

REPORT TO THE HEARING OFFICER

DATE ISSUED:	September 25, 2025	
HEARING DATE:	October 7, 2025	AGENDA ITEM: 3
PROJECT NUMBER:	PRJ2024-003620-(5)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2024005337	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	17213 Lake Los Angeles Avenue, Palmdale	
OWNER:	Twin Lakes Community Church of Lake Los Angeles c/o Robert Benoit	
APPLICANT:	SBA2012 TC Assets, LLC	
PUBLIC MEETINGS HELD:	0 OF 1	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it is not a housing development project.	
CASE PLANNER:	Soyeon Choi, Senior Planner schoi@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 PRJ2024-003620-(5), Conditional Use Permit Number ("CUP") RPPL2024005337, 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:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024005337 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the continued operation and maintenance of an existing unmanned macro wireless facility (“WCF”) for Verizon Wireless consisting of a 35-foot-high monopole and appurtenant facilities, which requires a waiver from development standards for monopoles, located in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760 (Wireless Facilities).

B. Project

The applicant, SBA2012 TC Asses (“SBA”), requests a CUP to authorize the continued operation and maintenance of an existing WCF consisting of a 35-foot-high monopole and appurtenant facilities for Verizon Wireless (“Project”). A waiver is requested pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers) to authorize the existing three-foot-long arm mounted on the existing monopole. The Project is located at 17213 Lake Los Angeles Avenue in Palmdale (“Project Site”) within the A-1-2 zone in the Antelope Valley East Zoned District.

The Project Site is identified as Assessor’s Parcel Number (“APN”) 3072028004 and consists of a 42.2-acre parcel currently developed with a church, which was established in 1987, in the southwestern portion of the parcel in an area with relatively flat topography fronting Lake Los Angeles Avenue. There are currently two existing WCFs in the northwestern portion of the Project Site to the east of a rock outcrop adjacent to 170th Street East: a 40-foot-high faux water tank WCF for AT&T, and a 33-foot-high monopole WCF for Verizon (subject WCF), approximately 90 feet to the east of the AT&T WCF.

The monopole currently used by Verizon was originally constructed in 2005 for a Nextel WCF under CUP No. RCUP200500004. The Nextel facility included a 600-square-foot lease area with a 33-foot-high monopole and an equipment shelter, enclosed by a five-foot-tall concrete masonry (“CMU”) wall topped with a three-foot chain-link fence and one foot of barbed wire. The barbed wire has been removed by the applicant. A waiver is requested pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers) to authorize the existing three-foot-long arm mounted on the existing monopole.

In 2009, Verizon co-located onto the Nextel facility. The antennas and appurtenant facilities were mounted on the existing monopole at a centerline height of 18 feet from the ground. Equipment cabinets were installed within a new 480-square-foot lease area,

which was screened by a six-foot-tall CMU wall. This approval extended the CUP expiration to June 7, 2025. Minor modifications to the Verizon WCF, including antenna and equipment replacements, were approved under Revised Exhibit “A” (“REA”) REA200900105 (2010), REA201300299 (2014), and REA201400123 (2014).

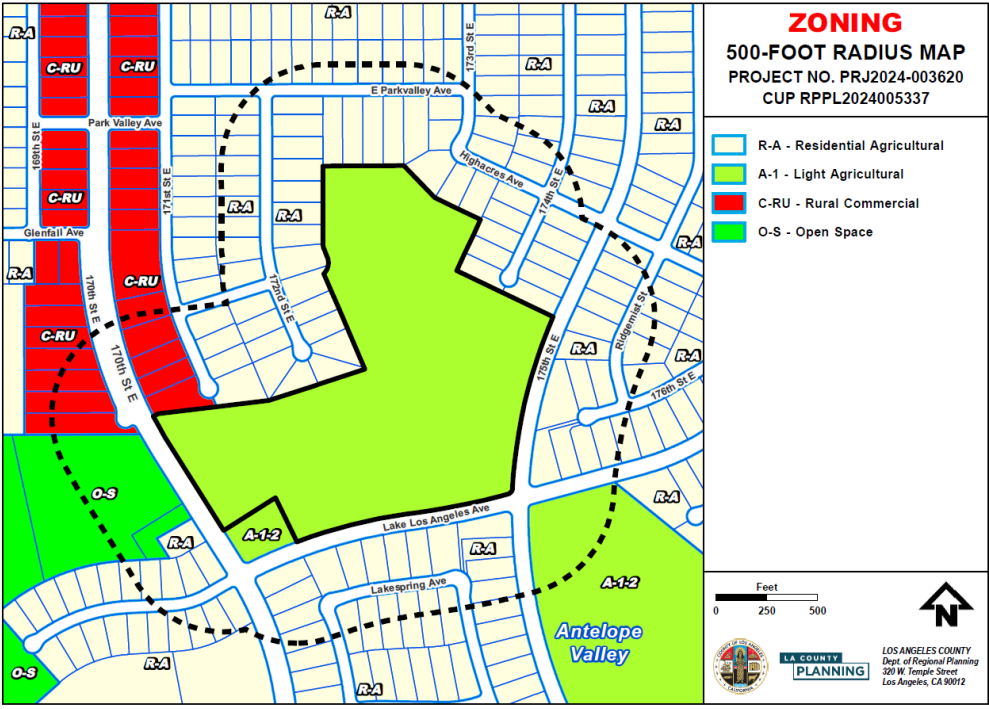
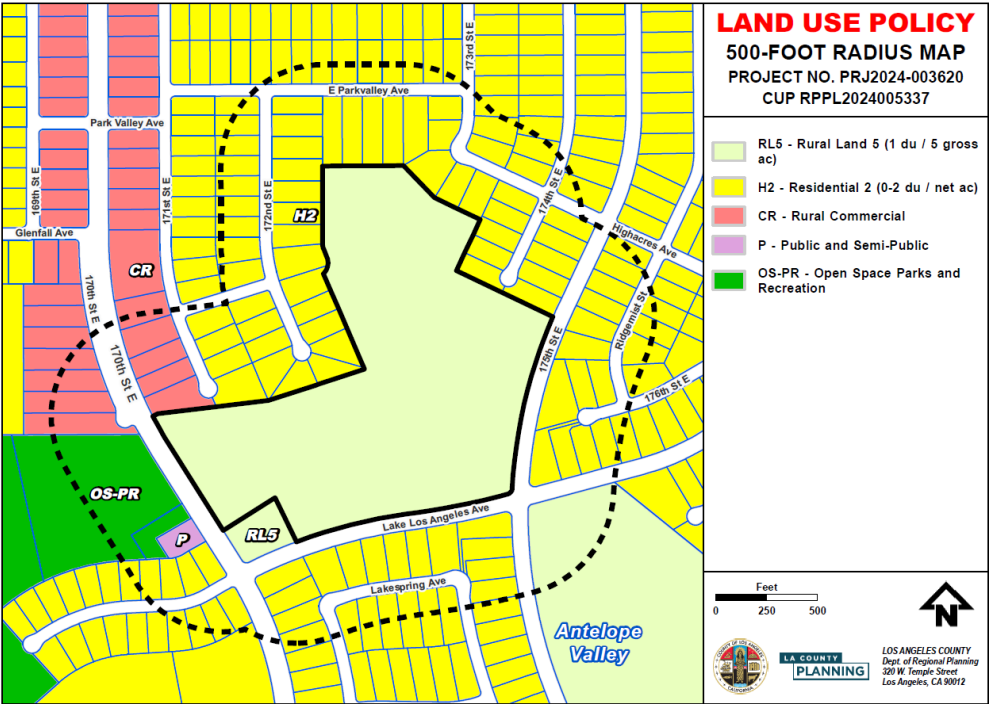
Nextel’s antennas and equipment were removed from the monopole prior to 2018. In 2018, Verizon received approval (REA RPPL2018003143) to raise its antennas to 32 feet, but the upgrade was never completed. Most recently, Verizon received approval on April 4, 2025 (REA RPPL2025001064), to relocate its antennas to 35 feet measured to the top of antennas on the same monopole.

The former Nextel equipment shelter remains within the original 600-square-foot lease area, which includes the existing monopole. The existing Verizon WCF consists of the 35-foot-tall monopole with six (6) panel antennas mounted in two (2) sectors at 32 feet above ground level as recently approved, along with the installation of one (1) additional Over Voltage Protection and four (4) Remote Radio Units. The facility also includes both the original 600-square-foot lease area and the adjacent 480-square-foot Verizon lease area. The appurtenant equipment is mounted on a three-foot-long arm, which requires a waiver through a CUP.

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 USE(S)
SUBJECT PROPERTY	RL5 (Rural Land 5 - One Dwelling Unit per Five Acres)	A-1-2	Church, two WCFs
NORTH	H2 (Residential 2 – Two Units per Net Acre), CR (Rural Commercial)	R-A (Residential – Agricultural), C-RU (Rural Commercial)	Single-family residences (“SFRs”), vacant, office, retail,
EAST	H2	R-A	SFRs, vacant
SOUTH	RL5, H2	A-1-2, R-A	Vacant, SFRs,
WEST	H2, P (Public and Semi-Public), OS-PR (Parks and Recreation), CR	R-A, O-S (Open Space), C-RU	Fire Station, SFRs, vacant, wildlife sanctuary



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7093	M-3 (Unlimited)	January 2, 1957
7450	A-1-2	December 16, 1958
7490	A-1-2	March 17, 1959
9350	R-A-20,000 (Residential – Agricultural - 20,000 Square Feet Minimum Required Lot Area)	May 23, 1967
20150021z	A-1-2	June 16, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. CP86496	To establish and operate a church facility.	September 30, 1987
CUP No. CP02-271	Construction, operation and maintenance of a new 17-foot-tall WCF (AT&T)	July 15, 2003
Certificate of Compliance (“CofC”) RCOC 02-606	CofC for APN 3072028004	April 11, 2003
CUP No. RCUP200500004	To establish a new WCF (Nextel)	June 7, 2005
REA200900105	Verizon co-location within the expanded lease area adjacent to the existing tower.	October 13, 2009
REA201000026	Revision to REA200900105	February 9, 2010
RCUP201300070	Construction, operation, and maintenance of a new 40-foot tall WCF disguised as a faux water tank (AT&T)	August 20, 2013
REA201300299	Minor changes to the existing Verizon WCF	January 30, 2014
REA201400123	Minor changes to the existing Verizon WCF	May 14, 2014
REA RPPL2017006308	Minor changes to AT&T WCF	March 30, 2017
REA RPPL2018003143	Minor changes to the existing Verizon WCF	June 21, 2018
REA RPPL2019002823	Minor changes to the existing AT&T WCF	May 14, 2019
REA RPPL2019005819	Minor changes to the existing AT&T WCF	October 16, 2019

REA RPPL2020003272	Minor changes to the existing AT&T WCF	June 25, 2020
REA RPPL2022008396	Minor changes to the existing AT&T WCF	August 4, 2022
REA RPPL2025001064	Increase antenna height to 35' for existing Verizon WCF	April 4, 2025

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
09-0010529 RZPVIO	Violation of conditions due to graffiti	Closed August 18, 2009
RPZPE20170004439	Expired WCF CUP for AT&T (CUP 02-271 replaced with CUP 201300070)	Closed June 20, 2017
RPZPE2020000560	Additional inspection fees required for RCUP200500004	Closed July 28, 2022
RPZPE2020001166	CUP inspection for AT&T WCF	Closed September 19, 2022
RPZPE2024005390	Violation of conditions due to graffiti (RCUP200500004)	Closed September 18, 2025

ANALYSIS

A. Land Use Compatibility

The existing Verizon WCF on the subject property is compatible with most of the surrounding land uses, which consist of mostly SFRs and vacant land in all directions, several office and commercial uses to the north, and open space to the west within 500 feet of the Project Site boundary. The Project Site is currently developed with a church with a surface parking lot facing Lake Los Angeles Avenue to the south, and two WCFs in the western portion of the property, one for the subject Verizon WCF and one for AT&T. The nearest SFRs are located approximately 167 feet to the north, 1,147 feet to the west, 840 feet to the south, and 1,600 feet to the east measured from the subject WCF.

B. Neighborhood Impact (Need/Convenience Assessment)

The existing WCF has been operating on the Project Site since 2005 without any major problems. The propagation maps demonstrate the necessity of maintaining the existing WCF at the present location to maintain the service level for the current telecommunications infrastructure in the area. Based on the propagation maps, the WCF provides important coverage along 170th Street East as well as surrounding areas to the northeast that consist of developed residential and commercial uses. Without the existing

WCF, there would be a significant coverage gap, particularly affecting nearby residents, visitors, and motorists in the surrounding area.

C. Design Compatibility

The existing WCF is located in Lake Los Angeles CSD and Rural Outdoor Lighting District (“ROLD”), and was first authorized through CUP No. 200500004 in 2005 for Nextel. Verizon was co-located through Revised Exhibit “A” (“REA”) No. 200900105 in 2009 with the development of a new lease area approximately four (4) feet to the east of the enclosed lease area for Nextel. The existing WCF is adjacent to a natural rock outcrop that exceeds 10 feet in height and lies near 170th Street East. Due to the site’s topography, the WCF is positioned at a grade approximately 30 feet lower than the adjacent rock outcrop, substantially reducing its visibility from 170th Street East, which is identified as a Scenic Drive in the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. In addition, the other 40-foot-tall AT&T WCF, designed as a faux water tank, is located between the rock outcrop and the subject WCF, providing further visual buffering. Given the site’s sloping terrain, the presence of natural and structural screening elements, and the substantial setbacks from property lines and public view corridors, the location of the existing WCF is considered to be the least visually and aesthetically intrusive option on the parcel that is technically feasible. The CSD requirements are not applicable to the WCF since it is an existing development and no new expansion is proposed. Since the WCF is located in the ROLD, all existing and proposed outdoor lighting will be fully shielded and affixed at 20 feet from the ground maximum to be in compliance with ROLD requirements.

The antennas are currently mounted on arms that are three (3) feet in length, which is more than two (2) feet allowed pursuant to County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards, Additional Standards for Monopoles). A waiver is requested pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers) to authorize the existing three-foot-long arm mounted on the existing monopole. The requested arm length modification is minimal and is less than the maximum eight (8) feet allowed for mounting arms on a monopole subject to a CUP pursuant to County Code Section 22.140.760.H.2.a.ii (Wireless Facilities, Standards for Wireless Facilities Subject to Conditional Use Permit), and would allow the existing facility to remain as previously approved. Maintaining the existing arm length would maintain the existing coverage in the area without creating a new visually obtrusive feature. Therefore, the requested waiver in the arm length is justified for the Project

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and 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 Permit, Findings and Decision) and 22.140.760.I (Wireless Facilities, Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has substantiated the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities Exemption) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the continued operation and maintenance of an existing WCF without any proposed changes.

No exceptions to the Categorical Exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site does not contain a hazardous waste site or historical resources or have impacts to those resources. The Project Site is located adjacent to a Scenic Drive as designated in the Area Plan, 170th Street East. However, there are no significant modifications proposed to the existing WCF. There is no significant effect due to unusual circumstances, and no cumulative impacts are anticipated. Therefore, 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.

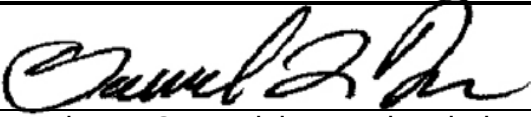
COMMENTS RECEIVED

A. Public Comments

The Lake Los Angeles Town Council ("Town Council") was notified of the Project on January 8, 2025 via email from the applicant. The Town Council did not respond or provide any comments (Exhibit J).


