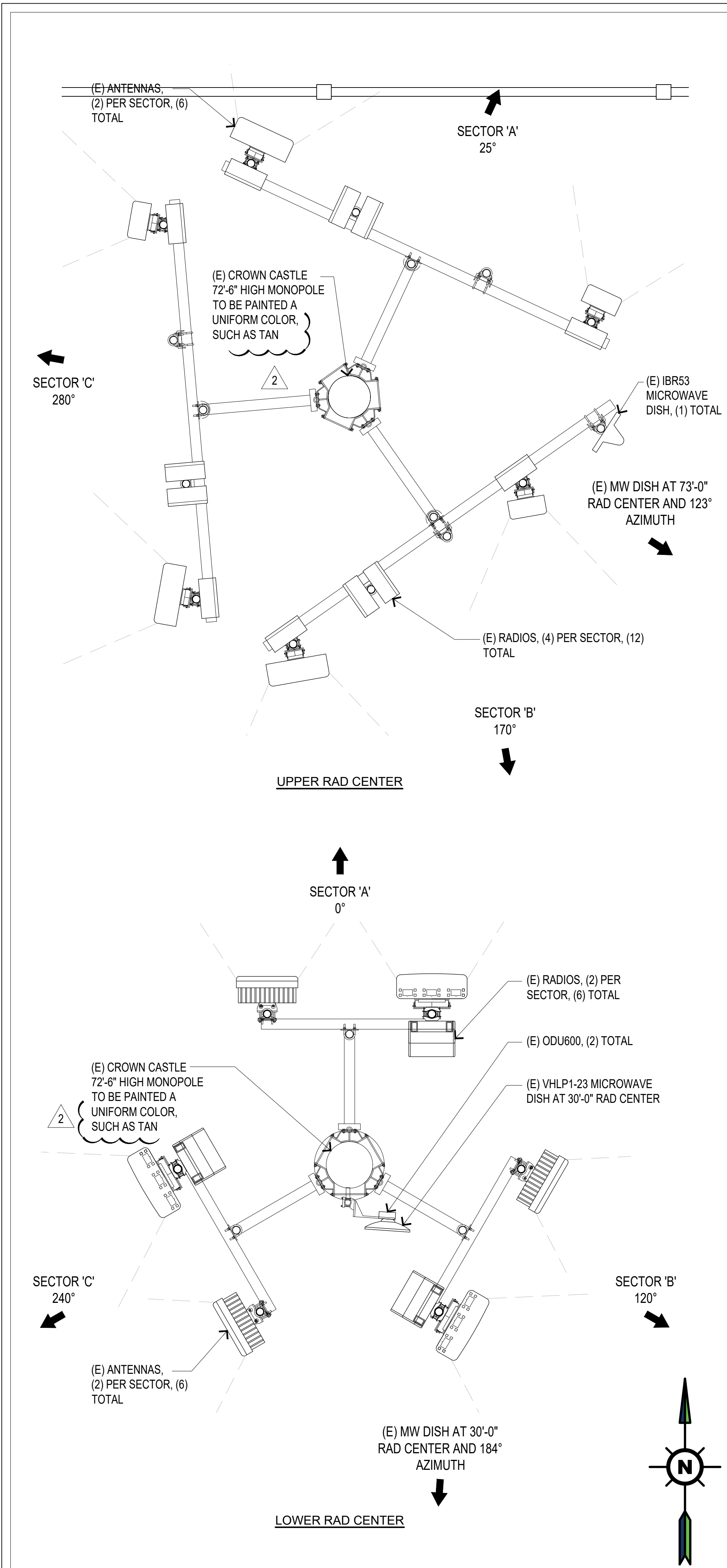
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2

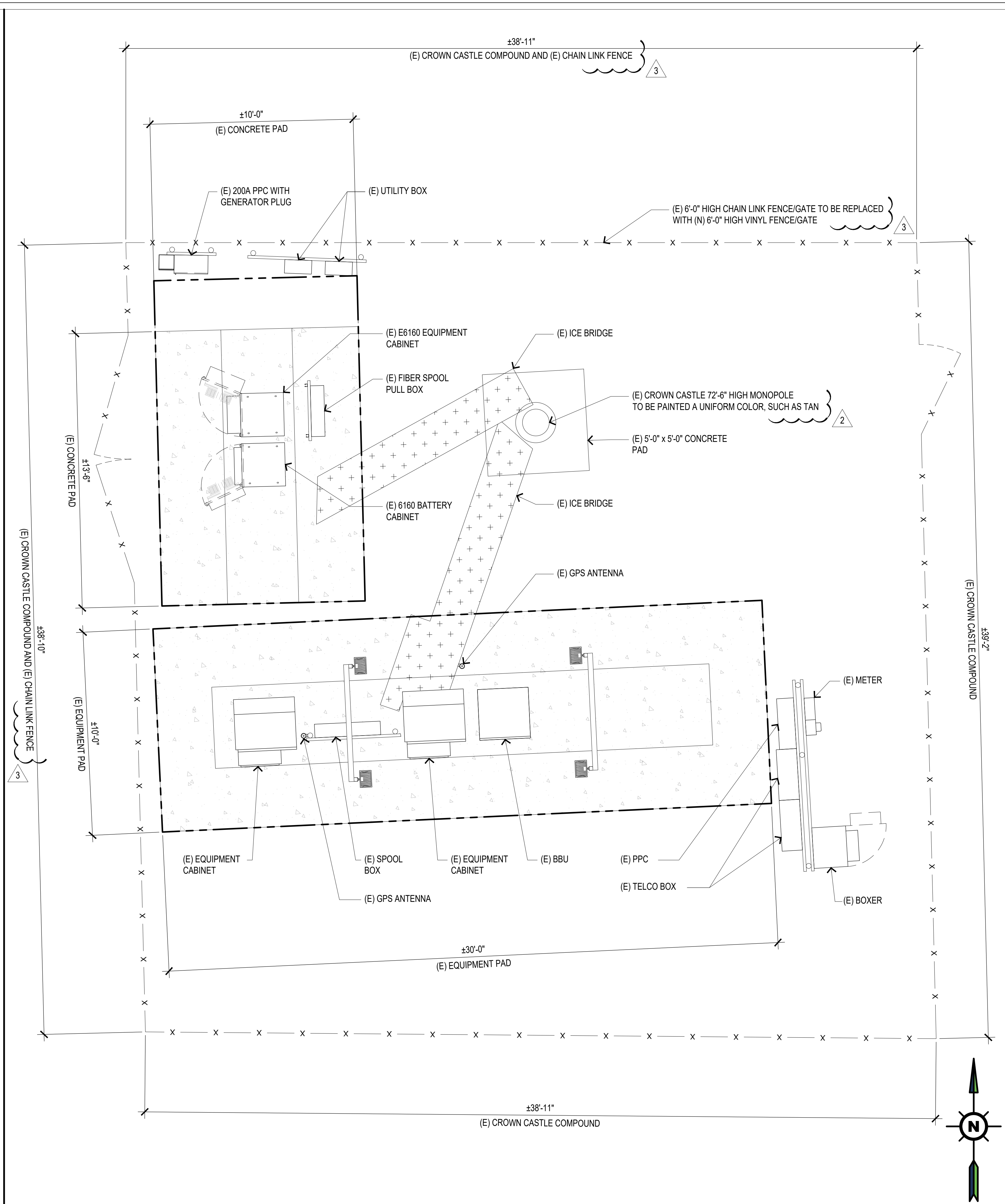
3

BU# 878016



EXISTING ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4'



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5'



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



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PROJECT INFORMATION:

(CUP RENEWAL)

BU# 878016
QUARTZ HILL

5041 W. AVENUE M,
LANCASTER, CA 93536
MONOPOLE

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3	06/09/26	100% ZD, REVISED PER JRX COMMENTS	IJA

