

REPORT TO THE HEARING OFFICER

DATE ISSUED: October 10, 2024

HEARING DATE: October 22, 2024 AGENDA ITEM: #7

PROJECT NUMBER: PRJ2024-000060-(5)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023004807

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2023 West Avenue O, Palmdale 93551

OWNER: White Fence Farms Mutual Water Company No. 3

APPLICANT: Crown Castle (Jillianne Newcomer)

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it does not propose any dwelling units.

CASE PLANNER: Michelle Fleishman, Regional Planner
mfleishman@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 PRJ2024-000060-(5), CUP RPPL2023004807, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

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

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023004807 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

CUP to authorize the continued operation and maintenance of an unmanned wireless communications facility (“WCF”) consisting of a 72-foot-high monopalm and appurtenant facilities, located at 2023 West (“W”) Avenue O, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Section 22.140.760.D.2 (Wireless Facilities – Conditional Use Permit) of the Los Angeles County (“County”) Code.

B. Project

The applicant, Crown Castle, requests a CUP to authorize the continued operation and maintenance of an unmanned WCF consisting of a 72-foot-high monopalm and appurtenant facilities, with minor changes (“Project”), located at 2023 W Avenue O, known as APN 3001-018-045 (“Project Site”), within the A-2-2 Zone in the Quartz Hill Zoned District. Proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure, replacement of monopalm fronds, and the addition of vinyl slats on the existing equipment enclosure.

The WCF lease area is approximately 620 square feet, located within the existing 2.31-acre parcel. The parcel is currently developed with water tanks and other appurtenant equipment and buildings associated with the White Fence Farms Mutual Water Company (“Water District”), and an existing 49-foot-high monopalm WCF at the rear (northwest) of the property (under a separate CUP No. RCUP-201500087). The proposed Project would continue the operation and maintenance of the existing 72-foot-high monopalm located near the front (northeast) of the property, adjacent to 20th Street W. Access to the existing WCF is provided via public-right-of-way (“ROW”) from the east at 20th Street W. The existing WCF consists of a 72-foot-high monopalm with nine (9) panel antennas, three (3) radio units, and one (1) GPS unit. The existing WCF also includes three (3) ground-mounted equipment cabinets and other ground-mounted equipment. Existing ground equipment is surrounded by chain link fencing with barbed wire on top. One panel of chain link fencing to the south contains mahogany-colored slats to shield the existing ground equipment from view.

The proposed Project would include updates to the antennas and radio units to paint them dark green to match the existing palm fronds used to obscure the mounted equipment; install beige-colored vinyl slats on the existing chain link fence to further obscure the ground equipment; and remove the existing barbed wire from the north, south, and west sides of the chain link fence enclosure, in order to comply with the recently adopted Wireless Facilities Ordinance.