Report

Reviewed By:


Samuel Dea, Supervising Regional Planner

Report

Approved By:


Susan Tae, AICP, Assistant Administrator

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 and Photosimulation
EXHIBIT I	Coverage Map
EXHIBIT J	Public Correspondence



PROJECT:LOS ANGELES COUNTY CUP RENEWAL

SITE NAME:LAKE LA

SBA SITE NUMBER:CA45711

SITE ADDRESS:17213 LAKE LOS ANGELES AVE
PALMDALE, CA 93591

SITE TYPE:MONOPOLE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/02/24	KM	90% REVIEW CUP
B	10/09/24	KM	CLIENT COMMENTS
C	01/20/25	KM	CLIENT COMMENTS
0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



LAKE LA

CA45711

17213 LAKE LOS ANGELES
PALMDALE, CA 93591

COVER SHEET

T-1

PROJECT CONTACT LIST

PROPERTY OWNER:

TWIN LAKES COMMUNITY CHURCH OF
LAKE LOS ANGELES, CALIFORNIA, INC.
17213 LAKE LOS ANGELES AVENUE
PALMDALE, CA 93591

APPLICANT:

SBA MONARCH TOWERS III, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

SBA AGENT:

VIRTUAL SITE WALK LLC
JAKE HAMILTON
Jake@virtualsitewalk.com
(619) 341-9208

LATITUDE (NAD83):

N 34° 36' 29.739"
N 34.608261°

LONGITUDE (NAD83):

W 117° 49' 29.6508"
W -117.824903°

COUNTY:

LOS ANGELES COUNTY

ZONING JURISDICTION:

LOS ANGELES COUNTY

ZONING DISTRICT:

A-1-2

POWER COMPANY:

SOUTHERN CALIFORNIA EDISON

TELCO COMPANY:

AT&T

CONSTRUCTION TYPE:

V-B

OCCUPANCY TYPE:

UTILITY

PARCEL NUMBER:

3072028004

PARCEL SIZE:

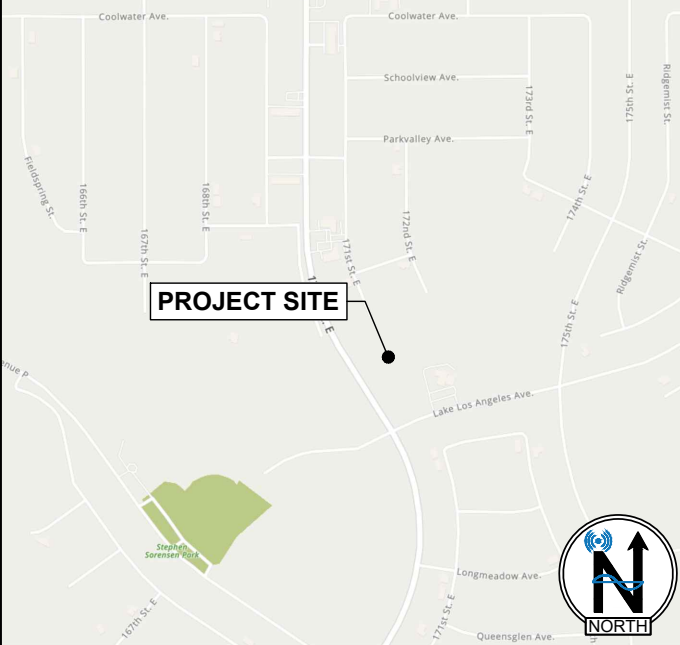
42.3037 ACRES

LEASE AREA:

480 SQ FT



AREA MAP



LOCATION MAP



SCOPE OF WORK

NOTE:

THE PURPOSE OF THIS PROJECT IS THE RENEWAL OF THE CUP AND
OPERATIONS FOR 10+YEARS.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING
CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING
IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT
CONFORMING TO THESE CODES:

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING
REFERENCE CODE:

2022 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE AND LOCAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE AND LOCAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE AND LOCAL AMENDMENTS
2022 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA REFERENCED STANDARD CODE

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
ACCESSIBILITY IS NOT REQUIRED.

DRAWING INDEX

- T-1COVER SHEET
- T-2GENERAL NOTES AND SYMBOLS
- LS-1TOPOGRAPHICAL SURVEY
- LS-2TOPOGRAPHICAL SURVEY
- A-1OVERALL SITE PLAN
- A-1.1ENLARGED SITE PLANS
- A-2EQUIPMENT SHELTER PLAN
- A-2.1EXISTING ANTENNA PLAN & SCHEDULE
- A-2.2RECENTLY APPROVED ANTENNA PLAN & SCHEDULE
- A-3EXISTING SOUTH ELEVATION
- A-3.1RECENTLY APPROVED SOUTH ELEVATION
- A-3.2EXISTING NORTH ELEVATION
- A-3.3RECENTLY APPROVED NORTH ELEVATION
- A-3.4EXISTING WEST ELEVATION
- A-3.5RECENTLY APPROVED WEST ELEVATION
- A-3.6EXISTING EAST ELEVATION
- A-3.7RECENTLY APPROVED EAST ELEVATION

APPROVAL / SIGN OFF OF PRELIMINARY
CONSTRUCTION DRAWINGS

AT&T / CONSULTANT SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
RF ENGINEER		
DEVELOPMENT MANAGER		
OPERATIONS		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO
EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO
VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED
WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS
DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS
AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF
AT&T AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED
WITHOUT THE EXPRESS WRITTEN CONSENT OF AT&T.

GENERAL NOTES

1.

THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2.

PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GRAPHIC REPRESENTATION OF THE FINAL INSTALLATION. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3.

PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
4.

THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK.
5.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6.

ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
7.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
8.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 5 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
9.

THE CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE, AND KEEP SAME ON SITE WHENEVER ANY PERSONNEL ARE ON SITE.
10.

DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER AND/OR LANDLORD.
12.

ON A DAILY BASIS: KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
13.

CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
14.

WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
15.

ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
16.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
17.

ALL ITEMS REMOVED OR DAMAGED DURING CONSTRUCTION WORK WILL BE REPLACED OR REPAIRED TO MATCH EXISTING.
18.

ALL ELEMENTS OF EXISTING STRUCTURE TO REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE. EXISTING STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY ALL ELEMENTS OF EXISTING STRUCTURE AFFECTED BY THIS MODIFICATION AND NOTIFY ENGINEER OF RECORD IF ANY DAMAGE, DETERIORATION OR DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE DEPICTED ON THESE CONSTRUCTION DRAWINGS ARE FOUND.

STRUCTURAL NOTES

1.

WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
2.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
3.

NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
4.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T-MOBILE AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF T-MOBILE OR THE ARCHITECT/ENGINEER.

5.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
6.

ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
7.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
9.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10.

THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
11.

ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.

SPECIAL INSPECTION

1.

IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.
2.

THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
3.

ANY MATERIAL WHICH FAILS TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
4.

INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS FOR THE MATERIAL USED IF THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
5.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

STANDARD STRUCTURAL STEEL NOTES:

1.

ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A123-A123M-02 UNLESS NOTED OTHERWISE.
2.

STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GRADE B.
3.

ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
4.

BOLTED CONNECTIONS SHALL USE BEARING TYPE GALV. ASTM A325 BOLTS (5/8" DIA. UNO) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O AND SHALL INCLUDE HEAVY-HEX NUTS AND STANDARD CUT WASHERS.
5.

NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS U.N.O.
6.

ALL STRUCTURAL PIPE ASTM A53, TYPE E OR S, GRADE B.

SPECIAL INSPECTION:

1.

IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER CODE FOR THE FOLLOWING ITEMS:
- A.

CONTINUOUS DURING THE INSTALLATION OF EXPANSION AND/OR ADHESIVE ANCHORS, IF UTILIZED: INSPECT HOLE SIZE, DEPTH, CLEANLINESS, AND INSTALLATION PER ICC REPORT.
- B.

PERIODIC FOR HIGH STRENGTH BOLT INSTALLATIONS (A325), IF UTILIZED.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
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0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:





LAKE LA

CA45711

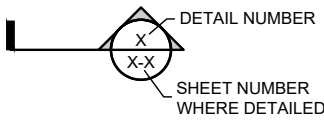
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

GENERAL NOTES
AND SYMBOLS

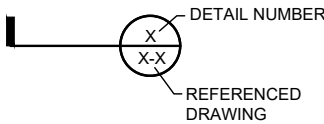
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LEGEND

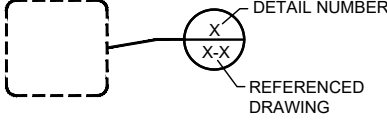
BUILDING/WALL/DETAIL SECTION:



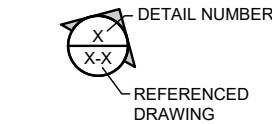
REFERENCE:



LARGE SCALE DETAIL:

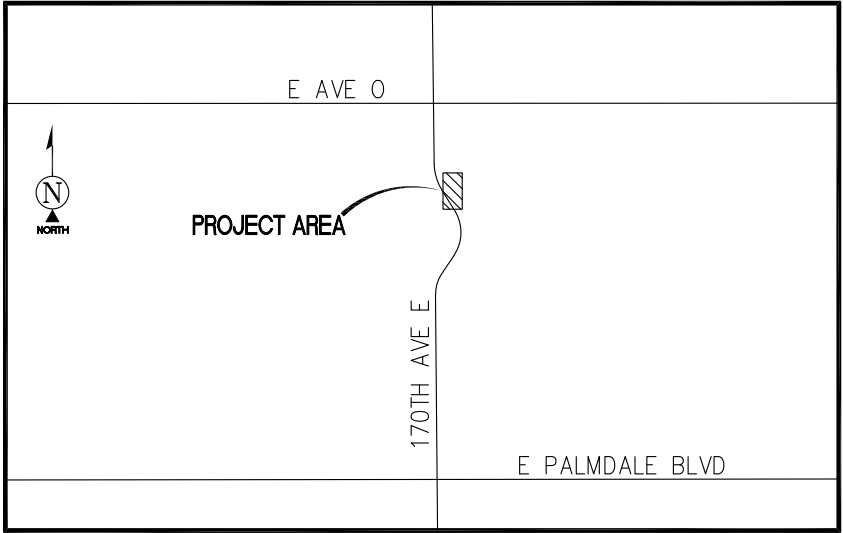


ELEVATION REFERENCE:



IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.



VICINITY MAP
N.T.S.

SURVEY DATE
07/25/2025

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA V STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99979511

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C0750F, DATED 9/26/2008

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

TITLE REPORT NOTE
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

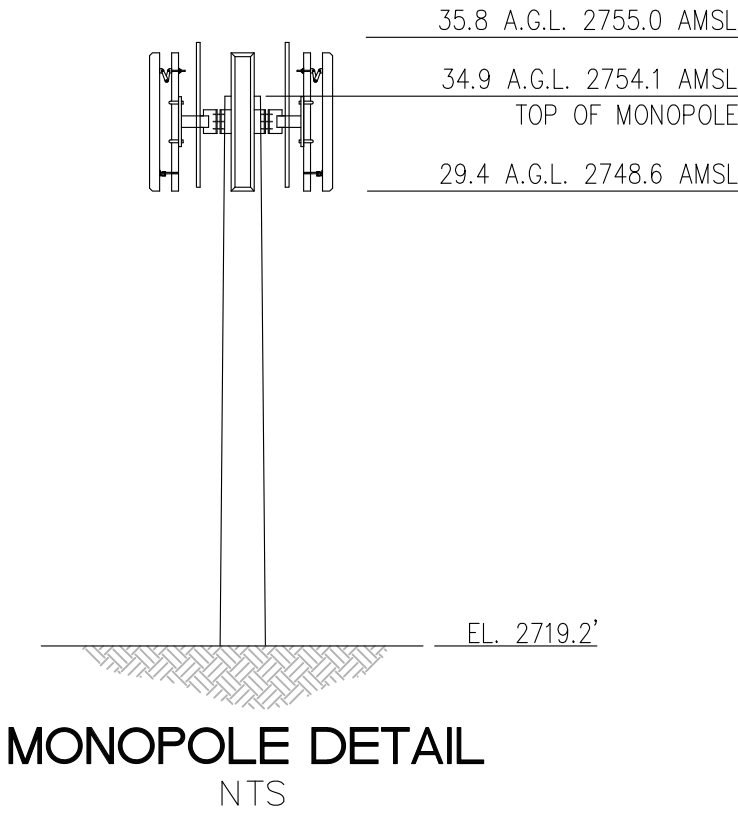
LESSOR'S LEGAL DESCRIPTION (PER TITLE)
TO BE PROVIDED BY TITLE.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

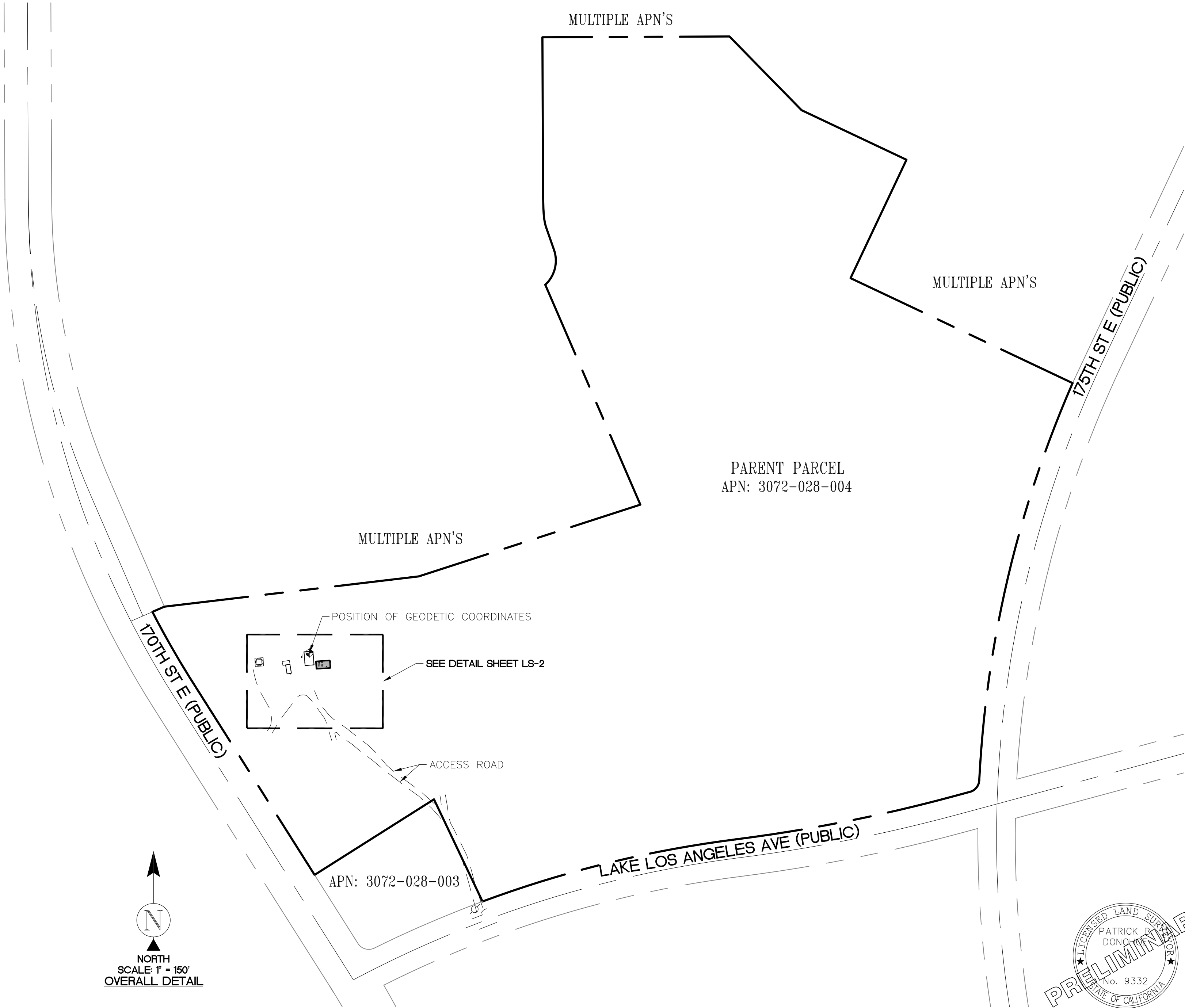
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

TOWER DETAIL NOT INTENDED TO DETERMINE HORIZONTAL LOCATION OF MOUNTED EQUIPMENT

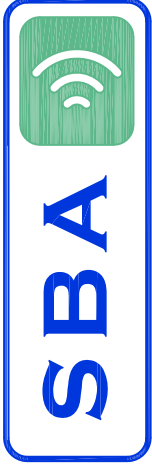


LEGEND			
BLDG	TOP OF BUILDING	○xxxx	UTILITY MANHOLES
CMU	CONCRETE MASONRY UNIT	⊕	UTILITY POLE
CONC	CONCRETE	⊕	POSITION OF GEODETTIC COORDINATES
NG	NATURAL GRADE	⚡	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING	—○—○—○—○—○—○—	CMU WALLS
P.O.C.	POINT OF COMMENCEMENT	—○—○—○—○—○—○—	CHAIN LINK FENCE
P.O.T.	POINT OF TERMINUS	— — — — —	EXISTING BUILDINGS
		— — — — —	STREET CENTERLINES
		— — — — —	SUBJECT PROPERTY LINE
		— — — — —	ADJACENT PROPERTY LINE
		— — — — —	EASEMENT LINES
		— — — — —	TIE LINES
		— — — — —	LEASE AREA LIMITS
		— — — — —	MAJOR CONTOUR INTERVAL
		— — — — —	MINOR CONTOUR INTERVAL