DRAWN BY: _____ CHK.: _____ APV.: _____

GHB AB AB

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

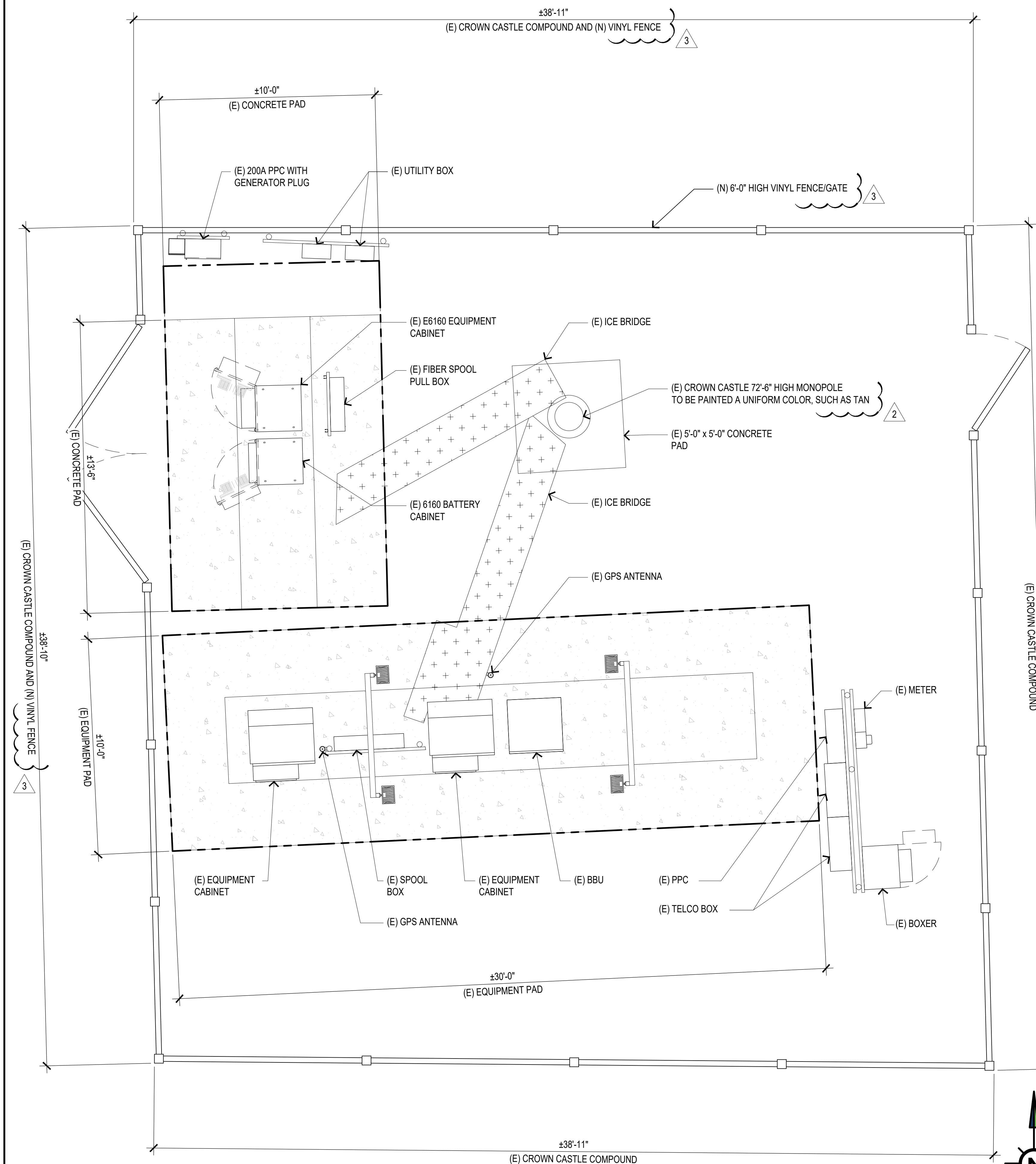
PROPOSED EQUIPMENT LAYOUT PLAN

SHEET NUMBER: _____ REVISION: _____

A-3

3

BU# 878016



NOT USED

2 PROPOSED EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5' 1

**PROJECT NUMBER** **HEARING DATE**

PRJ2025-001649-(5) June 23, 2026

REQUESTED ENTITLEMENT(S)Conditional Use Permit (“CUP”) No.
RPPL2025001632

PROJECT SUMMARY

OWNER / APPLICANT

MCJ Properties, LLC / Crown Castle

MAP/EXHIBIT DATE

April 21, 2026

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued operation and maintenance of an existing wireless communications facility consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile, with a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard.

LOCATION

5041 Columbia Way, Quartz Hill

ACCESS

Columbia Way

ASSESSORS PARCEL NUMBER

3102-017-017

SITE AREA

0.56 Acres

AREA PLAN

Antelope Valley

ZONED DISTRICT

Quartz Hill

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT (“CSD”)

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.22.060 (Development Standards for Industrial Zones)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.760 (Wireless Facilities)

CASE PLANNER:Christopher Keating, AICP
Planner**PHONE NUMBER:**

(213) 647 – 2467

E-MAIL ADDRESS:

ckeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO. RPPL2025001632

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025001632** on June 23, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Crown Castle ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile (“Project”), on a property located at 5041 Columbia Way ("Project Site") in the unincorporated community of Quartz Hill in the M-1 (Light Manufacturing) Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.760 (Wireless Facilities). The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The Project requires a CUP because County Code Section 22.140.760.D.2.a (Wireless Facilities, Application Requirements, Conditional Use Permit) requires a CUP for an existing WCF that requires a waiver to modify an applicable development standard, such as the arm mount length.
4. **LOCATION.** The Project is located at 5041 Columbia Way within the Quartz Hill Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** The Project Site, associated with Assessor’s Parcel Number (“APN”) 3102-017-017, is presently developed as a parking lot for the business on the adjacent parcel to the west, APN 3102-017-016, a lumberyard and hardware retail store (DeWolfe Lumber and Hardware) which also offers U-Haul truck rentals on-site. CUP No. 99-241 authorized the subject WCF to be constructed and was approved on August 3, 2000. The subject WCF was reauthorized on November 1, 2011, by CUP No. 201100006, which expires on November 1, 2026. Eight Revised Exhibit “As” (“REAs”) have been approved between July 2012 and January 2026 to replace existing antennas and equipment on the subject WCF. Zoning Permit Enforcement No. RPZPE2025000056 was opened on April 23, 2024, for violations to CUP No. 201100006 Conditions No. 27 (requiring a sign with the CUP number and lease holder contact information to be prominently displayed) and 28 (chain-link fencing). Approval of this CUP abates the outstanding violations.

6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use designation of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and is currently zoned M-1. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations), a CUP is required for wireless facilities, in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP), in the M-1 when an existing macro facility requires a waiver from one or more design standards, such as the arm mount length.
8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius:

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H18 (Residential 18 – 0 to 18 Dwelling Units per Acre), MU-R (Mixed Use – Rural)	R-3 (Limited Density Multiple Residence), MXD-RU (Rural Mixed Use Development)	Single-family residential (“SFR”), multi-family residential (“MFR”), retail
EAST	MU-R, H18	MXD-RU, R-3	Retail, offices, MFR
SOUTH	IL, MU-R, H2 (Residential 2 – 0 to 2 Dwelling Units per Acre)	M-1, MXD-RU, R-A (Residential Agricultural)	Self-storage, vacant land, SFR
WEST	IL, H18, H2	M-1, R-3, R-1 (Single-Family Residence)	Lumber yard, truck rentals, retail, SFR, MFR

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is comprised of one parcel: APN 3102-017-017. The Project Site is a 0.56-acre rectangular-shaped parcel with flat terrain. The Project Site is presently developed as a parking lot for the business on the adjacent parcel to the west, APN 3102-017-016, a lumberyard and hardware retail store (DeWolfe Lumber and Hardware) which also offers U-Haul truck rentals on-site. The existing WCF is located on the northeastern portion of the parcel within an approximate 1,517-square-foot lease area.

B. Site Access

The Project Site is accessible from Columbia Way, an existing Major Highway on the County Master Plan of Highways, which has a right-of-way (“ROW”) width of 80 feet and is improved with 60 feet of paving.

C. Site Plan

The Site depicts the subject WCF on the northeastern portion of the parcel, showing the WCF lease area 265 feet and 10 inches from the southern property line (front yard), 40 feet and 10 inches from the western property line (side yard), zero feet from the eastern property line (side yard), and zero feet from the northern property line (rear yard). Additionally, the Site Plan shows the approximately 1,517-square-foot lease area consisting of a 74-foot-tall monopole, appurtenant facilities, and a six-foot-tall vinyl wall around the WCF's lease area to screen the equipment. The equipment plan depicts the existing wireless equipment consisting of 18 remote radio units ("RRUs"), 12 panel antennas, two outdoor units ("ODUs"), and two microwave dishes. The elevations page of the Site Plan depicts the existing height of the existing monopole with a height of 74 feet above grade level to the highest antenna; a lightning rod is proposed on the monopole with a maximum height of 79 feet and 7 inches above finished grade. Additionally, the elevations page shows the six-foot-tall vinyl wall. The proposed design modifications include painting the monopole a uniform color such as tan, bundling all cables for an orderly visual appearance, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall.

D. Parking

Pursuant to County Code Section 22.112.070.B (Parking), the required parking provided for uses not specified in the County Code may be determined by the Director of LA County Planning ("Director") to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property. Therefore, no designated parking space is required for the Project.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole, appurtenant facilities, and minor design modifications including painting the monopole a uniform color, bundling all cables, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. The proposed Project will have no significant effect on the environment and minimal footprint on the Project Site. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located near a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

11. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.

12. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Antelope Valley Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 12, 2026, a total of 148 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 15 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the land use policy of the Area Plan because the IL land use designation is intended for light industrial uses including light manufacturing, assembly, warehousing, and distribution. The existing WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent businesses and residents. Although WCFs are not specifically mentioned in the IL land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as retail, offices, MFR, and SFR. Specific allowable uses in the IL land use designation is determined by the underlying zoning designation, M-1.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

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

The Project would continue to provide vital telecommunications infrastructure in the area. Based on the provided propagation maps, the existing WCF provides important coverage in the Quartz Hill community that would not exist otherwise, serving the nearby businesses and residents. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

- b. *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 will continue to provide wireless telecommunications service in the area. Additionally, the WCF serves one carrier, T-Mobile, with the ability to co-locate additional carriers in the future.

- c. *Area Plan Land Use Policy LU 1.4:* "Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities."