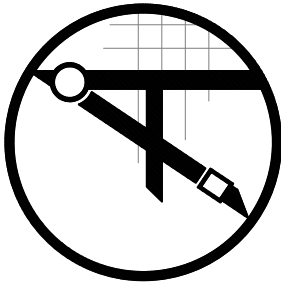


PATRICK B. DONOHUE
P.L.S. NO. 9332

PRELIMINARY



SBA NETWORK SERVICES LLC.
A FLORIDA LIMITED LIABILITY COMPANY
8051 CONGRESS AVE.
BOCA RATON, FL 33487



ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (460) 639-4072

REVISIONS		NO.	DATE	DESCRIPTION
		A	08/04/25	PRELIMINARY

SITE I.D.:
CA-45771

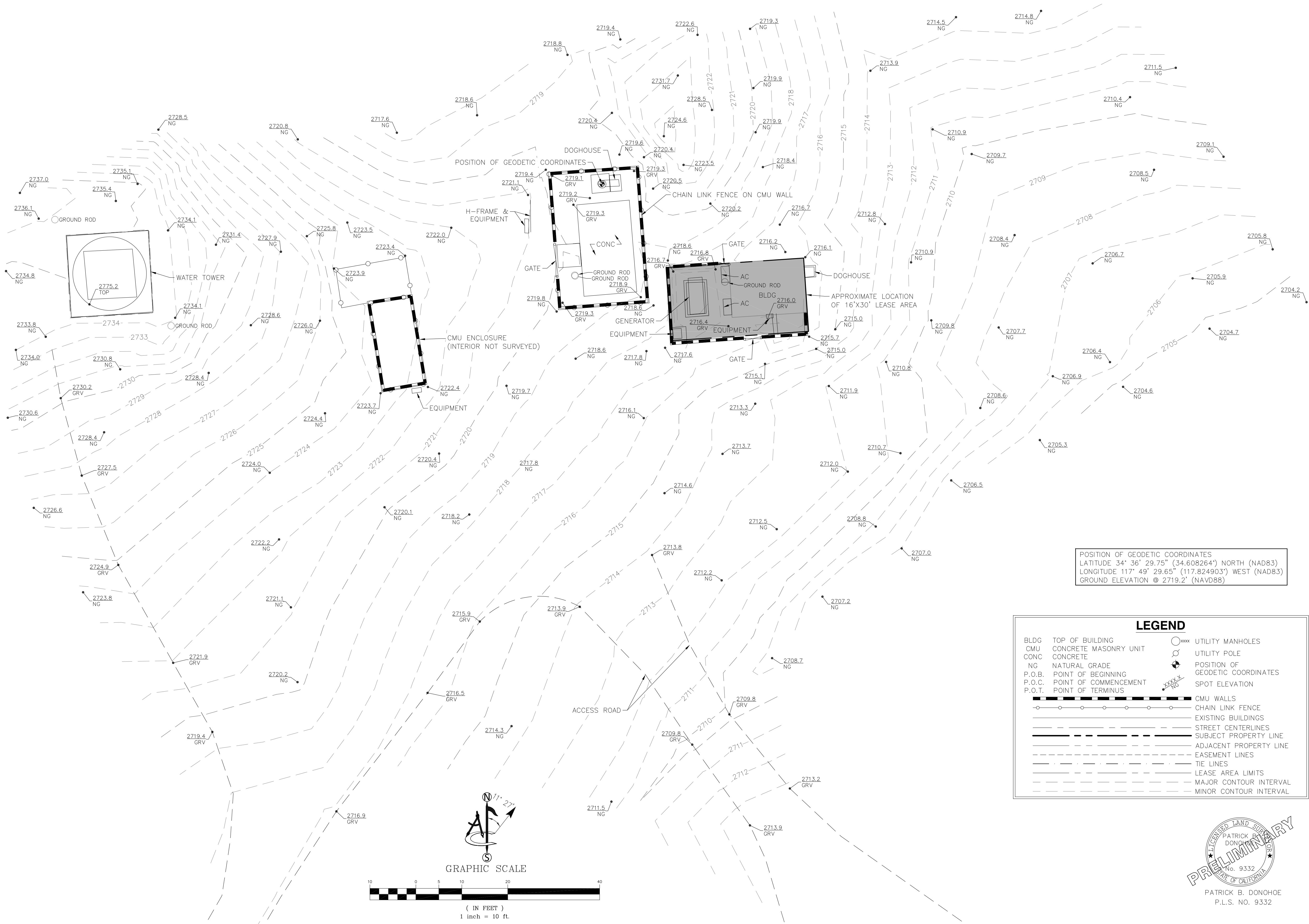
SITE NAME:
LAKE LA

SITE ADDRESS:
**17213 LAKE LOS ANGELES AVE
PALMDALE, CA 93591**

DRAWN BY:	IJ
CHECKED BY:	SB(A)
DATE:	08/04/25
PROJECT #:	TBD

SHEET TITLE:
SITE SURVEY

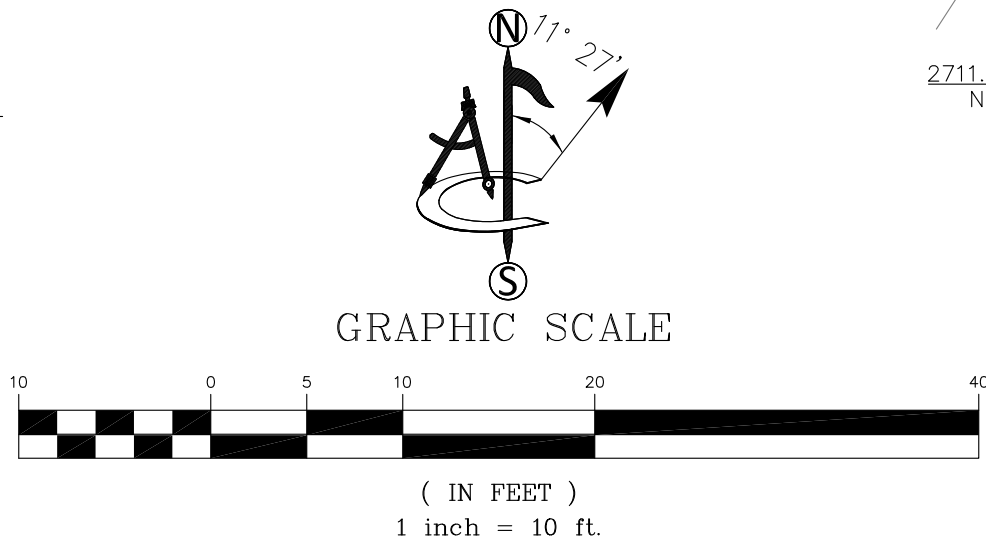
SHEET NO.
LS-1



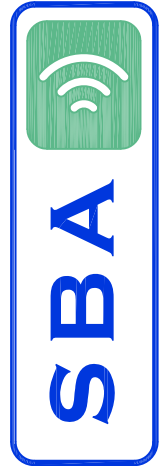
POSITION OF GEODETIC COORDINATES
LATITUDE 34° 36' 29.75" (34.608264°) NORTH (NAD83)
LONGITUDE 117° 49' 29.65" (117.824903°) WEST (NAD83)
GROUND ELEVATION @ 2719.2' (NAVD88)

LEGEND

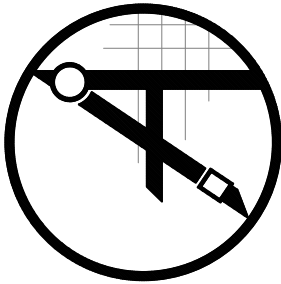
BLDG	TOP OF BUILDING	○xxxx	UTILITY MANHOLES
CMU	CONCRETE MASONRY UNIT	○	UTILITY POLE
CONC	CONCRETE	+	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	▲	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		
[Scale Bar]		—	CMU WALLS
[Scale Bar]		—	CHAIN LINK FENCE
[Scale Bar]		—	EXISTING BUILDINGS
[Scale Bar]		—	STREET CENTERLINES
[Scale Bar]		—	SUBJECT PROPERTY LINE
[Scale Bar]		—	ADJACENT PROPERTY LINE
[Scale Bar]		—	EASEMENT LINES
[Scale Bar]		—	TIE LINES
[Scale Bar]		—	LEASE AREA LIMITS
[Scale Bar]		—	MAJOR CONTOUR INTERVAL
[Scale Bar]		—	MINOR CONTOUR INTERVAL



PRELIMINARY
LICENSED LAND SURVEYOR
PATRICK B. DONOHUE
No. 9332
STATE OF CALIFORNIA
PATRICK B. DONOHUE
P.L.S. NO. 9332



SBA NETWORK SERVICES LLC.
A FLORIDA LIMITED LIABILITY COMPANY
8051 CONGRESS AVE.
BOCA RATON, FL 33487



ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (460) 659-4072

REVISIONS

NO.	DATE	DESCRIPTION
A	08/04/25	PRELIMINARY

SITE I.D.:

CA-45771

SITE NAME:

LAKE LA

SITE ADDRESS:

17213 LAKE LOS ANGELES AVE
PALMDALE, CA 93591

DRAWN BY:

IJ

CHECKED BY:

SB(A)

DATE:

08/04/25

PROJECT #:

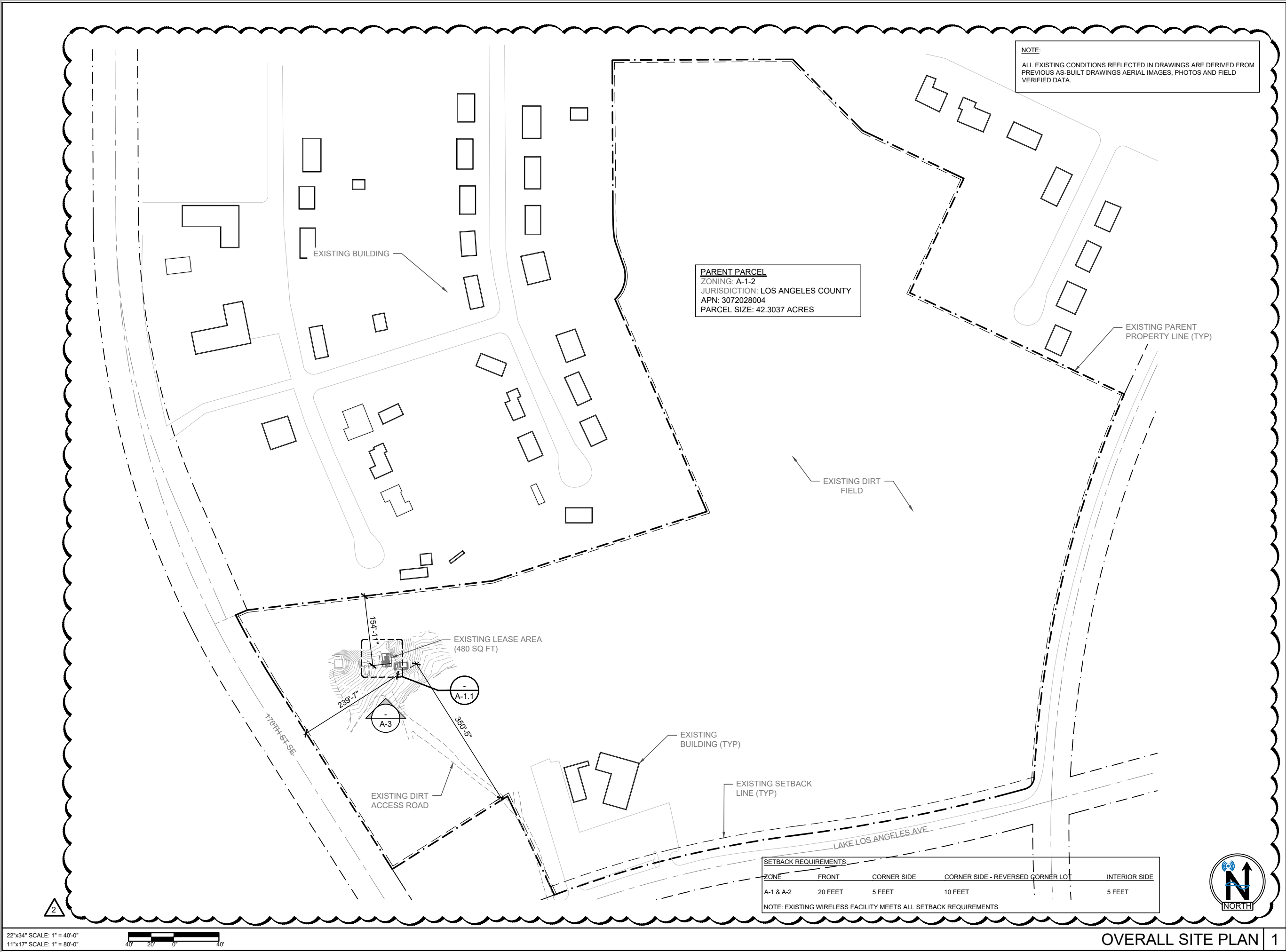
TBD

SHEET TITLE:

SURVEY DETAIL

SHEET NO.

LS-2



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
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B	10/09/24	KM	CLIENT COMMENTS
C	01/20/25	KM	CLIENT COMMENTS
0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

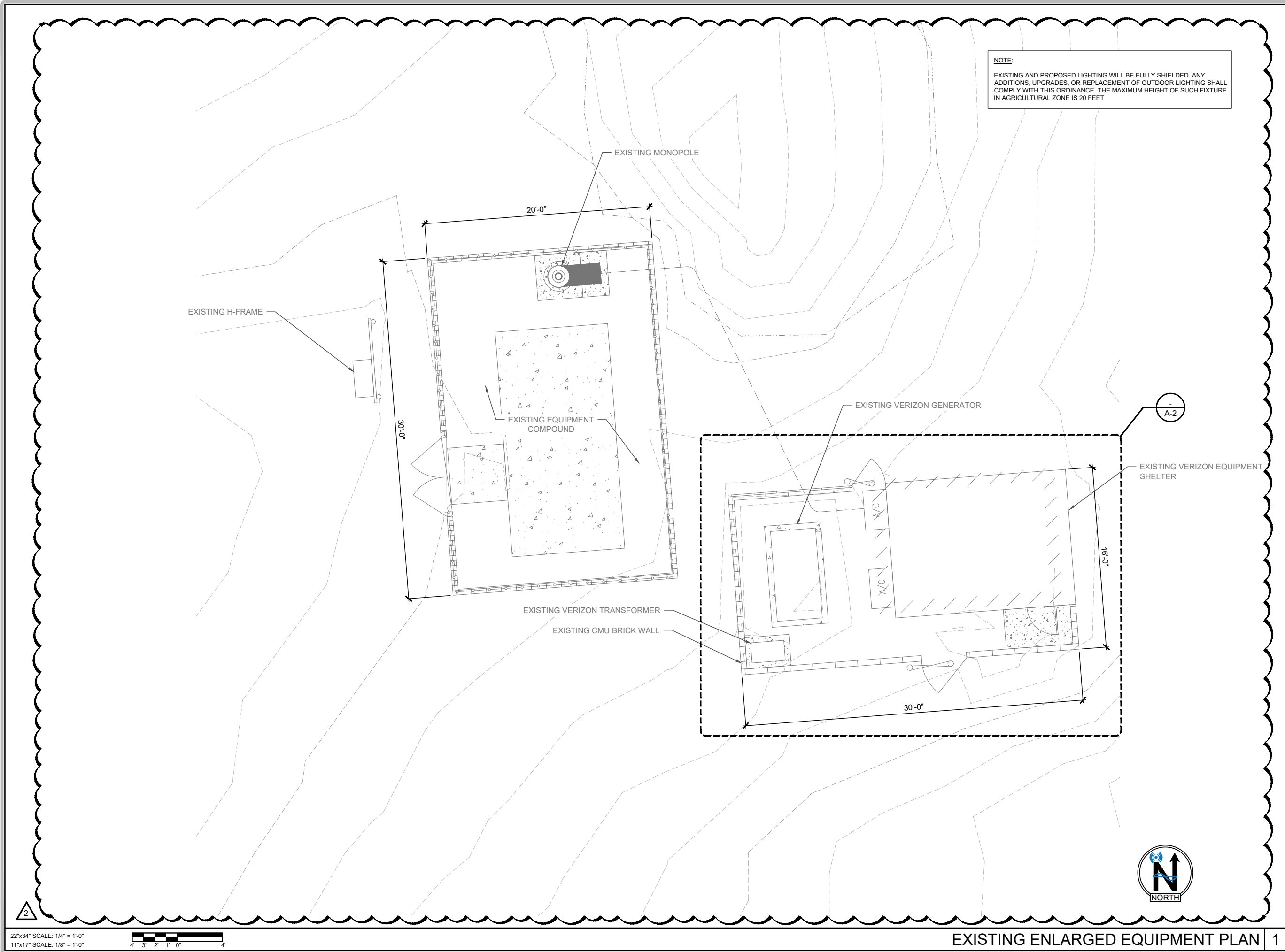
LAKE LA

CA45711

17213 LAKE LOS ANGELES
PALMDALE, CA 93591

OVERALL
SITE PLAN

A-1



NOTE:
EXISTING AND PROPOSED LIGHTING WILL BE FULLY SHIELDED. ANY ADDITIONS, UPGRADES, OR REPLACEMENT OF OUTDOOR LIGHTING SHALL COMPLY WITH THIS ORDINANCE. THE MAXIMUM HEIGHT OF SUCH FIXTURE IN AGRICULTURAL ZONE IS 20 FEET

PRELIMINARY DRAWINGS
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2	08/13/25	KM	100% FINAL CUP

CONSULTANT:

SBA 

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

Acom
CONSULTING, INC

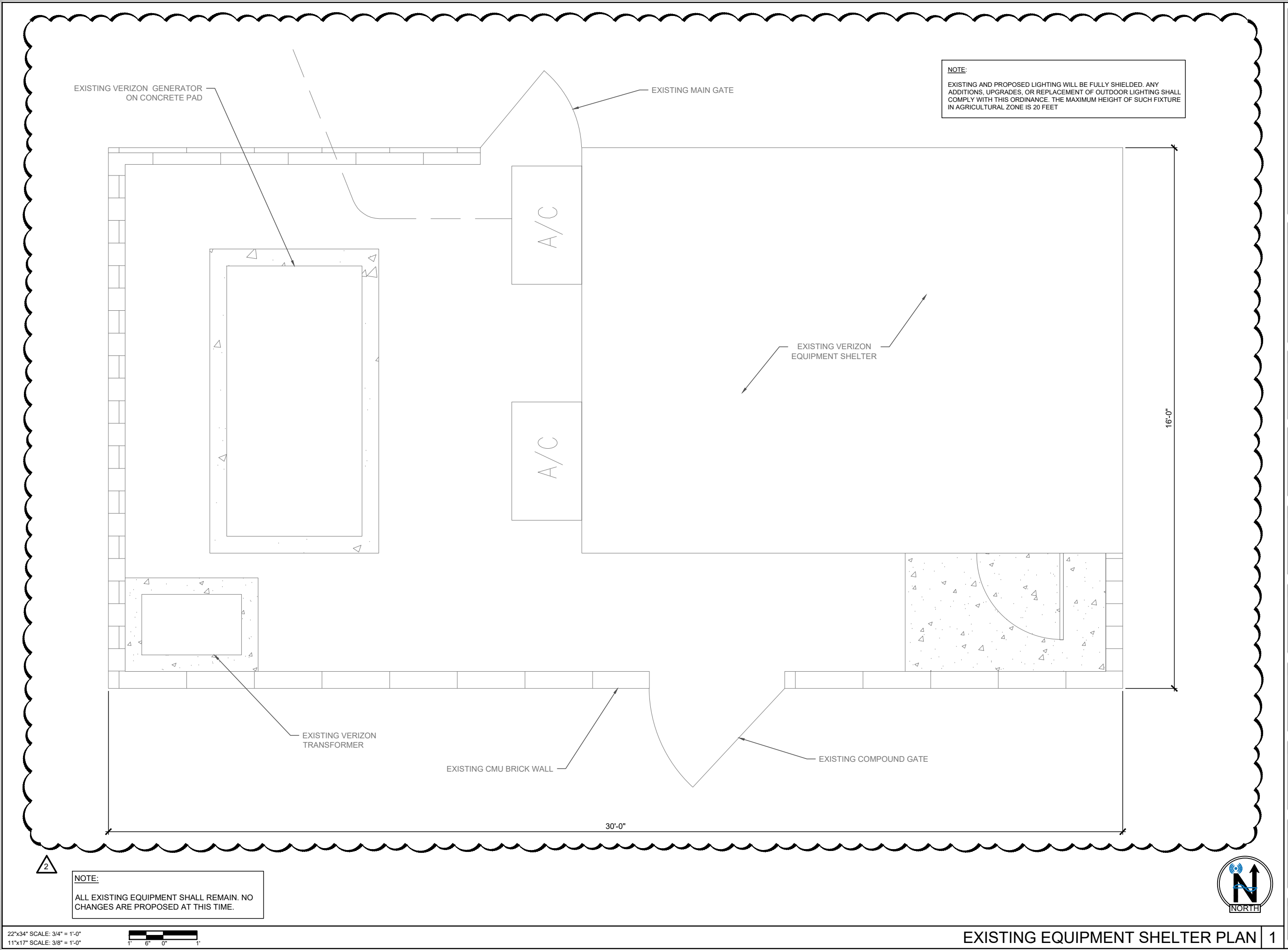


LAKE LA

CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

ENLARGED
SITE PLAN

A-1.1



**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

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1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



LAKE LA

CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

**EQUIPMENT
SHELTER PLAN**

A-2

EXISTING ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE							
ALPHA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(1) ANTEL BXA-70063-4CF-6-850MHZ	205°	32.0'	-	-	-	EXISTING COAX	150'
(1) ANTEL BXA-185063-8CF-EDIN4	205°	32.0'	-	-	-	EXISTING COAX	150'
(1) ERICSSON AIR 21	205°	32.0'	-	-	-	EXISTING COAX	150'
(1) ANDREW DBXNH-6565A-VTM	205°	32.0'	-	-	-	EXISTING COAX	150'
BETA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(1) ANTEL BXA-70063-4CF-6-850MHZ	320°	32.0'	-	-	-	EXISTING COAX	150'
(1) ANTEL BXA-185063-8CF-EDIN4	320°	32.0'	-	-	-	EXISTING COAX	150'
(1) ERICSSON AIR 21	320°	32.0'	-	-	-	EXISTING COAX	150'
(1) ANDREW DBXNH-6565A-VTM	320°	32.0'	-	-	-	EXISTING COAX	150'

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1	04/11/25	KM	100% REVIEW CUP
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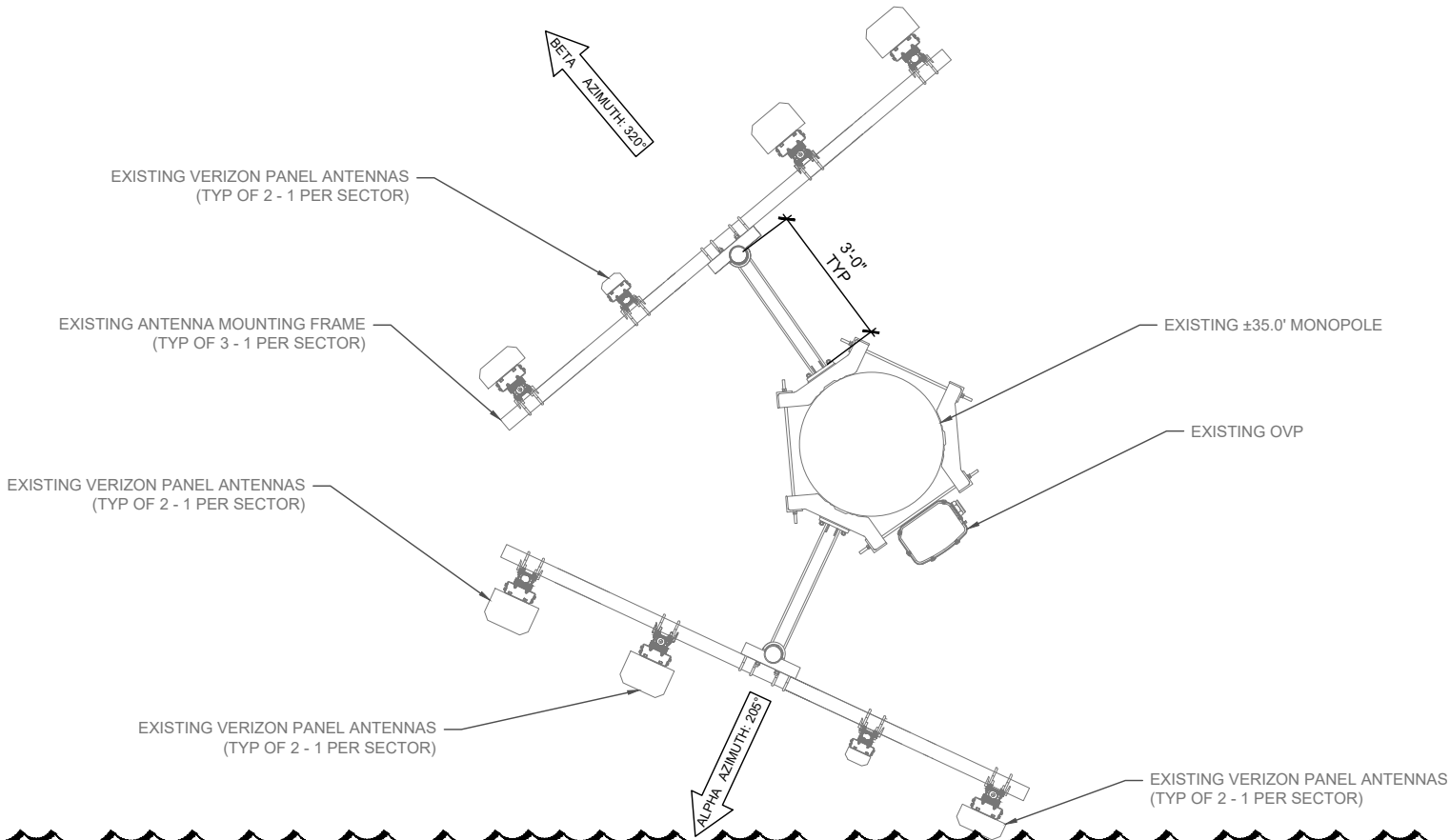
CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



EXISTING ANTENNA SCHEDULE 1



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PALMDALE, CA 93591

ANTENNA PLAN
& SCHEDULE

A-2.1

EXISTING ANTENNA PLAN 2

EXISTING ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE							
ALPHA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(2) COMMSCOPE NHH-65B-R2B	205°	32.0'	-	RRU 4490 RRU 4890	-	EXISTING COAX	150'
(1) ERICSSON AIR 6419 B77D	205°	32.0'	-	-	-	EXISTING COAX	150'
BETA SECTOR							
ANTENNA MODEL	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
(2) COMMSCOPE NHH-65B-R2B	320°	32.0'	-	RRU 4490 RRU 4890	-	EXISTING COAX	150'
(1) ERICSSON AIR 6419 B77D	320°	32.0'	-	-	-	EXISTING COAX	150'

PRELIMINARY DRAWINGS
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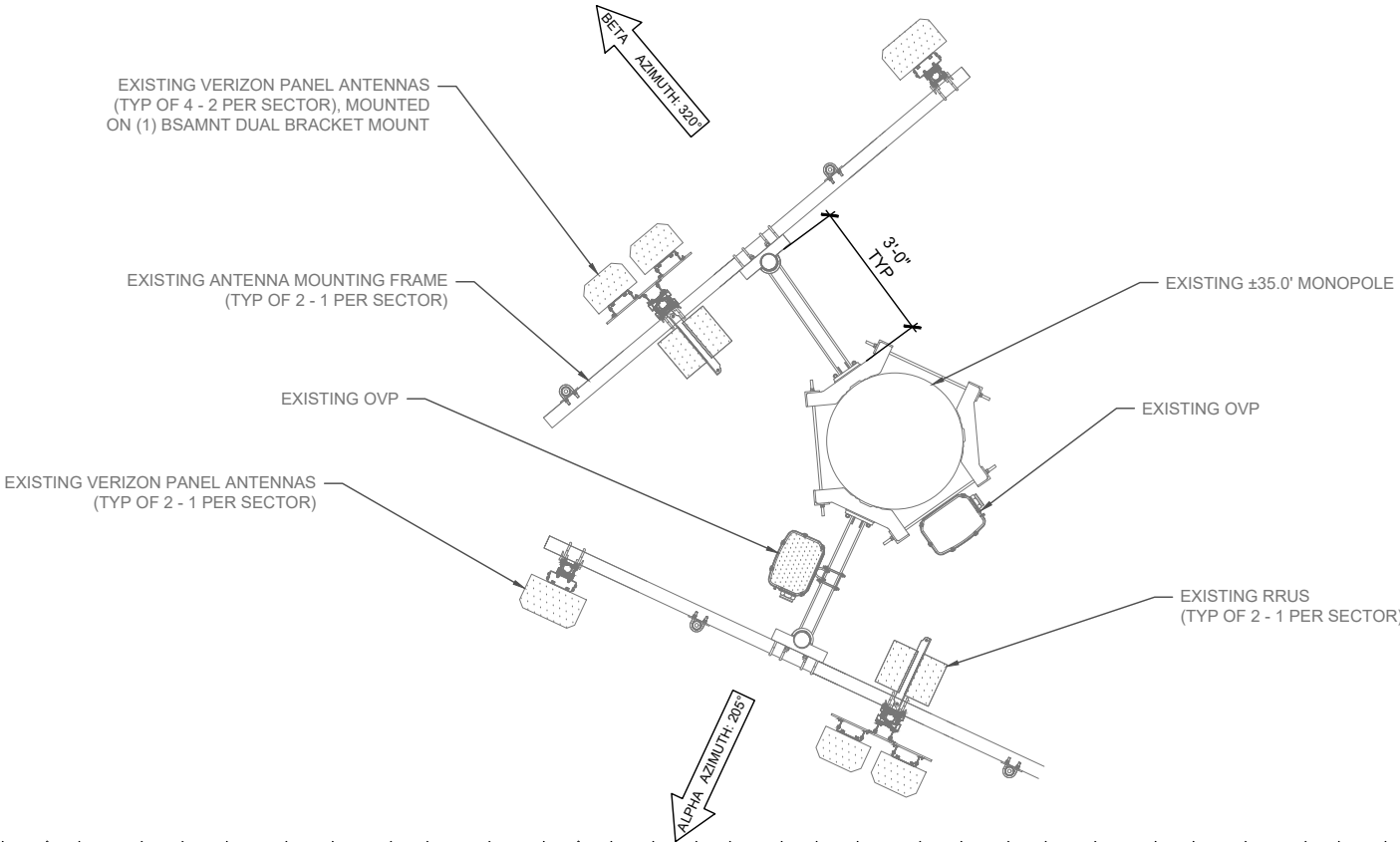
CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



RECENTLY APPROVED ANTENNA SCHEDULE 1



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17213 LAKE LOS ANGELES
PALMDALE, CA 93591

ANTENNA PLAN
& SCHEDULE

A-2.2

RECENTLY APPROVED ANTENNA PLAN 2

NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
EXISTING AND PROPOSED LIGHTING WILL BE FULLY SHIELDED. ANY ADDITIONS, UPGRADES, OR REPLACEMENT OF OUTDOOR LIGHTING SHALL COMPLY WITH THIS ORDINANCE. THE MAXIMUM HEIGHT OF SUCH FIXTURE IN AGRICULTURAL ZONE IS 20 FEET

EXISTING TOP OF MONOPOLE
±33.0' AGL

EXISTING C/L OF VERIZON ANTENNAS
±18.0' AGL

GRADE (0.0' REF)
0.0' AMSL

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING CABLE ROUTED INSIDE SBA
MONOPOLE

EXISTING SBA MONOPOLE

EXISTING EQUIPMENT
COMPOUND

EXISTING VERIZON
TRANSFORMER

EXISTING VERIZON
EQUIPMENT SHELTER

EXISTING CMU BRICK WALL

EXISTING COMPOUND GATE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/02/24	KM	90% REVIEW CUP
B	10/09/24	KM	CLIENT COMMENTS
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0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:





LAKE LA

CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
SOUTH ELEVATION

A-3

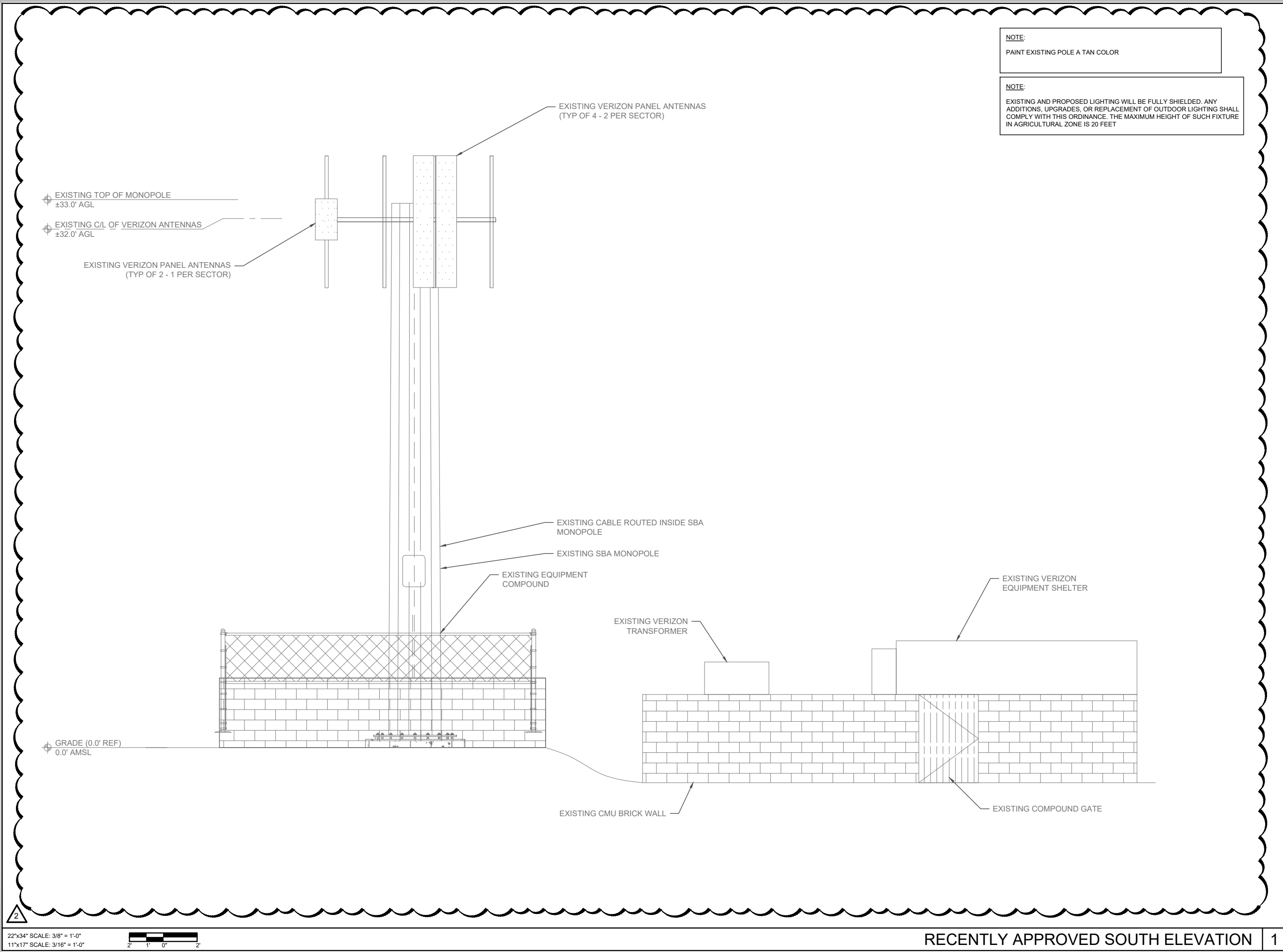
2

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION

1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/02/24	KM	90% REVIEW CUP
B	10/09/24	KM	CLIENT COMMENTS
C	01/20/25	KM	CLIENT COMMENTS
0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP



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17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
SOUTH ELEVATION

A-3.1

NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
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EXISTING TOP OF MONOPOLE
±33.0' AGL

EXISTING C/L OF VERIZON ANTENNAS
±18.0' AGL

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING CABLE ROUTED INSIDE SBA
MONOPOLE

EXISTING SBA MONOPOLE

EXISTING EQUIPMENT
COMPOUND

EXISTING VERIZON
EQUIPMENT SHELTER

EXISTING VERIZON
TRANSFORMER

GRADE (0.0' REF)
0.0' AMSL

EXISTING COMPOUND GATE

EXISTING CMU BRICK WALL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/02/24	KM	90% REVIEW CUP
B	10/09/24	KM	CLIENT COMMENTS
C	01/20/25	KM	CLIENT COMMENTS
0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



LAKE LA

CA45711

17213 LAKE LOS ANGELES
PALMDALE, CA 93591

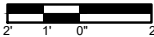
EXISTING
NORTH ELEVATION

A-3.1

EXISTING NORTH ELEVATION

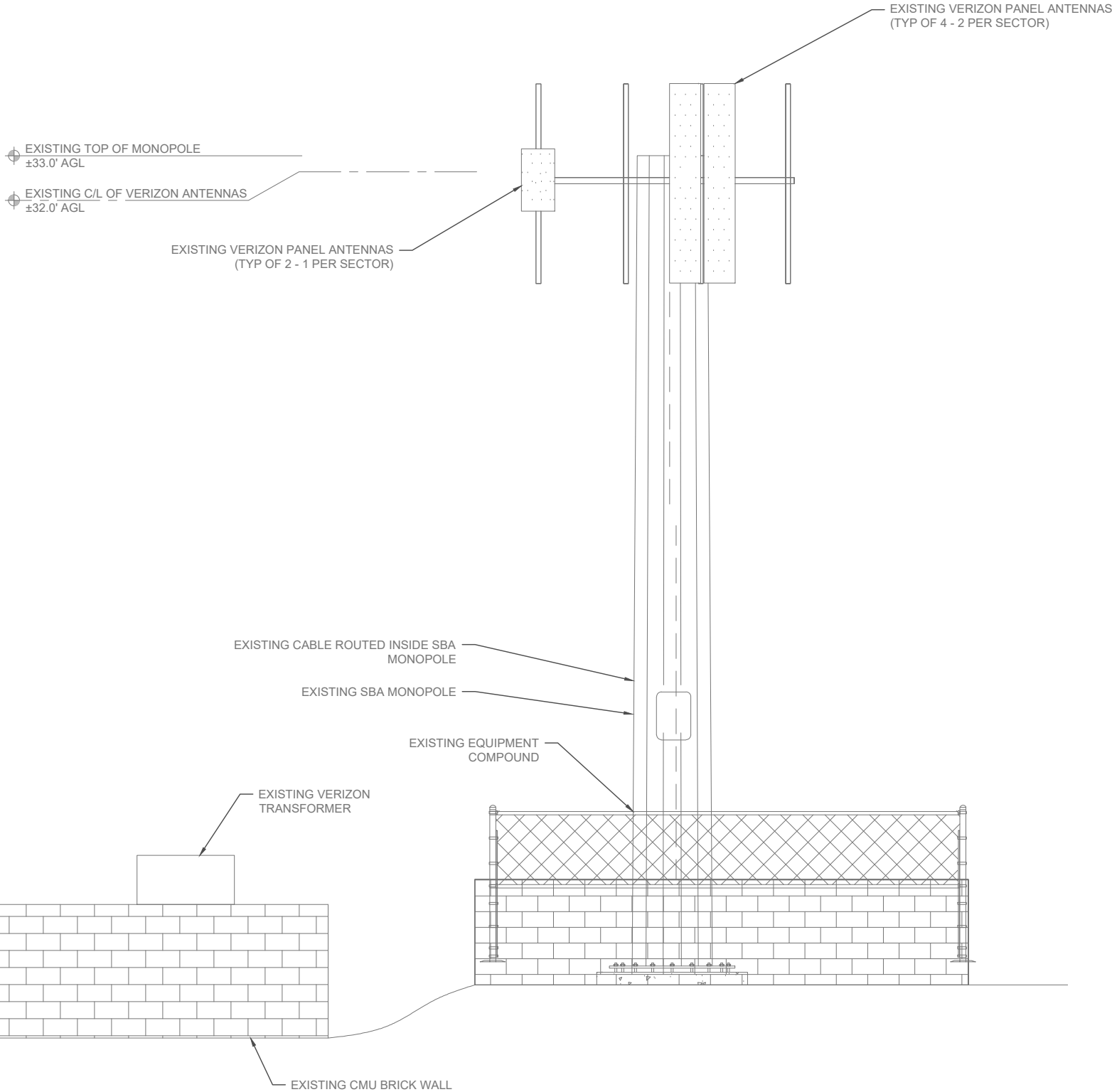
1

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
EXISTING AND PROPOSED LIGHTING WILL BE FULLY SHIELDED. ANY ADDITIONS, UPGRADES, OR REPLACEMENT OF OUTDOOR LIGHTING SHALL COMPLY WITH THIS ORDINANCE. THE MAXIMUM HEIGHT OF SUCH FIXTURE IN AGRICULTURAL ZONE IS 20 FEET



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
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2	08/13/25	KM	100% FINAL CUP



LAKE LA

CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
NORTH ELEVATION

A-3.1

2

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0' 2'

RECENTLY APPROVED NORTH ELEVATION

1

NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
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EXISTING TOP OF MONOPOLE
±33.0' AGL

EXISTING C/L OF VERIZON ANTENNAS
±18.0' AGL

GRADE (0.0' REF)
0.0' AMSL

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING VERIZON PANEL ANTENNAS
(TYP OF 2 - 1 PER SECTOR)

EXISTING CABLE ROUTED INSIDE SBA
MONOPOLE

EXISTING SBA MONOPOLE

EXISTING EQUIPMENT
COMPOUND

EXISTING VERIZON
EQUIPMENT SHELTER

EXISTING CMU BRICK WALL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



LAKE LA

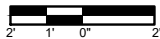
CA45711

17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
WEST ELEVATION

A-3.2

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

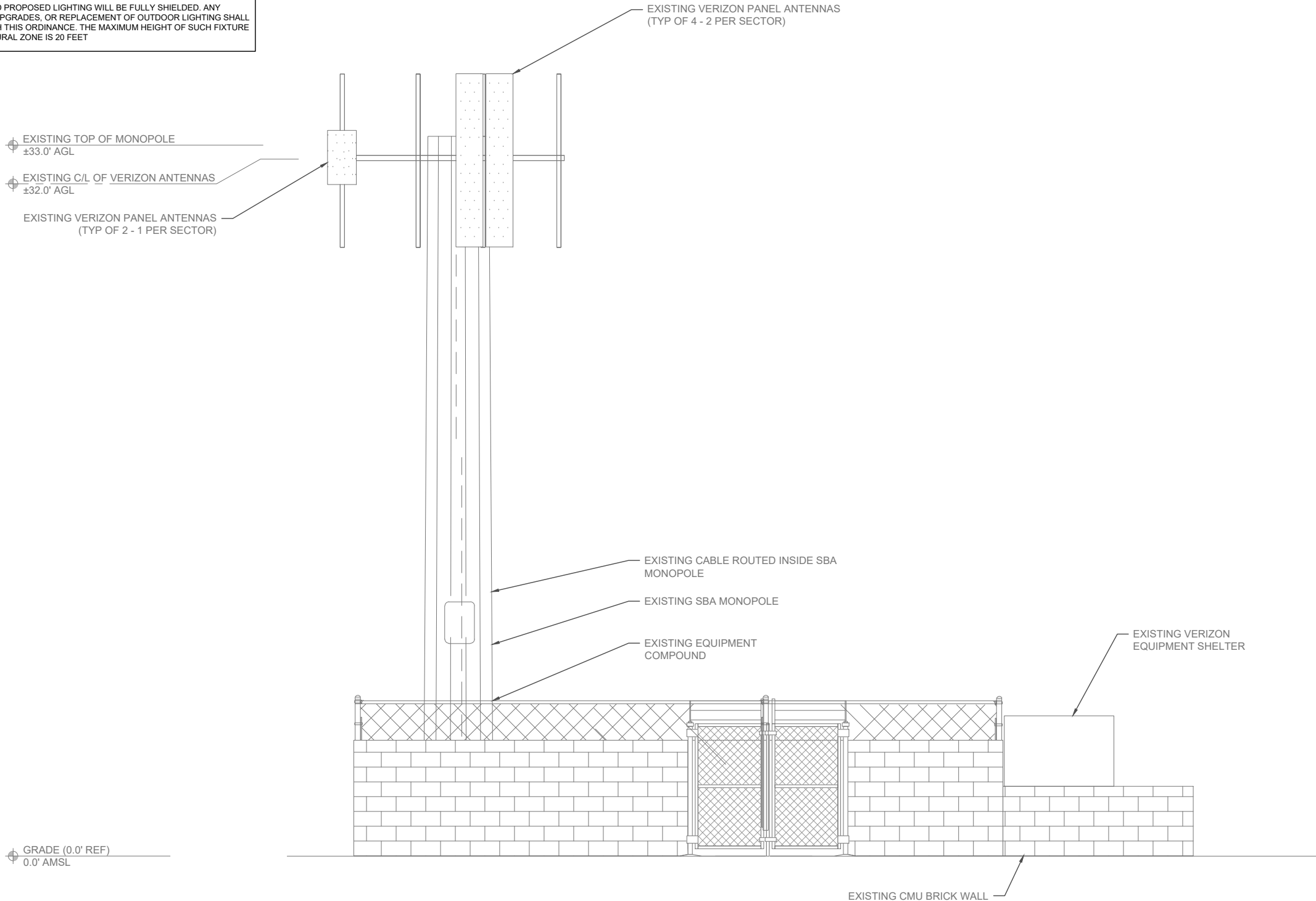


EXISTING WEST ELEVATION

1

NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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C	01/20/25	KM	CLIENT COMMENTS
0	03/06/25	KM	100% REVIEW CUP
1	04/11/25	KM	100% REVIEW CUP
2	08/13/25	KM	100% FINAL CUP



LAKE LA

CA45711

17213 LAKE LOS ANGELES
PALMDALE, CA 93591

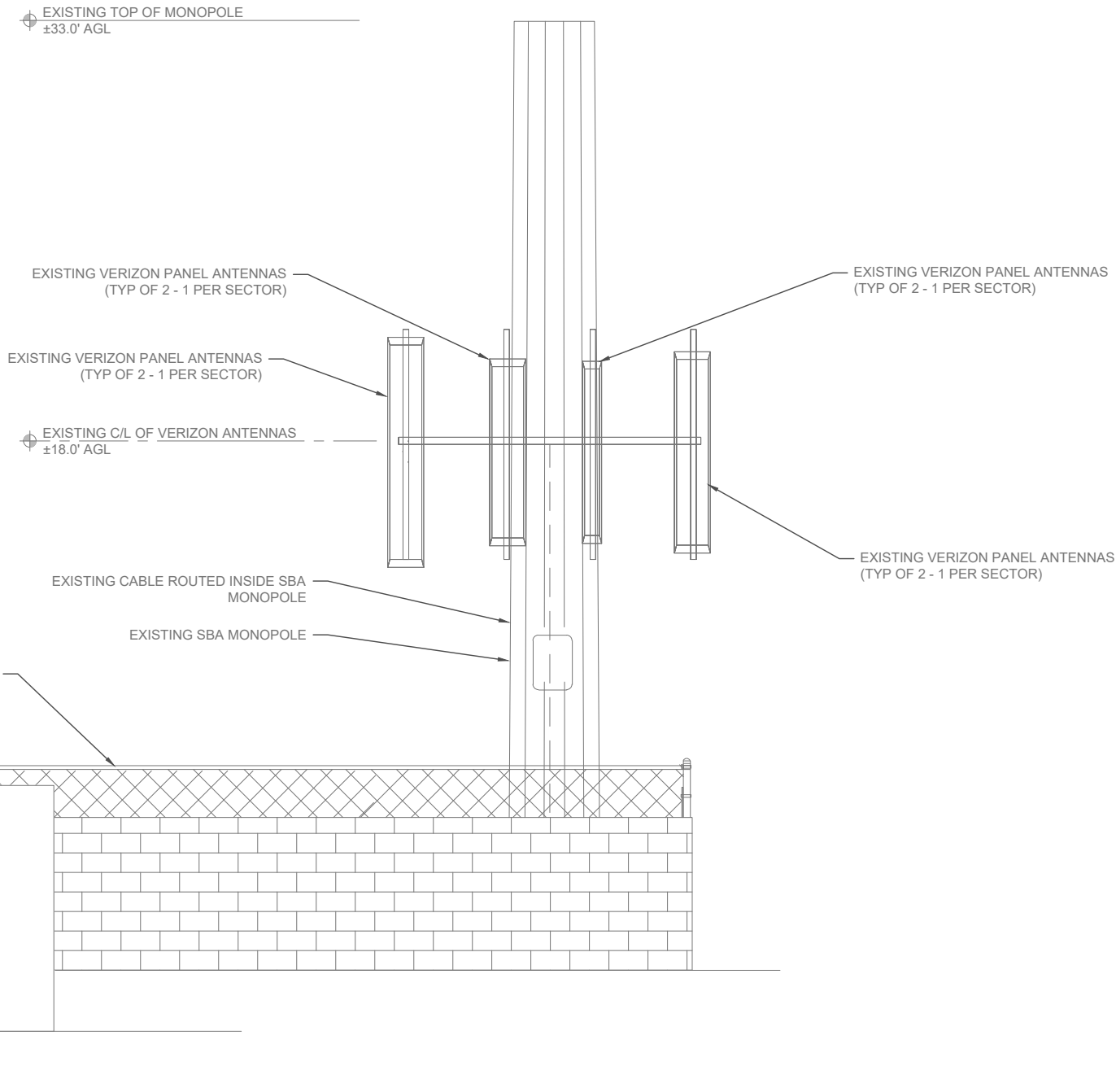
EXISTING
WEST ELEVATION

A-3.2



NOTE:
PAINT EXISTING POLE A TAN COLOR

NOTE:
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CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