The Project Site is located in the IL land use designation, which is an appropriate location for critical utility services, such as wireless telecommunications, without impeding future commercial and industrial developments. The Project Site serves the Quartz Hill community, as well as rural residents within the greater Antelope Valley region.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as WCFs are permitted in this zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations). A WCF can be permitted through a Site Plan Review if it complies with all applicable development standards. However, if it does not fully comply, such as the subject project, then a CUP is required. The Project requires a CUP pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP Application Requirements) because the Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
16. **FLOOR AREA RATIO (“FAR”).** The M-1 Zone allows a maximum allowable FAR of 1.0. FAR is calculated utilizing the gross floor area of a building, but excludes parking structures and unenclosed structures, pursuant to County Code Section 22.04.050.E (Rules for Measurement). The Project Site has no proposed buildings. The FAR for the Project is 0.0 and is consistent with the maximum allowable FAR of 1.0 in the M-1 Zone.
17. **DESIGN (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The WCF design is deemed appropriate for the surrounding area which is primarily developed with commercial, industrial and residential land uses. The Project is visible from Columbia Way and 50th Street West. The existing WCF consists of a 74-foot-tall monopole and a six-foot-tall vinyl wall screening the appurtenant equipment. The proposed design modifications include painting the monopole a uniform color such as tan, bundling all cables for an orderly visual appearance, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. After staff review, these design modifications were the optimal choice for the Project Site. The LA County Planning Wireless Design Guidelines discourage faux tree designs in the Area Plan due to frequent high wind events which compromise the stealth design by destroying the faux tree branches. Furthermore, alternative stealth designs – such as a faux windmill or faux water tank – are not consistent with the design and development pattern of the Quartz Hill community, which is a developed area with urban density. The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The existing four-foot-long arm mount is required for the technical feasibility of the WCF to reduce interference between antennas on the WCF. The existing WCF meets all other development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

18. **HEIGHT (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c.iii (Wireless Facilities, Development Standards, General Standards, Height) which specifies the maximum height for WCFs in the Industrial Zones as 75 feet. The highest antenna is 74 feet above grade; a lightning rod is proposed on the monopole with a maximum height of 79 feet and 7 inches above finished grade. The lightning rod is a safety element for the WCF and is exempt from the height limit pursuant to County Code Section 22.110.060.C (Height Limits, Exceptions from Height Limit). The existing WCF is 74 feet tall and therefore is consistent with the height requirement.
19. **LOCATION (WIRELESS FACILITIES).** The Hearing Officer finds that the Project complies with the location requirements for a WCF in the M-1 Zone, pursuant to County Code Section 22.140.760.E.1.b (Wireless Facilities, Development Standards, Location), which requires WCFs to not encroach into any required setback areas. The subject WCF is consistent with this requirement because there are no minimum yard (setback) standards identified in County Code Section 22.22.060 (Development Standards for Industrial Zones). The existing WCF lease area is located 265 feet and 10 inches from the southern property line (front yard), 40 feet and 10 inches from the western property line (side yard), zero feet from the eastern property line (side yard), and zero feet from the northern property line (rear yard). The existing WCF is located in the northeastern portion of the parcel, which is the furthest possible location from Columbia Way, which decreases the visual impact from the ROW.
20. **PARKING.** The Hearing Officer finds that the Project Site has adequate parking facilities to serve the Project. The County Code does not include a specific standard for parking for WCFs. Pursuant to County Code Section 22.112.070.B (Required Parking Spaces) of the County Code, the required parking provided for uses not specified in the County Code shall be determined by the Director in an amount sufficient to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property which is sufficient to provide parking for the vehicles which are needed for routine maintenance of the WCF. No designated parking space is required for the Project.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 35 feet in the M-1 Zone. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

22. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The Project is consistent with the land use policy of the General Plan because the IL land use designation is intended for light industrial uses including light manufacturing, assembly, warehousing, and distribution. The existing WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent businesses and residents. Although WCFs are not specifically mentioned in the IL land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as retail, offices, MFR, and SFR. Specific allowable uses in the IL land use designation is determined by the underlying zoning designation, M-1.
23. **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 Permittee has provided cellular service coverage maps to demonstrate the necessity of the operation of the existing WCF because it provides vital telecommunications infrastructure for the area. Based on the propagation maps, the existing WCF provides important coverage in the Quartz Hill community that would not exist otherwise, serving the nearby businesses and residents. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.
24. **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 meets the FAR requirement, setback requirements, parking, and all other development standards pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones). The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The existing four-foot-long arm mount is required for the technical feasibility of the WCF to reduce interference between antennas on the WCF. The existing WCF meets all other development standards, including height, location, and design, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
25. **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 existing WCF is an unmanned facility that only requires occasional maintenance, and therefore unlikely to generate significant traffic. Further, the WCF is accessible via Columbia Way, an existing Major Highway on the County Master Plan of Highways, which has a ROW width of 80 feet

and is improved with 60 feet of paving. The Project Site has adequate capacity to accommodate the Project's maintenance activities.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

26. **The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.** The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The existing four-foot-long arm mount is required for the technical feasibility of the WCF to reduce interference between antennas on the WCF. The existing WCF meets all other development standards, including height, location, and design, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
27. **The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The WCF design and placement is the least visually intrusive that is technically feasible. The WCF design is deemed appropriate for the surrounding area which is primarily developed with commercial, industrial and residential land uses. The Project is visible from Columbia Way and 50th Street West. The existing WCF consists of a 74-foot-tall monopole and a six-foot-tall vinyl wall screening the appurtenant equipment. The proposed design modifications include painting the monopole a uniform color such as tan, bundling all cables for an orderly visual appearance, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. After staff review, these design modifications were the optimal choice for the Project Site. The LA County Planning Wireless Design Guidelines discourage faux tree designs in the Area Plan due to frequent high wind events which compromise the stealth design by destroying the faux tree branches. Furthermore, alternative stealth designs – such as a faux windmill or faux water tank – are not consistent with the design and development pattern of the Quartz Hill community, which is a developed area with urban density. The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The existing four-foot-long arm mount is required for the technical feasibility of the WCF to reduce interference between antennas on the WCF. The existing WCF meets all other development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
28. **The Hearing Officer finds that the facility at the proposed location is necessary to close a significant gap in coverage.** Based on the propagation maps, the existing WCF provides critical coverage for the nearby businesses and residents in the Quartz Hill community and greater Antelope Valley region, that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO. RPPL2025001632

EXHIBIT C
FINDINGS
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29. **The Hearing Officer finds that the location of the facility is the least intrusive feasible and does not create a safety hazard.** The existing location of the WCF is the least intrusive feasible. The existing lease area is not located in a required setback area. The existing WCF is located in the northeastern portion of the parcel, which is the furthest possible location from Columbia Way, which decreases the visual impact from the ROW. The existing WCF location does not create a safety hazard.
30. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

31. 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) and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole, appurtenant facilities, and minor design modifications including painting the monopole a uniform color, bundling all cables, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. The proposed Project will have no significant effect on the environment and minimal footprint on the Project Site. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located near a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

32. **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 North County 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

PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO. RPPL2025001632

EXHIBIT C
FINDINGS
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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.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The facility at the proposed location is necessary to close a significant gap in coverage.
- H. The location of the facility is the least intrusive feasible and does not create a safety hazard.
- I. The requested waiver is necessary because the maximum two-foot-long arm mount development standard would require a technically infeasible design or installation of a wireless facility.

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); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025001632**, subject to the attached conditions.

ACTION DATE: June 23, 2026

SD:CK
June 11, 2026

c: Zoning Enforcement, Building and Safety

F LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO. RPPL2025001632

PROJECT DESCRIPTION

The project is a conditional use permit (“CUP”) to authorize the continue operation and maintenance of an existing wireless communications facility (“WCF”) consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile, and a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards), in the M-1 (Light Manufacturing) Zone (“Project”), located at 5041 Columbia Way (“Project Site”), 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. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of decision 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

PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO.
RPPL2025001632

DRAFT CONDITIONS OF
APPROVAL
PAGE 2 OF 7

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 (Fees for Providing County Records).

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 (i.e., Recorder's Office). 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 June 23, 2041.** 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 LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 12 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 decision for this 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

PROJECT NO. PRJ2025-001469-(5)
CONDITIONAL USE PERMIT NO.
RPPL2025001632

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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 or 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 **\$3,760.00** 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 **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$470.00** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth

PROJECT NO. PRJ2025-001469-(5)
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RPPL2025001632

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in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" ("REA") 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, 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 22, 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 **an electronic 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 (WIRELESS COMMUNICATIONS FACILITY)

19. **State Regulations.** The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. **Written Certification on RF Emissions.** Upon completion of construction of the facility, the Permittee shall provide upon request, written certification to the LA County Planning Staff ("Staff") 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

PROJECT NO. PRJ2025-001469-(5)
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RPPL2025001632

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radiofrequency electromagnetic emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).

21. **Subsequent Co-locations.** 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.
22. **Eligible Facilities Request.** Any modifications to the facility qualifying as an Eligible Facilities Request, as described in Section 6409(a) of the Spectrum Act, shall require the submittal of an REA application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
23. **Written Certification for Co-located Wireless Facilities.** If any wireless facilities that subsequently co-locate on the facility shall be required, upon request, to provide the same written certification required in Condition No. 20.
24. **Lighting.** 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.
25. **Construction and Maintenance Hours.** 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.
26. **Substantial Conformance.** 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" and in the approved photographic simulations, which are attached to the approved Exhibit "A."
27. **Parking.** 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.
28. **Height.** The maximum height of the facility shall not exceed 75 feet above finished grade. Notwithstanding the preceding sentence, in accordance with Condition No. 22 above, as described in Section 6409(a) of the Spectrum Act, any height modification requests shall require the submittal of an REA application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities). The requested height modification shall only be approved if it is within the limits established by the FCC.

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CONDITIONAL USE PERMIT NO.
RPPL2025001632

DRAFT CONDITIONS OF
APPROVAL
PAGE 6 OF 7

29. **Lightning Rod.** A lightning rod that is required for the safety of the facility may exceed the maximum height described in Condition No. 28, pursuant to County Code Section 22.110.060.C (Exceptions from Height Limit).
30. **Liability Insurance.** Upon request, the Permittee shall provide proof of liability insurance for the facility to Staff.
31. **Current Contact Information.** The Permittee shall maintain current contact information with Staff.
32. **Finished Surface.** 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.
33. **General Maintenance.** 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.
34. **Annual Reports.** Upon request, the Permittee shall submit annual reports to Staff to show permit conditions compliance.
35. **Site Identification and Contact.** 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.
36. **Security.** The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron, or other durable materials approved by LA County Planning. New or replacement fencing consisting of chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
37. **Abandonment.** If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with County Code Section 22.140.760.M (Abandonment). 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.

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CONDITIONAL USE PERMIT NO.
RPPL2025001632

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PAGE 7 OF 7

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 pursuant to Subsection M, 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.

38. **90 Consecutive Day of Non-Operation.** If the facility ceases to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with County Code Section 22.140.760.M (Abandonment). All permits and other approvals associated with the facility shall be deemed terminated and discontinued, unless an application has been submitted to the Director to transfer the approval to another operator before the end of the 90-day period.

After 90 consecutive days of non-operation, the Permittee shall remove the abandoned facility and restore the site as nearly as practicable to its conditions prior to the installation of the facility. The Permittee shall provide written verification of the removal to LA County Planning within 30 days after the date the removal is completed. If the facility is not removed within 30 days after the permits and other approvals have been deemed terminated pursuant to County Code Section 22.140.760.M (Abandonment), 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 or by calling any bond or other financial assurance to pay for removal.

39. **Site Restoration.** 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.
40. **Equipment Screening.** Appurtenant equipment boxes shall be maintained within the facility's lease area and shall be screened or camouflaged.

PROJECT SITE-SPECIFIC CONDITIONS

41. **Authorization.** This grant shall authorize the continued operation and maintenance of an unmanned WCF, consisting of a 74-foot-tall monopole and appurtenant facilities, and a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard.
42. **Design.** The WCF shall be painted a uniform earth-toned color as shown on the Exhibit "A" and photosimulations by **December 23, 2026**.
43. **Rural Outdoor Lighting District.** All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to County Code Sections 22.80.010 through 22.80.100.



CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.
B.2 The requested use at the location proposed will not: <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
B.3 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.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.



CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

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

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. (<i>Describe how the standard would prevent wireless services</i>).

F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would otherwise violate applicable laws or regulations (<i>provide citations</i>).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would require a technically infeasible design or installation of a wireless facility. (<i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i>)

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 12, 2026
PROJECT NUMBER: PRJ2025-001469-(5)
PERMIT NUMBER(S): Conditional Use Permit No. RPPL2025001632
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: RPPL2025001632
OWNER: MCJ Properties, LLC
APPLICANT: APC Towers
CASE PLANNER: Christopher Keating, AICP, Regional Planner
 ckeating@planning.lacounty.gov

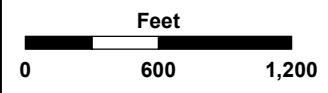
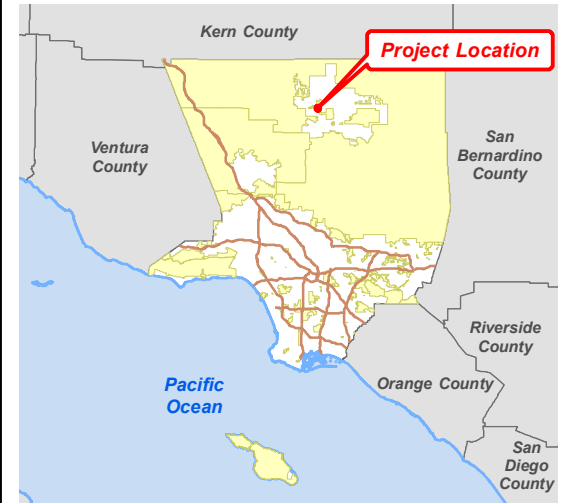
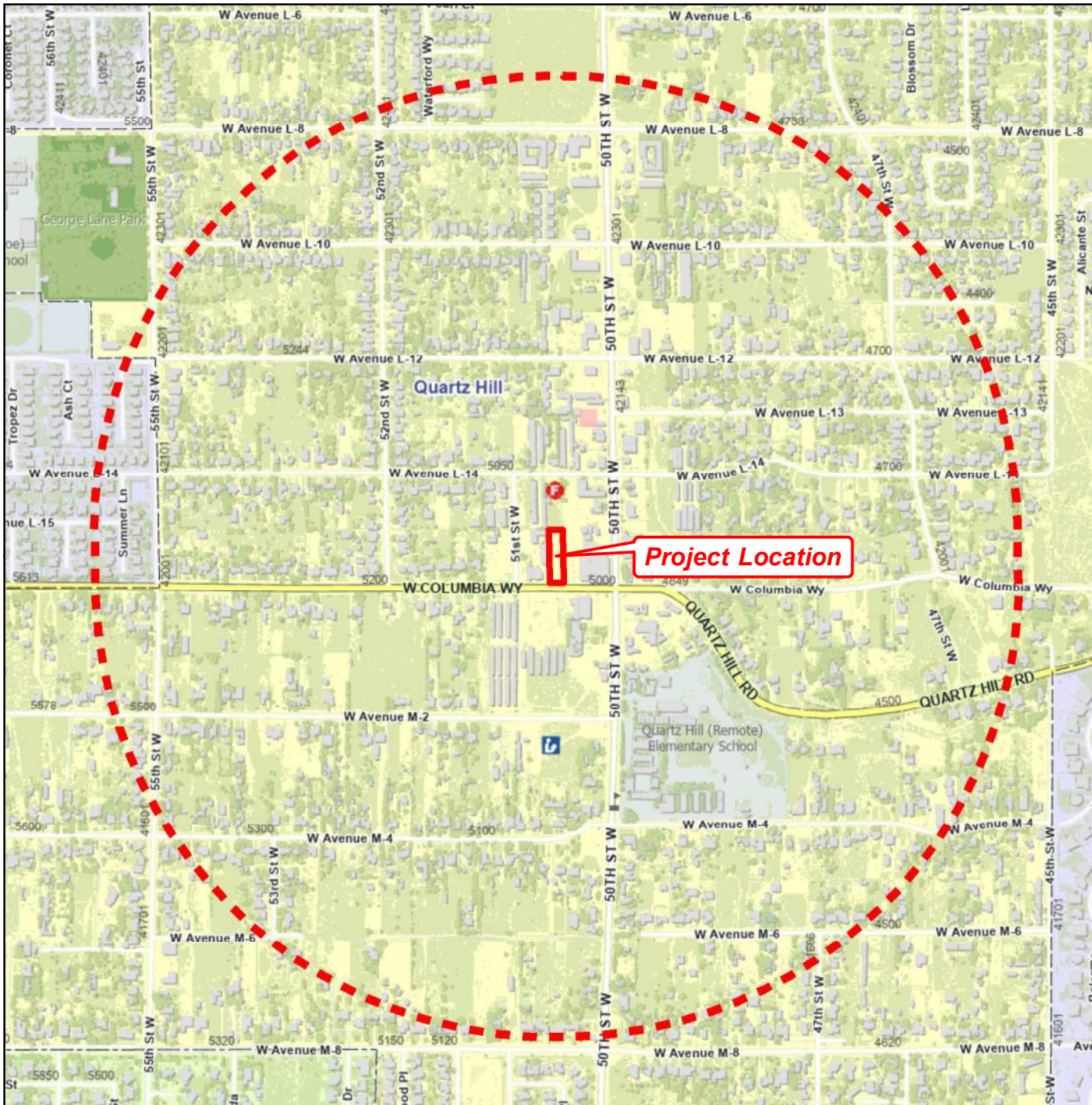
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the continued operation and maintenance of an existing WCF consisting of a 74-foot-tall monopole, appurtenant facilities, and minor design modifications including painting the monopole a uniform color, bundling all cables, and replacing the existing chain-link fence and barbed wire with a six-foot-tall vinyl wall. The proposed Project will have no significant effect on the environment and minimal footprint on the Project Site. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