LAKE LA

CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
EAST ELEVATION

A-3.3

2

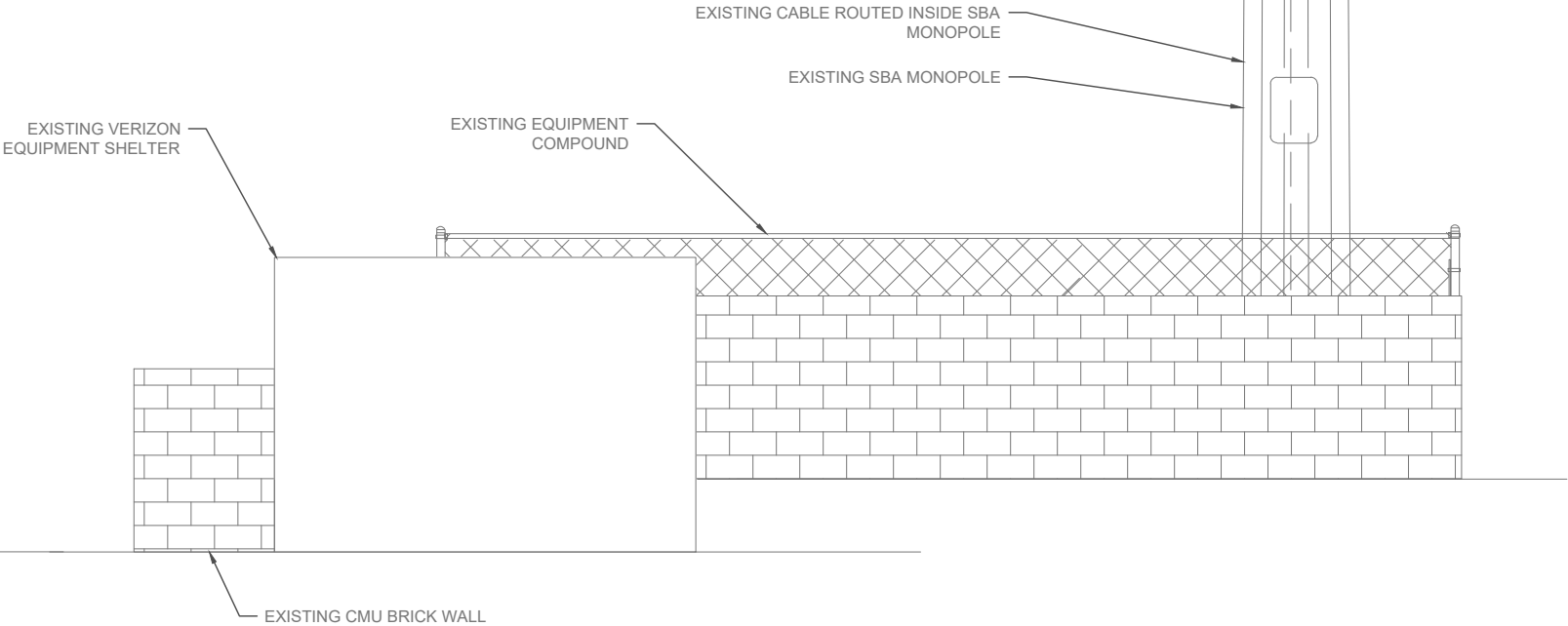
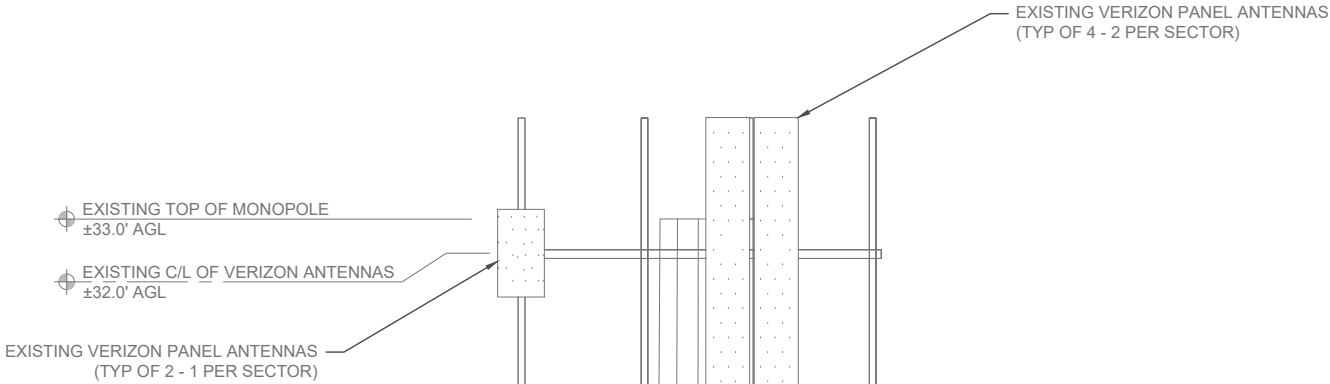
22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION

NOTE:
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CONSULTANT:



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LAKE LA

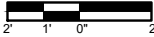
CA45711
17213 LAKE LOS ANGELES
PALMDALE, CA 93591

EXISTING
EAST ELEVATION

A-3.3

2

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



RECENTLY APPROVED EAST ELEVATION

**PROJECT NUMBER**

PRJ2024-003620-(5)

HEARING DATE

October 7, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024005337

PROJECT SUMMARY

OWNER / APPLICANTTwin Lakes Community Church of Lake Los Angeles
c/o Robert Benoit / SBA2012 TC Assets, LLC**MAP/EXHIBIT DATE**

April 14, 2025

PROJECT OVERVIEW

The applicant, SBA2012 TC Assets, LLC, requests a Conditional Use Permit ("CUP") for continued operation and maintenance of an existing macro wireless communications facility ("WCF") consisting of an existing 35-foot-high monopole to accommodate antennas and other auxiliary equipment, and a 480-square-foot equipment lease area currently enclosed with a six-foot-high concrete masonry wall. The existing monopole was constructed in 2005 for a Nextel WCF under CUP No. RCUP200500004 with a 600-square-foot enclosed area. In 2009, Verizon co-located onto the Nextel facility and constructed a separate lease area. Nextel's antennas and equipment were removed from the monopole prior to 2018. A waiver is required for the existing three-foot-long arms mounted on the monopole.

LOCATION

17213 Lake Los Angeles Avenue, Palmdale

ACCESS

Lake Los Angeles Avenue

ASSESSORS PARCEL NUMBER(S)

3072028004

SITE AREA

42.18 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Antelope Valley East

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

RL5 (Rural Land 5 – One Dwelling Unit per Five Acres)

ZONE

A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Lake Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.16 (Agricultural Zones)
 - Section 22.140.760 (Wireless Facilities)
 - Chapter 22.360 (Lake Los Angeles CSD)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 893-7021

E-MAIL ADDRESS:

schoi@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003620-(5)
CONDITIONAL USE PERMIT NO. RPPL2024005337

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. **RPPL2024005337** on October 7, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, SBA2012 TC Assets, LLC (“Permittee”), requests the CUP to authorize the continued operation and maintenance of an existing 35-foot-high monopole wireless communications facility (“WCF”) that requires a waiver from development standards for monopoles (“Project”) located on a property located at 17213 Lake Los Angeles Avenue in the unincorporated community of Palmdale (“Project Site”) in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone pursuant to Los Angeles County Code (“County Code”) Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760 (Wireless Facilities).
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize the continued operation and maintenance of an existing monopole WCF with a waiver from development standards for monopoles. The maximum allowable length for an arm supporting antennas on a monopole is two (2) feet from the structure pursuant to County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards). The existing three-foot long arms mounted on the existing monopole requires a CUP with a waiver from the development standards for monopoles, pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2...) and 22.140.760.D.2.b (Wireless Facilities, Application Requirements).
5. **PREVIOUS ENTITLEMENTS.** CUP No. RCUP200500004 authorized the construction of a new WCF for Nextel with a 32-foot-tall monopole and appurtenant facilities at the subject property on June 7, 2005. In 2009, Revised Exhibit “A” (“REA”) REA200900105 authorized Verizon co-location on the existing monopole and a new 480-square-foot lease area, resulting in an extension of the grant term of CUP No. RCUP200500004 by 10 years, which expired on June 7, 2025. Minor changes to the Verizon WCF were authorized through REA200900105 (2009), REA201000026 (2010), REA201300299 (2014), and REA201400123 (2014). Nextel antennas and equipment were removed from the monopole before 2018. In 2018, REA RPPL2018003143 authorized relocation of Verizon antennas and equipment from 18 feet to 32 feet from the ground, but the upgrade was never completed. Most recently, Verizon received approval on April 4, 2025 (REA RPPL2025001064), to relocate its

antennas from 18 feet to 32 feet from the ground to the centerline on the same monopole (35 feet to top of antennas). For the existing use at the property, a CUP No. CP86496 authorized the construction of a new church building with a surface parking lot in 1987. Another WCF that exists on the Project Site for AT&T was authorized through CUP No. 201300070 in 2013, replacing a prior AT&T WCF authorized under CUP No. CP02-271 in 2003.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL5 (Rural Land 5 - One Dwelling Unit per Five Acres) land use category 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 Antelope Valley East Zoned District and is currently zoned A-1-2.
8. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – Two Units per Net Acre), CR (Rural Commercial)	R-A (Residential – Agricultural), C-RU (Rural Commercial)	Single-family residences ("SFRs"), vacant, office, retail,
EAST	H2	R-A	SFRs, vacant
SOUTH	RL5, H2	A-1-2, R-A	Vacant, SFRs,
WEST	H2, P (Public and Semi-Public), OS-PR (Parks and Recreation), CR	R-A, O-S (Open Space), C-RU	Fire Station, SFRs, vacant, wildlife sanctuary

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

A. Existing Site Conditions

The Project Site is 42.2 acre in size and consists of one legal lot. The Project Site is irregular in shape with varying topography and is developed with a church, which was established in 1987, in the southwestern portion of the parcel in a relatively flat area fronting Lake Los Angeles Avenue. Additionally, there are currently two (2) existing WCFs in the northwestern portion of the Project Site to the east of a rock outcrop adjacent to 170th Street East: the other 40-foot-high faux water tank WCF for AT&T near 170th Street East, and the subject 35-foot-high monopole WCF for Verizon, approximately 90 feet to the east of the AT&T WCF.

B. Site Access

The Project Site is accessible via Lake Los Angeles Avenue to the south. The primary access to the Project Site is via an entrance/exit on Lake Los Angeles Avenue, a public street with a right-of-way ("ROW") width of 80 feet, to the south through an existing unimproved access road. The secondary access is from 170th Street East, which is a designated Major Highway in the County Master Plan of

Highways with a ROW width of 100 feet, through an existing unimproved access road.

C. Site Plan

The site plan depicts the Project Site with an existing one-story 6,804-square-foot church in the southwestern portion of the property along with a surface parking lot, two (2) WCF lease areas to the northwest of the church, and two (2) existing access roads. The remaining area is undeveloped and vacant land.

The Project WCF is situated in the northwestern portion of the Project Site, east of 170th Street East. It includes a 35-foot-high monopole that is located within the 600-square-foot screened area that previously housed the Nextel WCF, which is now vacated. Verizon's associated equipment cabinets are located in a separate 480-square-foot lease area, positioned approximately 4.5 feet east of the former Nextel lease area. The WCF is set back approximately 135 feet from the rear (northern) property line and 225 feet from western property line. Site access is provided via an existing 10-foot-wide driveway extending north from Lake Los Angeles Avenue.

The WCF currently includes six (6) panel antennas mounted in two (2) sectors. The elevations depict the center of the antennas mounted at 32 feet above ground level as recently approved (35 feet to the top of antennas), along with the installation of one (1) additional Over Voltage Protection and four (4) Remote Radio Units.

10. CEQA DETERMINATION.

Prior to the 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 and maintenance of an existing WCF with no changes proposed.

No exceptions to the Categorical Exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The portion of the Project Site comprised of the WCF does not contain a hazardous waste site, or historical resources or have impacts to those resources. The Project Site is located adjacent to a Scenic Drive as designated in the Area Plan, 170th Street East. However, there are no significant modifications proposed to the existing WCF. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.

11. PUBLIC COMMENTS. The Lake Los Angeles Town Council ("Town Council") was notified of the Project on January 8, 2025 via email from the permittee. The Town Council did not respond or provide any comments.

12. AGENCY RECOMMENDATIONS. Review by County Departments is not necessary for the Project.

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper Antelope Valley Journal, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 13, 2025, a total of 262 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 20 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL5 land use designation is intended for rural and residential land uses such as SFRs, animal-related uses, and light agricultural uses. Specific allowable uses and development standards shall be determined by the underlying zoning designation. Pursuant to County Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.140.760.D.2 (Wireless Facilities, Application Requirements), a WCF in the A-1 zone that requires a waiver from one or more of the design standards is subject to a CUP. A waiver is requested to modify the length of the mounting arms to the existing three (3) feet instead of the maximum allowed length of two (2) feet. The Hearing Officer therefore finds that the use is consistent with the RL5 land use category of the Area Plan.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Area Plan. The following General Plan and Area Plan policies are applicable to the Project.
- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*
 - *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."*
 - *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."*
 - *General Plan Safety Policy S 4.1: "Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information."*
 - *Area Plan Public Safety, Services and Facilities Element, Goal PS7: Emergency services that respond in a timely manner.*

The Project WCF fills a coverage gap for wireless services in the neighboring residential area and for motorists along Lake Los Angeles Avenue, 170th Street East and the nearby roadways. The Project maintains the communication infrastructure of the surrounding area while minimizing visual impacts through the slender design in the form of a monopole painted in a light grey color. Future upgrades are anticipated to be installed as communications technology changes, but none are proposed at this time. The residents in the surrounding area and motorists in vehicles increasingly rely on cellular phone services for emergencies and for routine communication. Maintaining the existing wireless coverage will be essential for the public to use in their daily lives as well as in case of emergencies. The Project also enhances the readiness and response capabilities of first responders during potential disasters which may affect the area and local residents' access to information online using mobile devices.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a WCF that requires a waiver from design standards is permitted in such zone with a CUP pursuant to County Code Section 22.140.760.D.2.b (Wireless Facilities, Application Requirements).
17. **LOCATION.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Sections 22.140.760.E.1.b (Wireless Facilities, Development Standards, Location), 22.140.760.H.1 (Wireless Facilities, Standards for Wireless Facilities Subject to Conditional Use Permit, Location), and 22.140.760.I.2 (Wireless Facilities, Findings) for the WCF location. The existing WCF is located in the northwestern portion of the 42.2-acre parcel, set back approximately 135 feet from the northern (rear) property line, 225 feet from the western property line on 170th Street East, 595 feet from the southern property line on Lake Los Angeles Avenue, and 1,400 feet from the eastern property line on 175th Street East. The minimum required setbacks are 20 feet in front and 15 feet in the rear. The Project Site is an irregular parcel with frontages on three public streets, 170th Street East to the west, 175th Street East to the east, and Lake Los Angeles Avenue to the south, so it has three front yards. The minimum required setbacks for the A-1 Zone are 20 feet in front and 15 feet in the rear, pursuant to County Code Section 22.16.040 (Development Standards for Zones A-1, A-2,...) so the Project is well outside any required yard areas. The WCF is sited adjacent to and east of a natural rock outcrop that exceeds 40 feet in height and lies near 170th Street East. Due to the Project Site's topography, the WCF is positioned at a grade approximately 30 feet lower than the adjacent rock outcrop, substantially reducing its visibility from 170th Street East, which is identified as a Scenic Drive in the Area Plan. In addition, a 40-foot-tall AT&T wireless facility, designed as a faux water tank, is located between the rock outcrop and the subject WCF, providing further visual buffering. Given the Project Site's sloping terrain, the presence of natural and structural screening elements, and the substantial setbacks from property lines and public view corridors, the location of the existing WCF is considered to be the least visually and aesthetically intrusive option on the parcel that is technically feasible.

18. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c.i (Wireless Facilities, Development Standards). The maximum height of a non-building mounted wireless facility in Agricultural Zone is 75 feet, and the existing monopole will continue to remain at 35 feet in height as approved.

19. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The WCF's cables located on the monopole are covered by shrouds to minimize visual intrusion. The pole and all pole-mounted equipment are currently painted with non-reflective light grey to match the ambient color. The associated ground-mounted equipment is located inside cabinets located within an area enclosed by an existing concrete masonry unit ("CMU") wall and fence. The barbed wire on top of the fence has been removed by the Permittee.

The antennas are currently mounted on arms that are three (3) feet in length, which is more than two (2) feet allowed pursuant to County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards, Additional Standards for Monopoles). A waiver is requested pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers) to authorize the existing three-foot-long arm mounted on the existing monopole. The requested arm length modification is minimal and is less than the maximum eight (8) feet allowed for mounting arms on a monopole subject to a CUP pursuant to County Code Section 22.140.760.H.2.a.ii (Wireless Facilities, Standards for Wireless Facilities Subject to Conditional Use Permit), and would allow the existing facility to remain as previously approved. Maintaining the existing arm length would maintain the existing coverage without creating a new visually obtrusive feature. Therefore, the requested waiver in the arm length is justified for the Project.

20. **LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.360 (Lake Los Angeles CSD). The Project Site is located within the CSD. The existing WCF was lawfully established prior to the effective date of the CSD, and there are no CSD requirements that apply to the Project.

21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). The subject property is located within the Rural Outdoor Lighting District. However, the WCF lawfully existed on the effective date of the Rural Outdoor Lighting District Ordinance. No additions, upgrades, or replacements are proposed to any existing outdoor light. Any lighting established at this location in the future would be required to comply with the standards.

CONDITIONAL USE PERMIT FINDINGS

22. **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 existing WCF is adequately buffered from nearby residences, with the closest residential structure located approximately 162 feet to the north and additional residences situated more than 880 feet to the south, measured from the WCF site. Adjacent parcels to the southwest and west of 170th Street East remain vacant, further minimizing potential impacts. The WCF is sited behind a prominent natural rock outcrop and set back from the on-site church, contributing to continued visual screening and separation from public view. The WCF will operate in compliance with Federal Communications Commission regulations and will support essential wireless communication services, including emergency response capabilities, thereby enhancing public safety and serving the general welfare of the community.
23. **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 42.2-acre Project Site provides ample area to accommodate the existing monopole, associated lease areas, and equipment enclosures, and other existing uses while maintaining substantial setbacks from property lines and surrounding uses. The Verizon WCF occupies a 480-square-foot lease area adjacent to the vacated 600-square-foot lease area previously used by Nextel, both of which are screened with CMU walls. The Project Site includes adequate access via an existing private driveway and does not require additional parking or loading facilities. The size of the Project Site and its configuration allow for sufficient buffering and integration with the surrounding area, which includes vacant land and low-density residential uses.
24. **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 WCF will continue to remain unmanned, requiring only occasional maintenance. The WCF is accessible from an access driveway/entrance off Lake Los Angeles Avenue, an 80-foot-wide public right-of-way that connects to 170th Street East, a designated Major Highway on the County Master Plan of Highways with a ROW width of 100 feet. The Project does not significantly increase the level of traffic in the area, and such roads have the capacity to accommodate the Project's maintenance and construction traffic.
25. 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.