HALF-MILE RADIUS

LOCATOR MAP

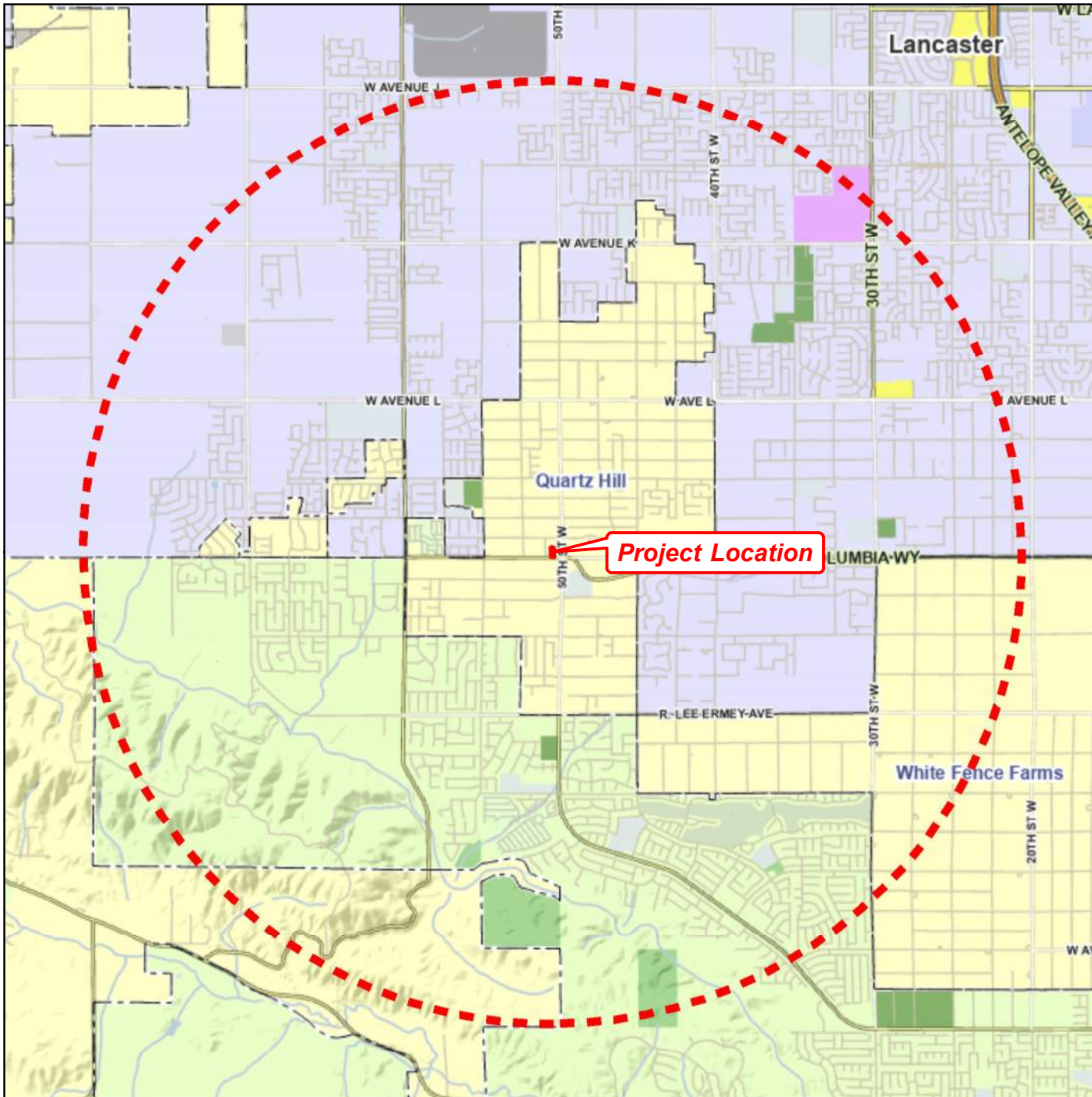
PROJECT NO. PRJ2025-001469

CUP RPPL2025001632

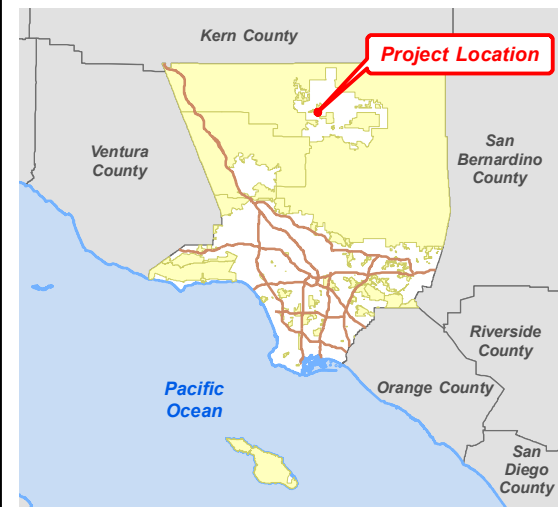


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2025-001469
CUP RPPL2025001632



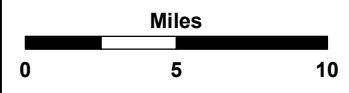
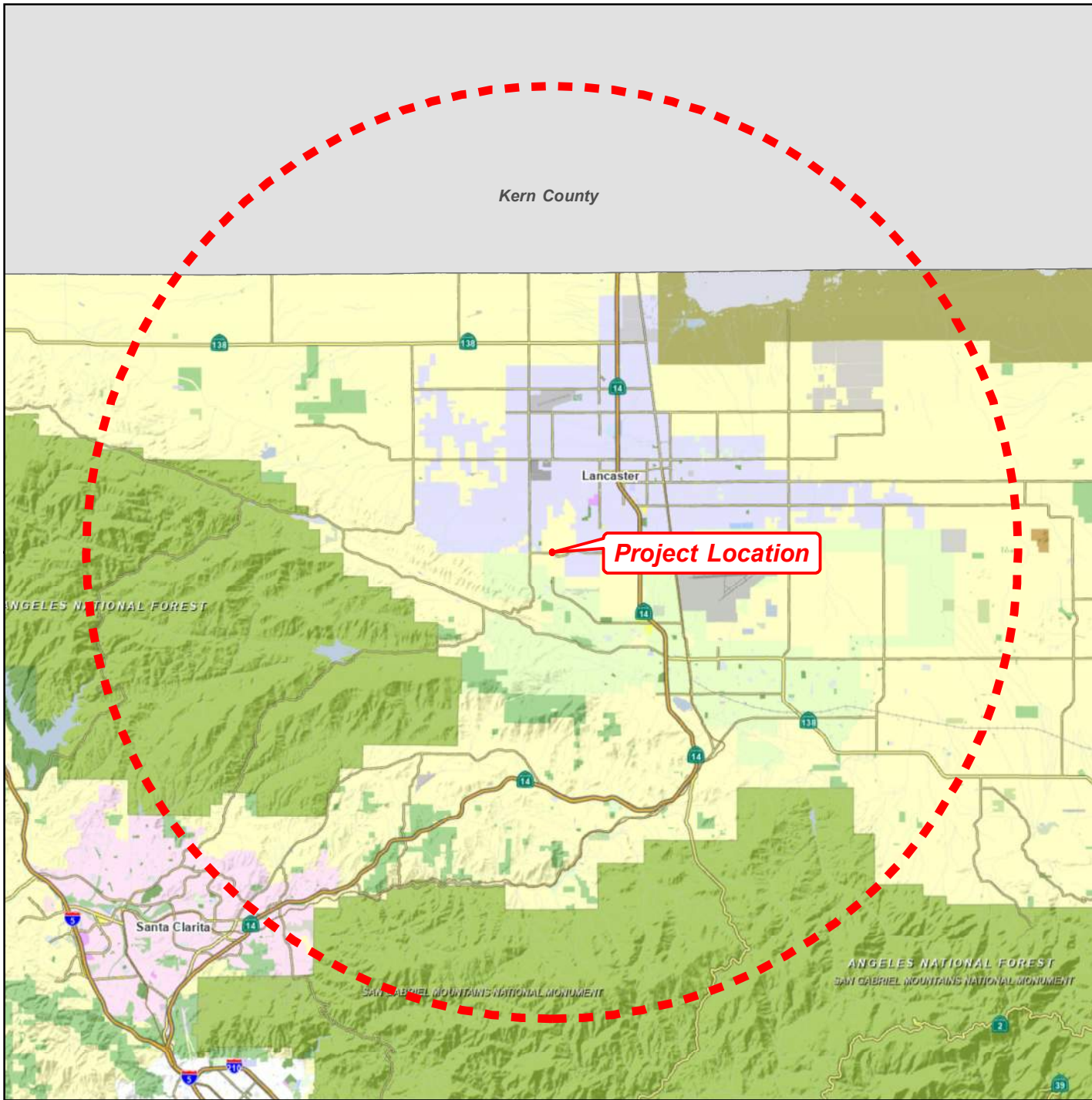
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LA COUNTY
PLANNING

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Los Angeles, CA 90012

20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-001469
CUP RPPL2025001632



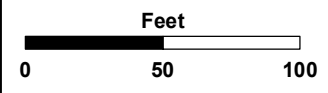
LA COUNTY
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320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY
SITE-SPECIFIC MAP
PROJECT NO. PRJ2025-001469
CUP RPPL2025001632

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

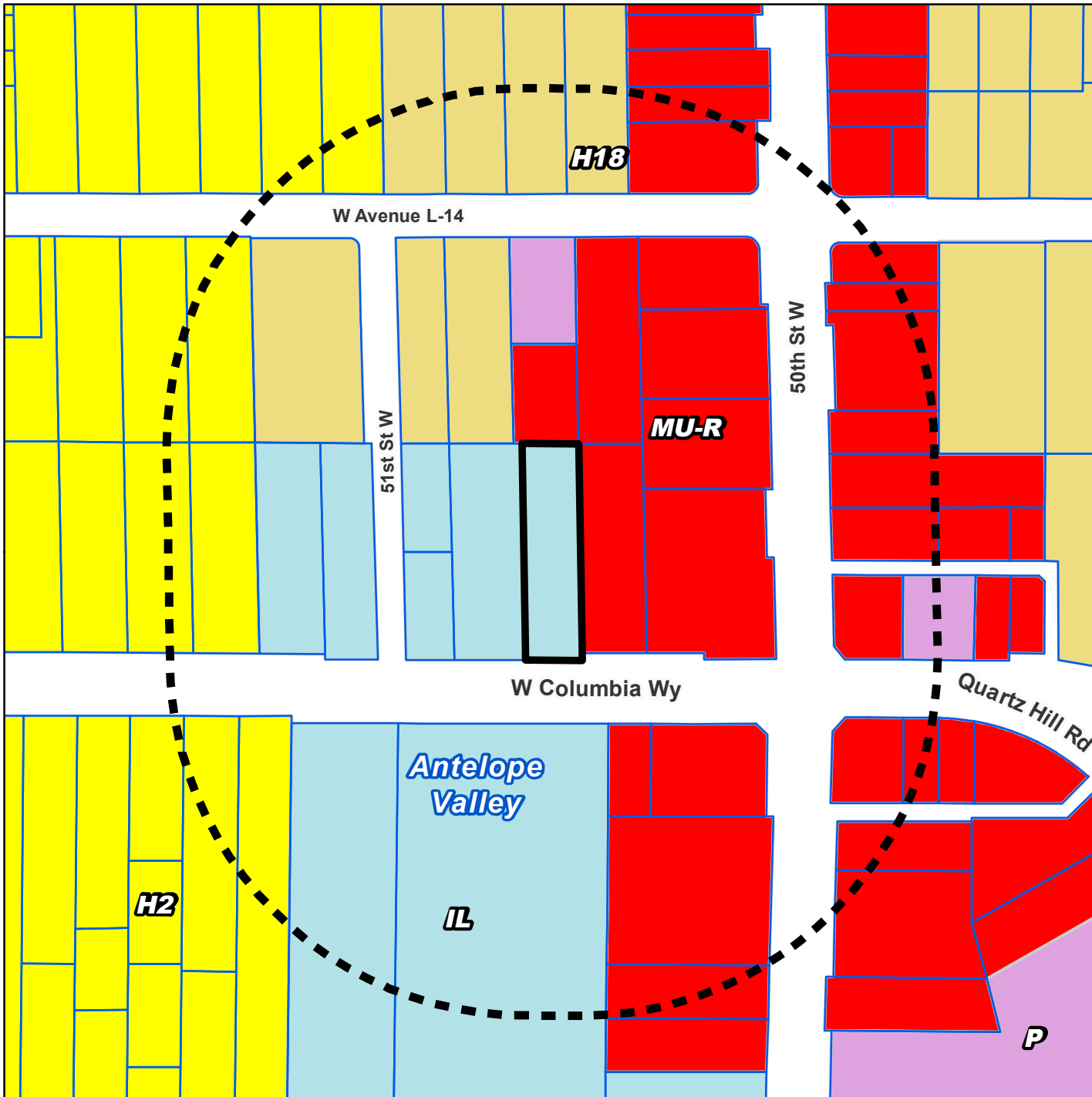
LOS ANGELES COUNTY
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320 W. Temple Street
Los Angeles, CA 90012