WIRELESS FACILITIES FINDINGS

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 35-foot-tall monopole is located in the northwestern portion of the 42.2-acre Project Site, substantially set back from all property lines, approximately 135 feet from the rear (north), 225 feet from the west, 595 feet from the south, and 1,400 feet from the east, providing visual buffering from surrounding properties. The monopole is situated approximately 30 feet below the grade of a natural rock outcrop near 170th Street East, a designated Scenic Drive, which effectively screens the WCF from public view from the areas to the west and northwest. Additionally, the presence of an existing 40-foot-tall AT&T faux water tank WCF between the rock outcrop and the Project monopole provides additional visual screening. The subject WCF is located and designed to minimize visual impacts on adjacent residences, scenic corridors, and the surrounding landscape. Mounting arms are limited to three (3) feet in length, well below the maximum allowable eight (8) feet, in compliance with Section 22.140.760.L (Wireless Facilities, Findings). The Project has not requested any waivers other than for the length of the mounting arms, which is addressed separately under the CUP.
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 existing 35-foot-tall monopole is located in the northwestern portion of a large 42.2-acre parcel, significantly set back from all property lines and existing residential uses. The WCF is situated approximately 30 feet below a prominent rock outcrop near 170th Street East, which is a designated Scenic Drive in the Area Plan. This natural topographic feature, along with the presence of a 40-foot-tall faux water tank WCF for AT&T between the street and the Verizon facility, provides substantial visual screening from public view. The Verizon antennas were recently authorized for relocation of the center of the antennas from 18 feet to 32 feet above ground on the existing monopole through a ministerial approval (REA), and no new tower is being constructed. The use of a slim monopole and minimal mounting hardware (three-foot mounting arms) further reduces the visual profile of the facility. Based on these features, the project represents the least visually intrusive design and placement that is technically feasible and appropriate for this location.
28. **The Hearing Officer finds that a waiver of the standard for the length of the mounting arms from the monopole is justified pursuant to County Code Section 22.140.760.L (WCF Waivers) and the permittee has established that the denial of the application would:**
- a. **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;**
 - b. **Otherwise violate applicable laws or regulations; or**
 - c. **Require a technically infeasible design or installation of a wireless facility.**

The existing monopole has mounting arms that extend three feet from the monopole, exceeding the two-foot length allowed for a ministerial review pursuant to County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards, Additional Standards for Monopoles). The subject WCF is a crucial component of the local telecommunications network, and denial of the request would result in a coverage gap for the surrounding area. The requested arm length modification is minimal and is less than the maximum eight feet allowed for mounting arms on a monopole subject to a CUP pursuant to County Code Section 22.140.760.H.2.a.ii (Wireless Facilities, Standards for Wireless Facilities Subject to Conditional Use Permit), and would only be to allow the existing WCF to remain as previously approved. Maintaining the existing arm length would not create a visually obtrusive installation while maintaining the existing coverage in the area with varying slopes. Therefore, the requested waiver in the mounting arm length is justified for the Project.

ENVIRONMENTAL FINDINGS

29. 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 involves the continued operation and maintenance of an existing WCF. No exceptions to the Categorical Exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The portion of the Project Site comprises of the WCF does not contain a hazardous waste site, or historical resources or have impacts to those resources. The Project Site is located adjacent to a designated Scenic Drive, 170th Street East. However, there are no significant modifications proposed to the existing WCF. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

30. **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 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 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. This grant includes a modification to the length of the arm mounted on the existing monopole from two (2) feet to three (3) feet.
- F. 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.
- G. The permittee has established that denial of the application would:
 - a. Prohibit or effectively prohibit the provision of personal wireless service, Pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision;
 - b. Otherwise violate applicable laws or regulations; or
 - c. Require a technically infeasible design or installation of a wireless facilityTherefore, a waiver of the standard for the length of the mounting arms from the monopole is justified pursuant to County Code Section 22.140.760.L (WCF Waivers).

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. RPPL2024005337**, subject to the attached conditions.

ACTION DATE: October 7, 2025

SD:SC

September 25, 2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003620-(5)
CONDITIONAL USE PERMIT NO. RPPL2024005337

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing wireless communications facility ("WCF") for Verizon Wireless consisting of a 35-foot-high monopole and appurtenant facilities within a 480-square-foot lease area and a 600-square-foot lease area around the monopole, with existing three-foot-long mounting arms requiring a waiver, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. 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.

5. 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.
6. 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 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.
7. **This grant shall terminate on October 7, 2040.** 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 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.
8. 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.
9. 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 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 **\$3,648.00**, 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 \$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.

10. 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.
11. 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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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").
14. 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.
15. 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.

16. 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, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **December 7, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) 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 (WCF)

18. The grant shall authorize the continued operation and maintenance of an existing 35-foot-high monopole WCF with three-foot-long mounting arms and appurtenant equipment as depicted on the Exhibit "A".
19. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable Federal Communication Commission ("FCC") standards for RF emissions in accordance with LA County Code Section 22.140.760.E.1.e.ii (Safety Standards).
21. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
22. Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or 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. Any proposed WCF that subsequently co-locates on the facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement Section of LA County Planning ("Zoning Enforcement").
24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
25. Because the subject property is 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. 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".
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 35 feet above finished grade of the existing concrete pad. Notwithstanding the preceding sentence, in accordance with Condition No. 21, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review pursuant to Section 22.140.760.G (Modifications to Existing Macro Facilities). The height increase shall only be approved if it is within the limits established by the FCC.
29. The Permittee shall provide proof of liability insurance for the facility upon request to Zoning Enforcement.
30. The Permittee shall maintain current contact information with Zoning Enforcement.
31. 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.
32. 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.

33. Upon request, the Permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
34. 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.
35. 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, wrought iron, or other materials that provide solid screening of the equipment as shown on the approved Exhibit "A". Chain link, chain link with slats, barbed and other types of wire fencing are prohibited.
36. 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. 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 WCF shall be deemed to be a nuisance, and the County may cause the WCF to be removed at the expense of the Permittee/operator or by calling any bond or other financial assurance to pay for removal.
37. Upon termination of this grant or after the facility has ceased to operate; the Permittee shall remove such facility and clear the site of all equipment within 30 days of the cease of operation date. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
38. New equipment added to the facility shall not compromise the design of the facility.
39. Appurtenant equipment boxes shall be screened or camouflaged as shown on the approved Exhibit "A".

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:

- 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.

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> 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 (*please specify which standard*) 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. (*Describe how the standard would prevent wireless services*).

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 (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

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 (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility. (*Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.*)

specifications. Unfortunately, there are no alternative designs or mounting options available that would allow for the required separation between antennas and still enable the facility to function as intended. Moving or reconfiguring the antenna arms in any other way would cause the antennas to be placed too closely together, leading to unwanted interference and significantly diminished wireless service quality. This would render the facility incapable of providing reliable wireless service and would ultimately violate federal regulations that mandate the provision of such services.

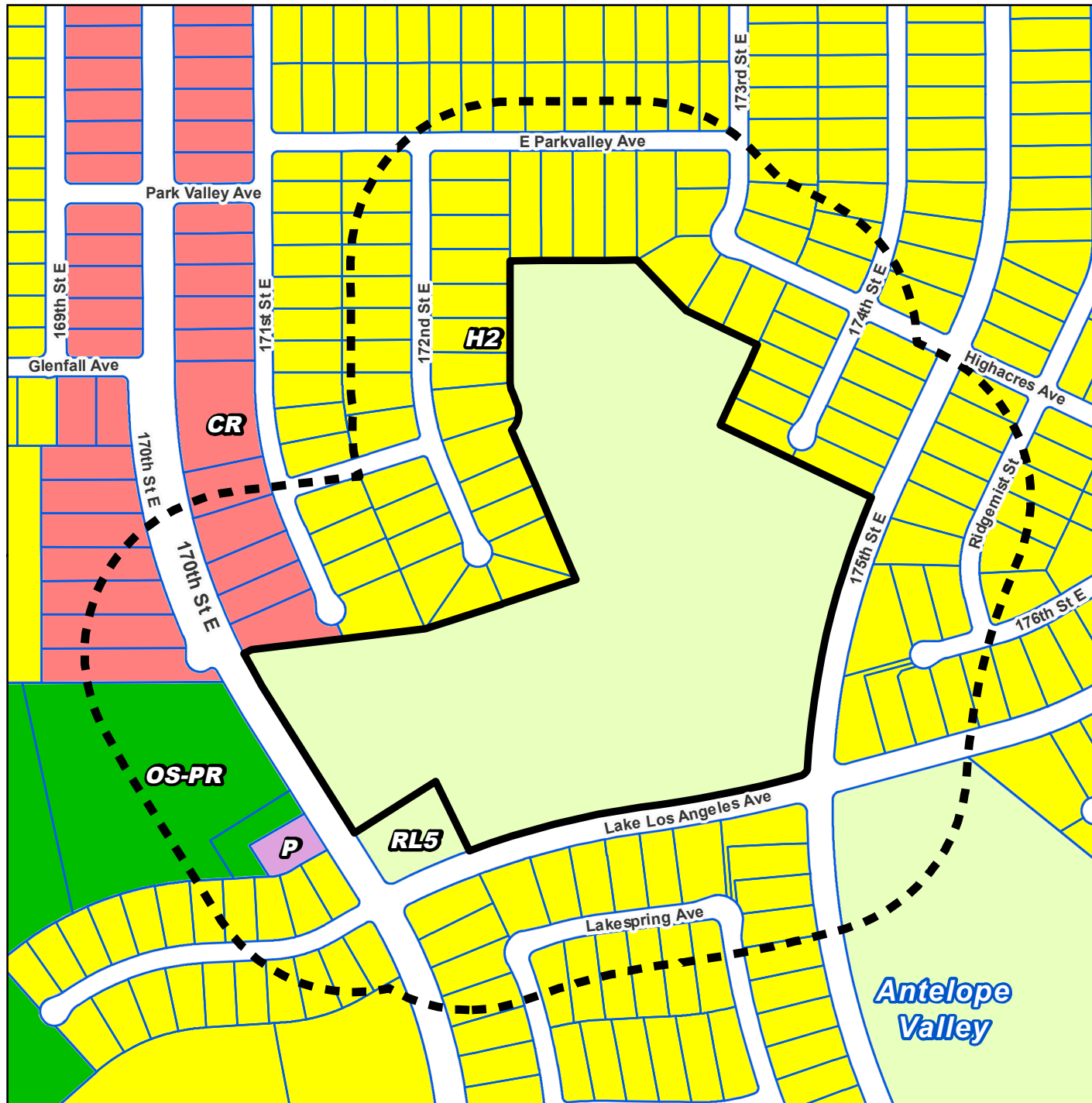
Therefore, we are requesting a waiver from the development standard to maintain the current antenna arm configuration, as altering it would create a design that is not technically feasible and would prevent the facility from operating at its full potential.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	September 4, 2025
PROJECT NUMBER:	PRJ2024-003620-(5)
PERMIT NUMBER(S):	CUP RPPL2024005337
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	17213 Lake Los Angeles, Palmdale
OWNER:	Twin Lakes Community Church of Lake Los Angeles c/o Robert Benoit
APPLICANT:	SBA2012 TC Assets, LLC
CASE PLANNER:	Soyeon Choi, Senior Regional Planner schoi@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 as categorical exemption (Class 1, Existing Facilities categorical exemption) under State CEQA Guidelines Section 15301 because the project involves the continued operation and maintenance of an existing wireless communications facility ("WCF") with three-foot-long arms mounted on the monopole, and there is no proposed change. No exceptions to the Categorical Exemption are found to apply to the project per Section 15300.2 of the California Code of Regulations. The portion of project site that comprise of the WCF does not contain a hazardous waste site, or historical resources or have impacts to those resources. The project site is located adjacent to a designated Scenic Drive, 170th Street East. However, there are no significant modifications proposed to the existing WCF. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

CUP RPPL2024005337




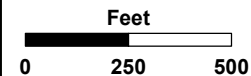
 **RL5 - Rural Land 5 (1 du / 5 gross ac)**

H2 - Residential 2 (0-2 du / net ac)

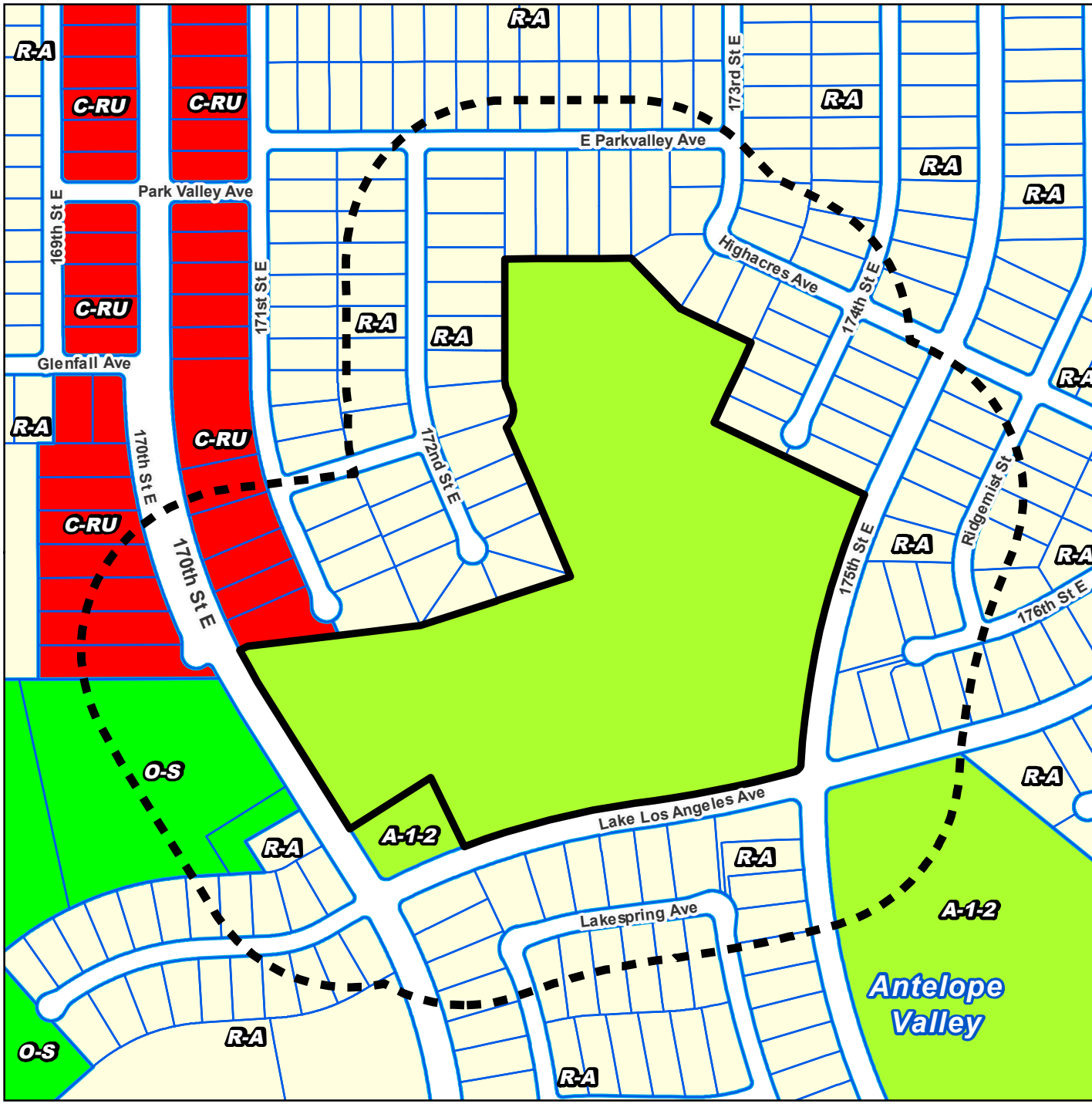
CR - Rural Commercial

P - Public and Semi-Public

 **OS-PR - Open Space Parks and Recreation**

LA COUNTY
PLANNING

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



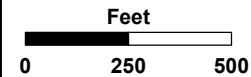
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003620

CUP RPPL2024005337

-  R-A - Residential Agricultural
-  A-1 - Light Agricultural
-  C-RU - Rural Commercial
-  O-S - Open Space