LAND USE POLICY

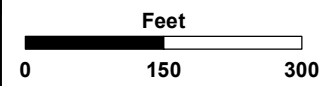
500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-001469

CUP RPPL2025001632



-  H2 - Residential 2 (0-2 du / net ac)
-  H18 - Residential 18 (9-18 du / net ac)
-  MU-R - Mixed Use - Rural
-  IL - Light Industrial
-  P - Public and Semi-Public




LA COUNTY
PLANNING

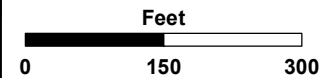
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-001469
CUP RPPL2025001632



-  R-1 - Single-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  R-A - Residential Agricultural
-  M-1 - Light Manufacturing
-  MXD-RU - Rural Mixed Use Development



LA COUNTY
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Construction Form

EXHIBIT H - PHOTOS



POV from the North



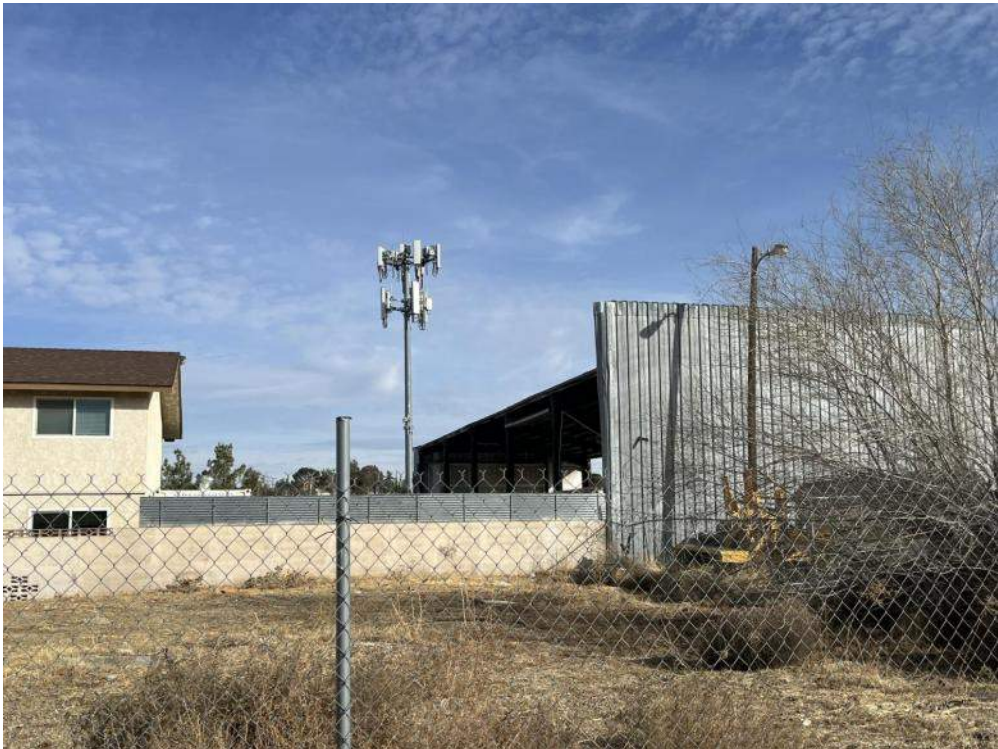
POV from the South

Construction Form

EXHIBIT H - PHOTOS



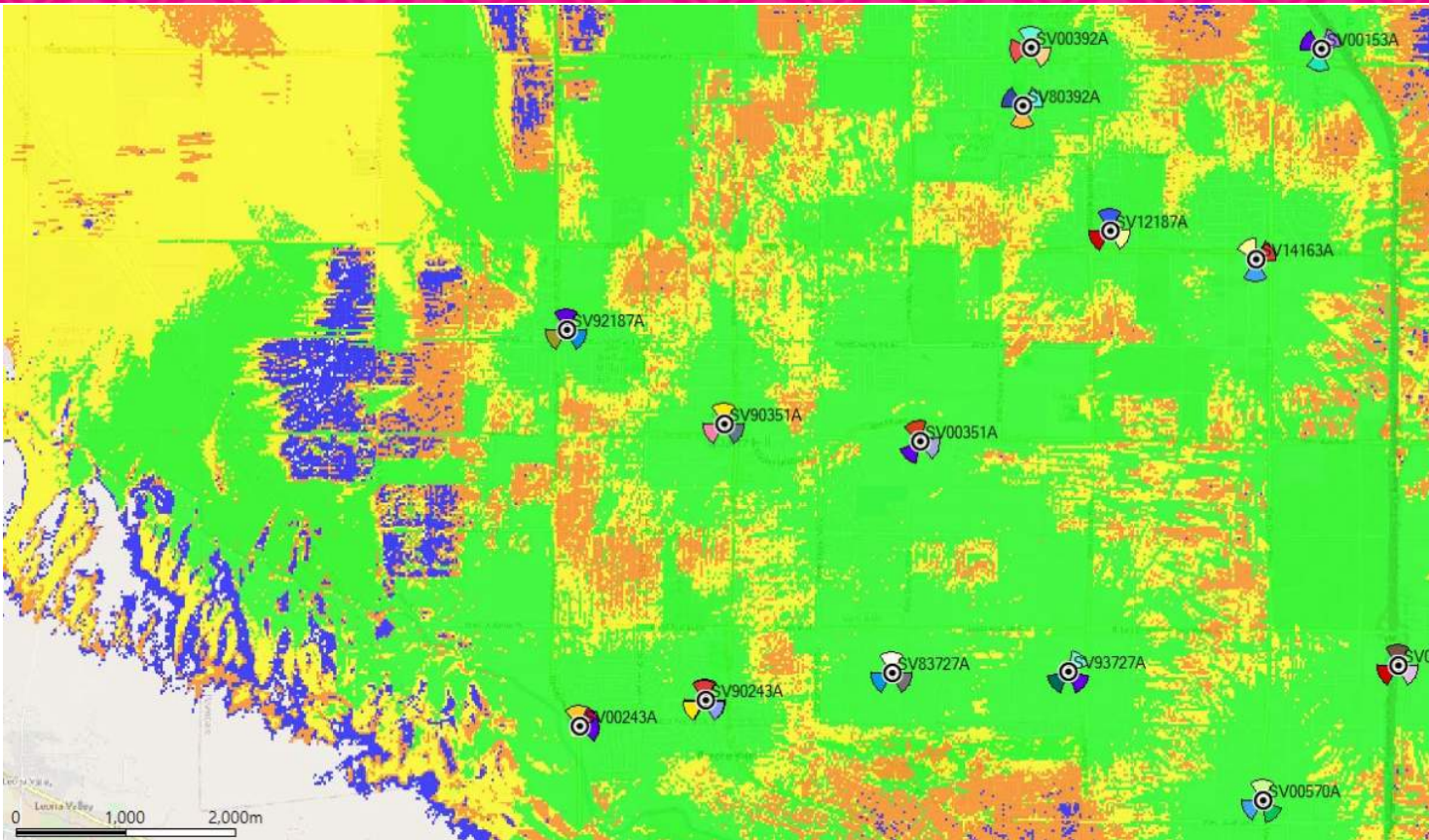
POV from the East



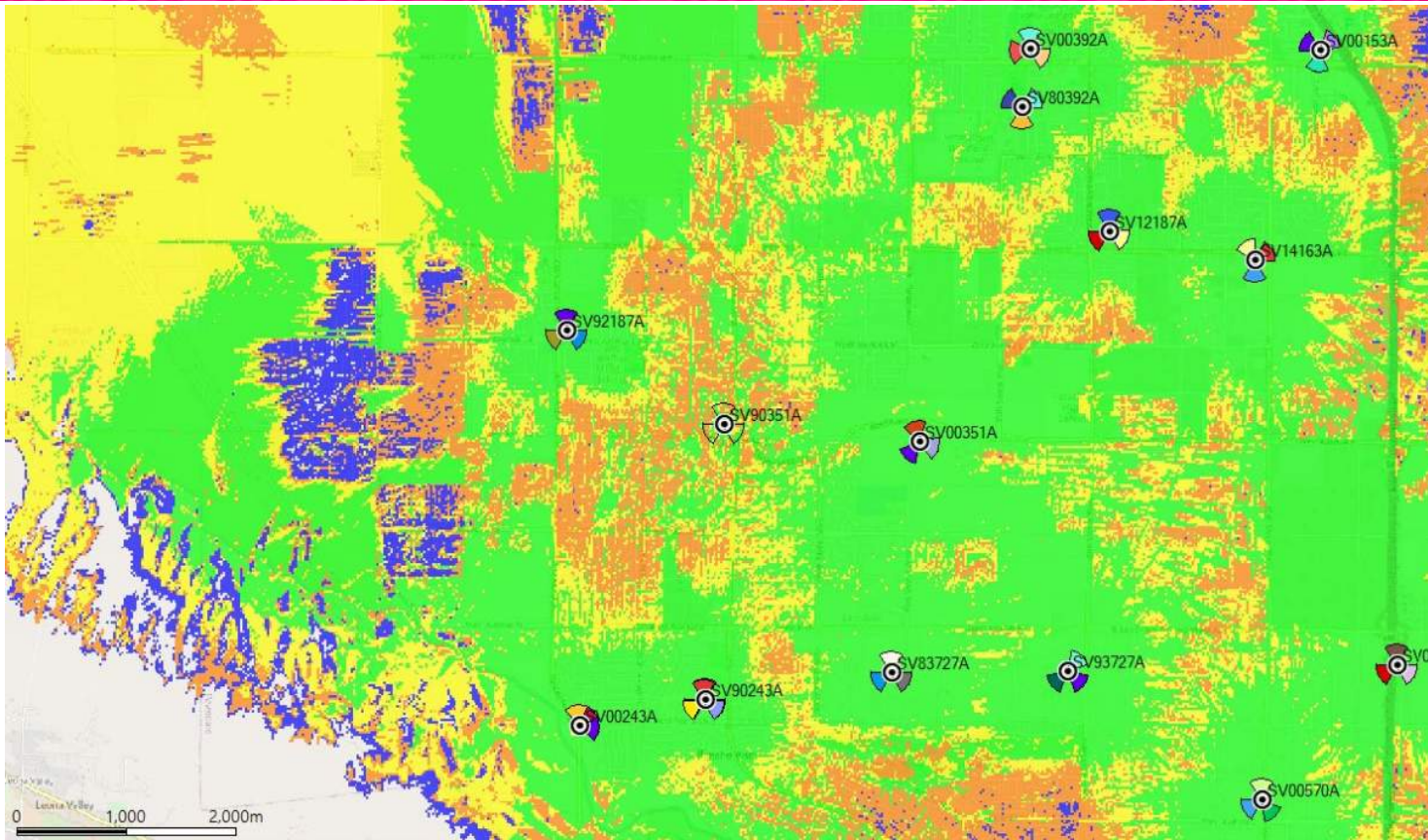
POV from the West

PREDICTIVE MAP REQUEST (SV90351A)

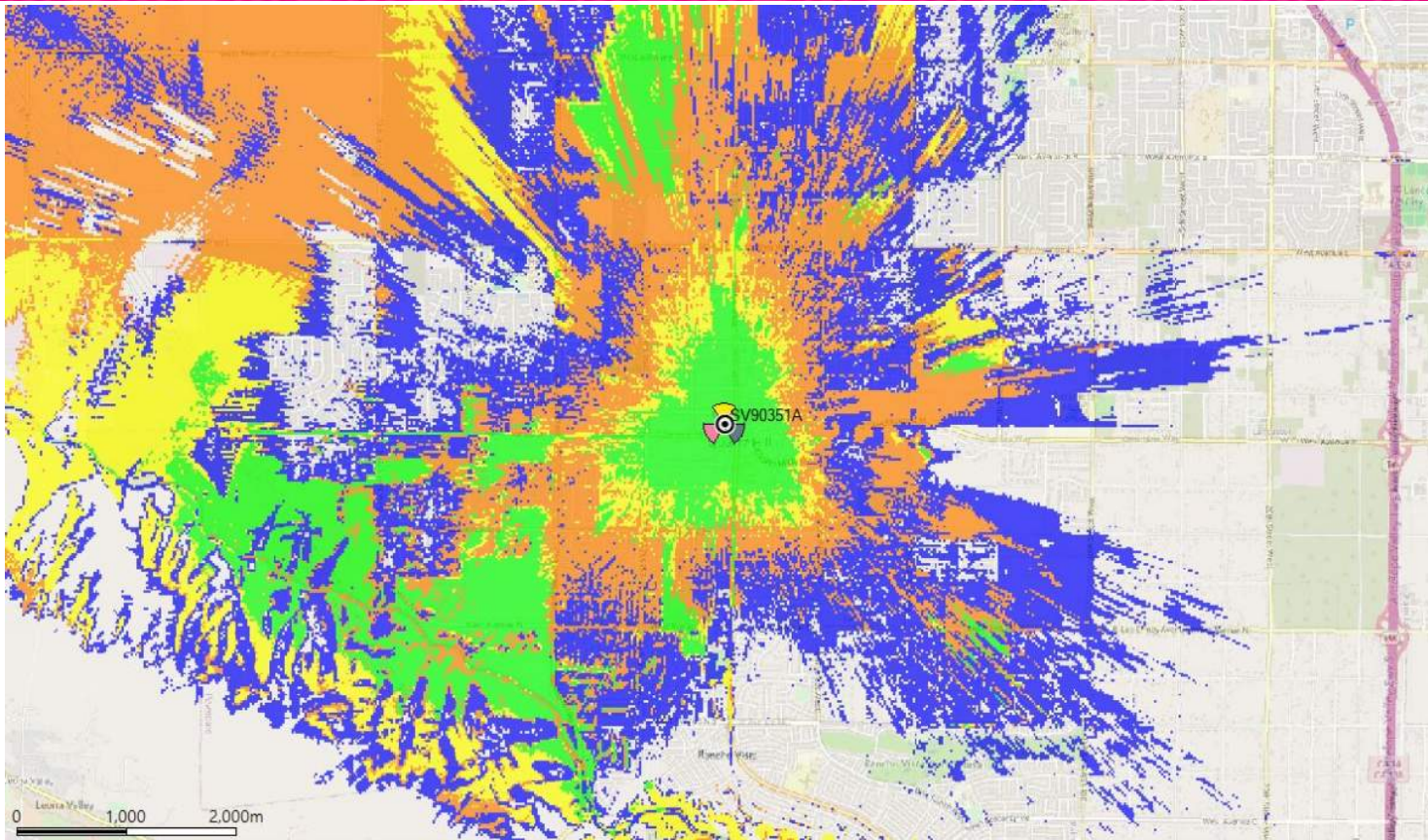
Existing coverage with SV90351A



Existing coverage without SV90351A



SV90351A only

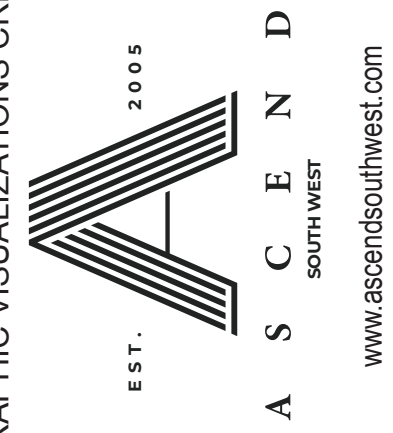




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Quartz Hill
5041 W. AVENUE M
LANCASTER, CA 93536



PHOTOGRAPHIC VISUALIZATIONS CREATED BY



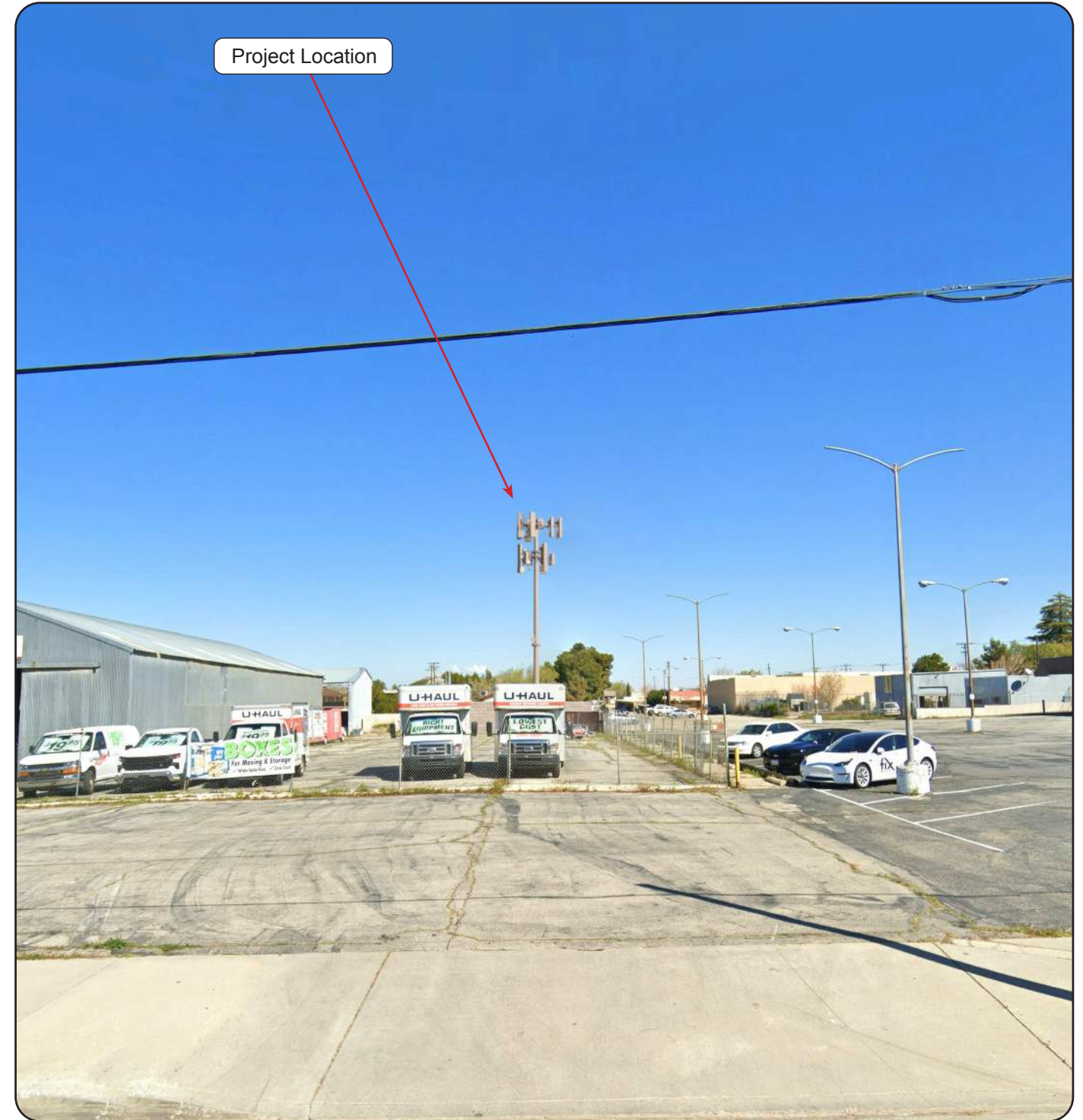
GEODETIC COORDINATES
34 38 47.5/-118 13 10.2

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.
For exact dimensions and design, please refer to the submitted plans.
Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern.