LA COUNTY
PLANNING

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



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-003620

CUP RPPL2024005337

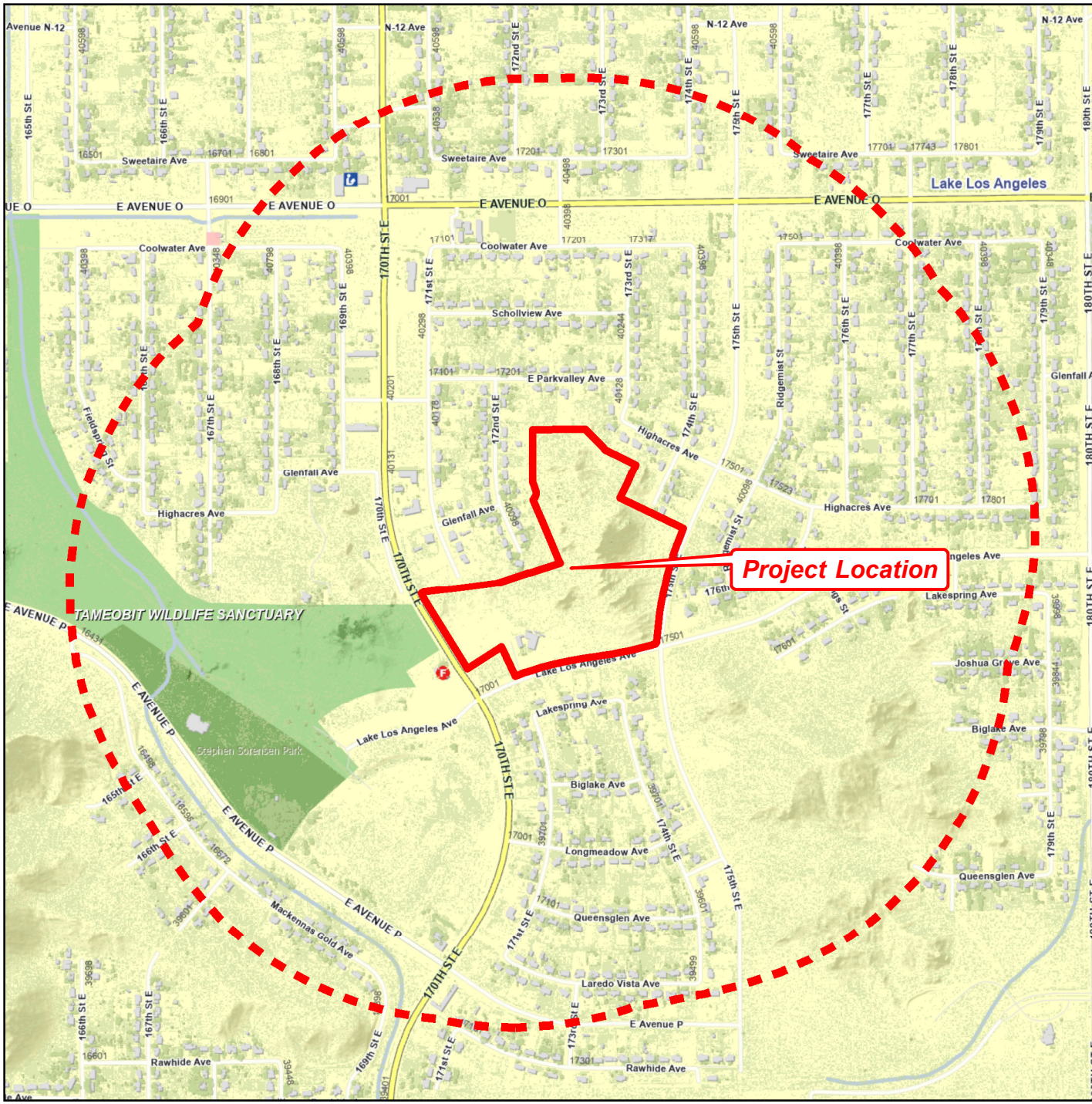
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

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LA COUNTY
PLANNING

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



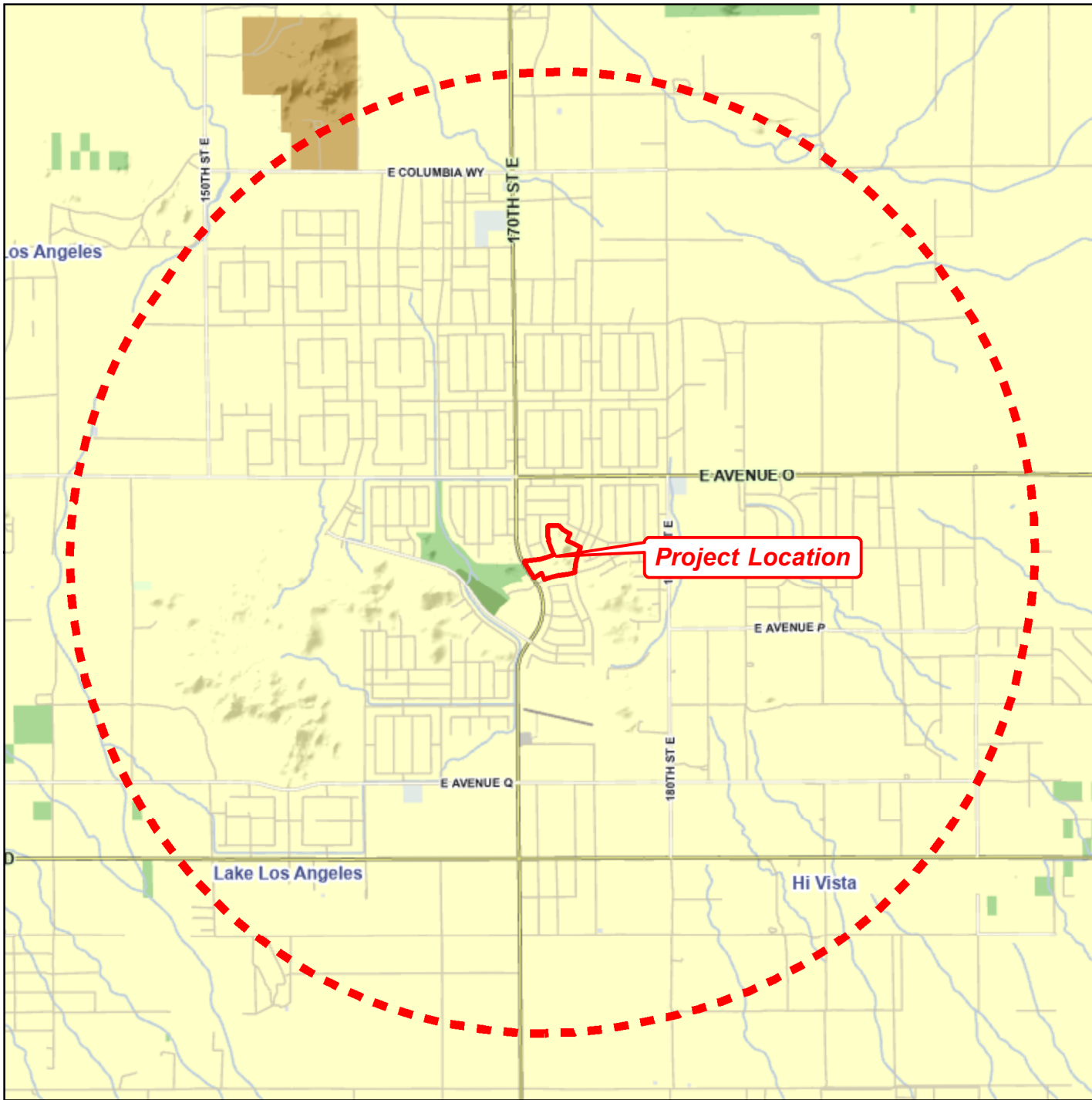
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003620
CUP RPPL2024005337

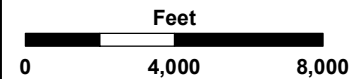


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3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-003620
CUP RPPL2024005337



LA COUNTY
PLANNING

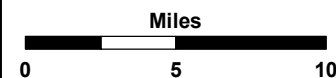
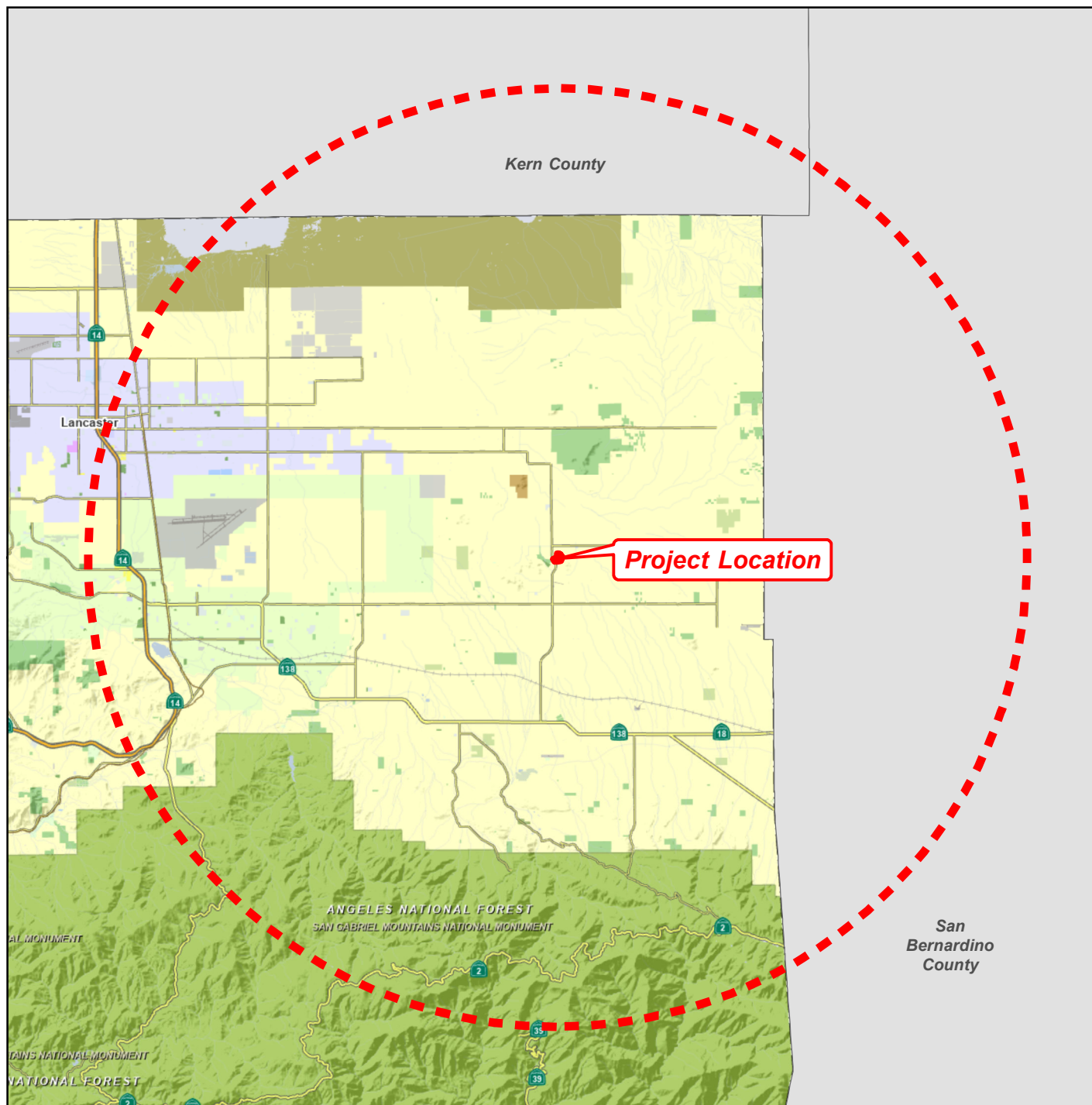
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20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003620

CUP RPPL2024005337



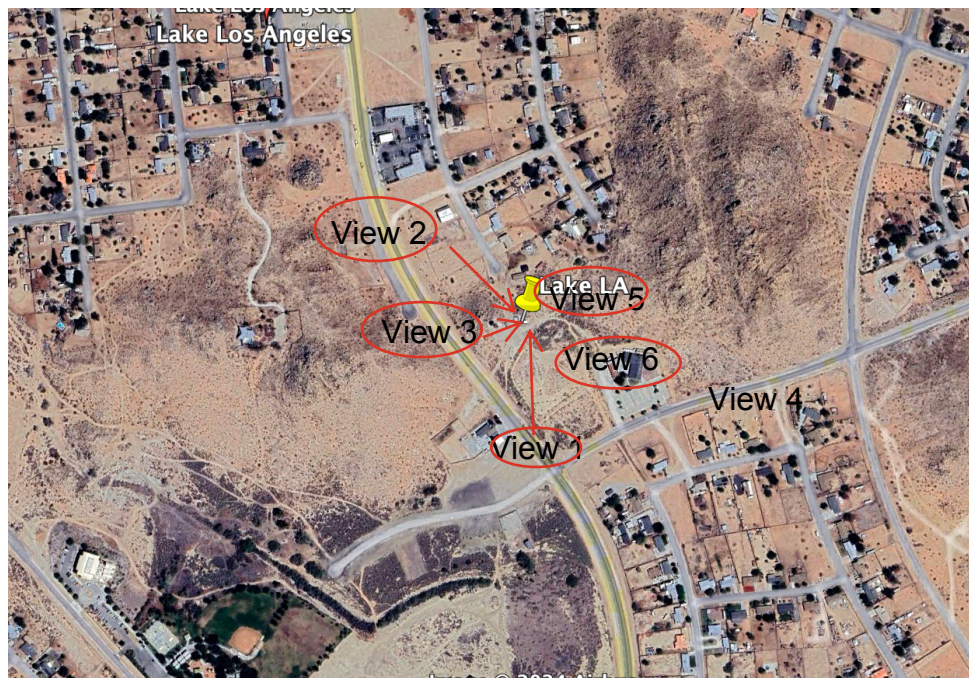
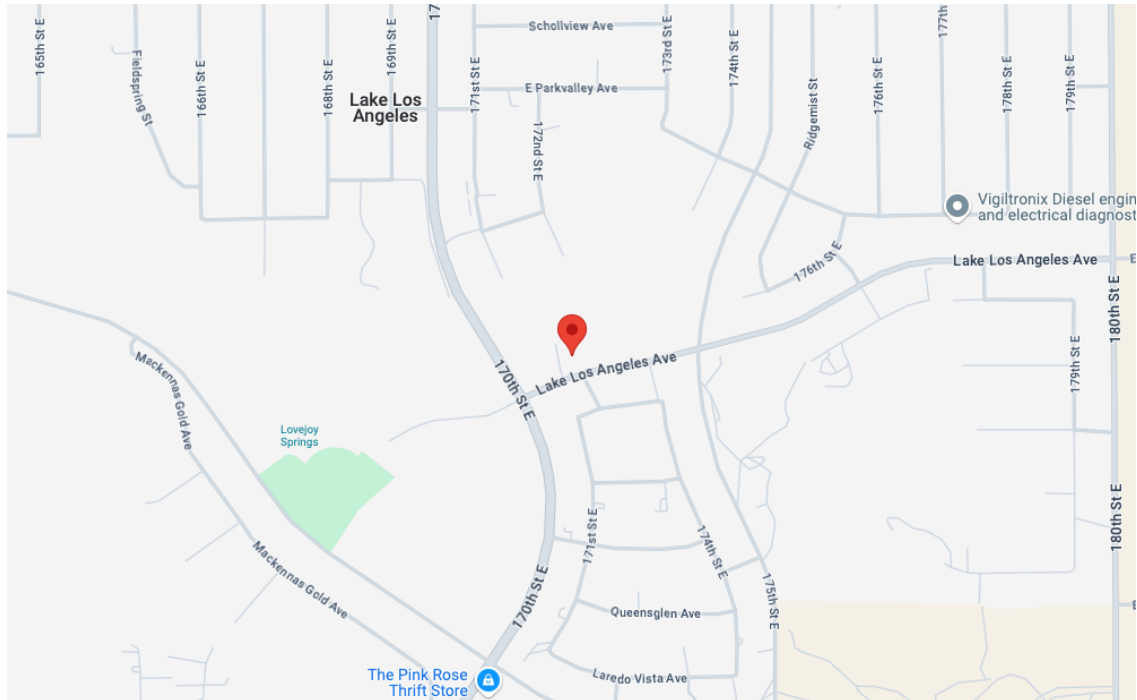
LA COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

Wireless Telecommunication Facility Photo Key

Site NAME: Lake LA

Site Address: 17213 Lake Los Angeles Ave, Palmdale, CA 93591



View 1



View 2



View 3



View 4



View 5 of Site



VIEW 6 OF MONOPOLE



- Legend**
- LTE_NW-Mobility_RSRP-dBm (0)**
- RSRP Level (DL) (dBm) >=-70
 - RSRP Level (DL) (dBm) >=-80
 - RSRP Level (DL) (dBm) >=-90
 - RSRP Level (DL) (dBm) >=-100
 - RSRP Level (DL) (dBm) >=-110
 - RSRP Level (DL) (dBm) >=-120

- Legend**
- LTE_NW-Mobility_RSRP-dBm (0)**
- RSRP Level (DL) (dBm) >=-70
 - RSRP Level (DL) (dBm) >=-80
 - RSRP Level (DL) (dBm) >=-90
 - RSRP Level (DL) (dBm) >=-100
 - RSRP Level (DL) (dBm) >=-110
 - RSRP Level (DL) (dBm) >=-120

Friday, February 7, 2025 at 13:38:09 Pacific Standard Time

Subject: 17213 LAKE LOS ANGELES AVE. (APN: 3072028004)/CUP RPPL2024005337 / PROJECT NO. PRJ2024-003620)
Date: Wednesday, January 8, 2025 at 9:57:16 AM Pacific Standard Time
From: Tammy Hamilton
To: JasonGonella@aol.com, elizabethj.andrew@gmail.com, JOHNVIN2112@gmail.com, rrrrnutes@gmail.com, AVDoggieStyles@gmail.com, stormy435@gmail.com
CC: Jake Hamilton

Hello Lake Los Angeles Rural Town Council-

I represent SBA who is the tower owner for the tower at 17213 Lake Los Angeles. We are renewing the conditional use permit for this wireless tower. Verizon is currently on the tower. We are not proposing any changes except to paint the tower a tan color to further blend with the surroundings.

As part of our application, Staff recommends that we present to the council our project. Please let me know what is needed for this.

Thanks,

Tammy Hamilton
(206) 499-4878