Rev Date: 02/24/26



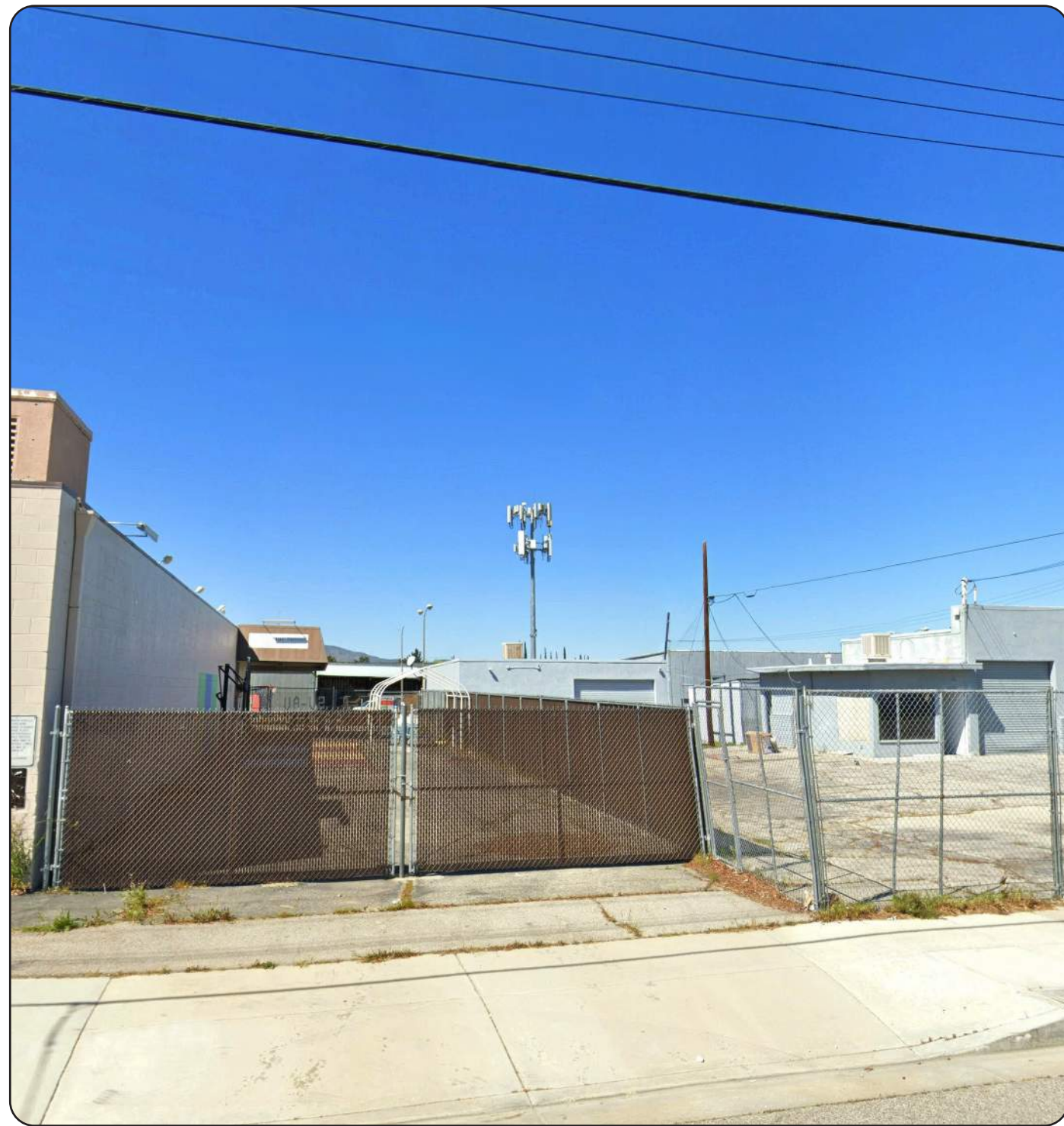
Existing Conditions



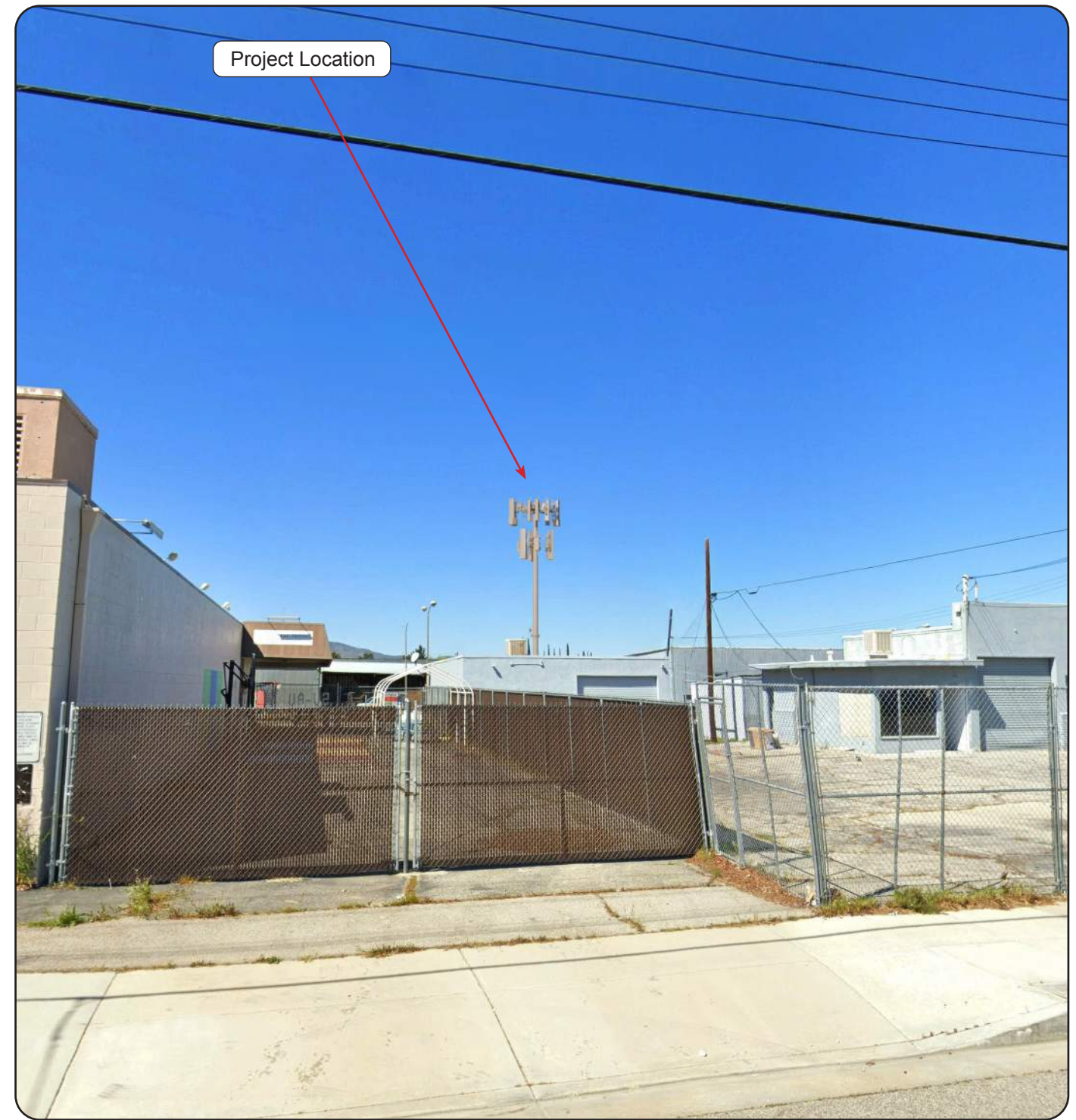
Proposed Site Build

View: 1
Revision Date: 02/24/26

	<p>PHOTOGRAPHIC VISUALIZATIONS CREATED BY</p> <p>EST. 2005 ASCEND SOUTH WEST www.ascendsouthwest.com</p>	
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Existing Conditions



Proposed Site Build

View: 2
Revision Date: 02/24/26

	<p>PHOTOGRAPHIC VISUALIZATIONS CREATED BY</p> <p>EST. 2005 ASCEND SOUTH WEST www.ascendsouthwest.com</p>	
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Existing Conditions



Proposed Site Build

View: 3
Revision Date: 02/24/26

	<p>PHOTOGRAPHIC VISUALIZATIONS CREATED BY</p> <p>EST. 2005 ASCEND SOUTH WEST www.ascendsouthwest.com</p>	
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