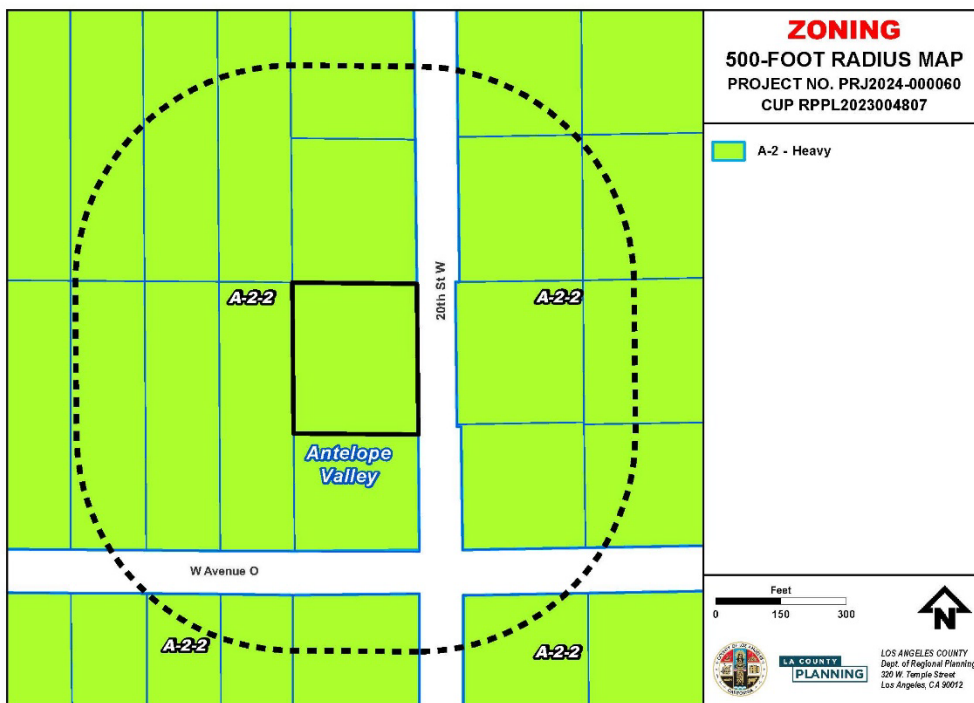
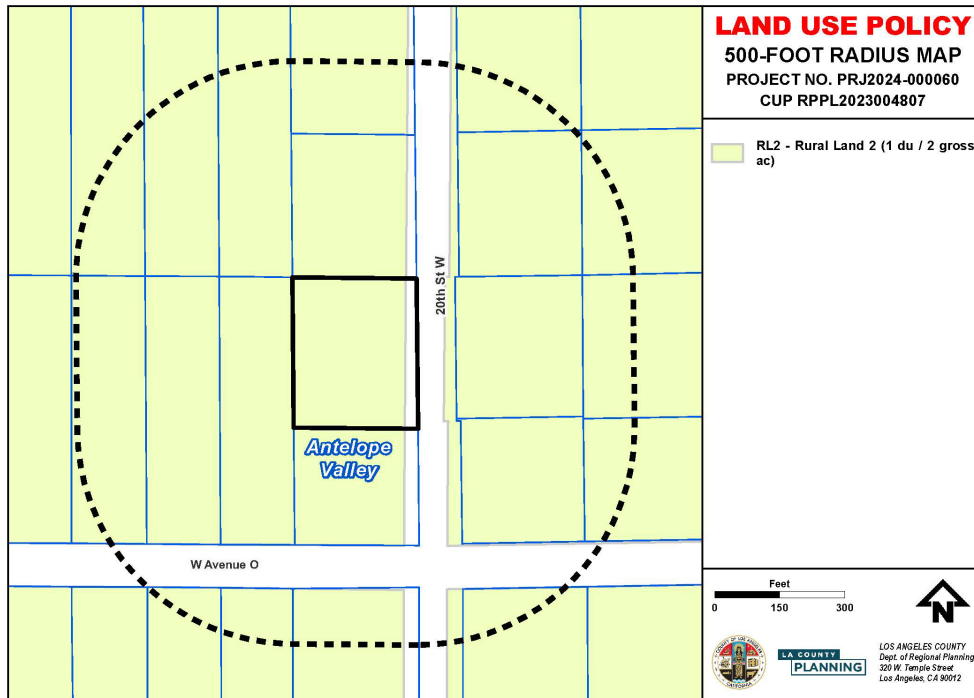
The existing WCF was previously approved under CUP No. 03-350 on April 6, 2004. This CUP authorized the installation, operation, and maintenance of a WCF composed of a 72-

foot-high monopalm and associated equipment located within Water District property. The CUP was set to expire on April 6, 2014 and was granted an additional ten (10) year term with an application for co-location that was approved on February 5, 2013. CUP No. 03-350 expired on April 6, 2024 after the extension ended.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-2-2	Two WCFs, water tanks, accessory Water District buildings
NORTH	RL2	A-2-2	Single-family residences (“SFRs”)
EAST	RL2	A-2-2	SFRs
SOUTH	RL2	A-2-2	Vacant land, SFRs
WEST	RL2	A-2-2	SFRs



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6009	A-2-2	July 8, 1952

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 03-350	CUP to authorize the development and maintenance of a 72-foot-high monopalm.	Approved on 4/20/2004; Expired 4/6/2024 (10-year extension with co-location)
REA201300184	Revised Exhibit “A” (“REA”) for the co-location of new T-mobile equipment on to existing WCF.	Approved on 2/5/2014
RCUP-201500087	CUP to authorize the 49-foot-high monopalm WCF on the Project Site	Approved 4/5/2016; Expires 4/5/2031
LLA RPPL2022007039	Lot Line Adjustment involving the Project Site	Recorded 8/19/22; Correction Recorded 9/30/22

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is a 2.3-acre parcel within the RL2 land use category in the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. The RL2 land use designation provides for the transition between rural town centers and rural preserve areas, as they are occupied by a mix of residential and a wide variety of agricultural uses. Specific allowable uses are determined by the underlying zoning designation. The A-2 Zone allows WCFs with an approved CUP.

The Project Site is surrounded by existing SFRs to the north and west, with vacant land to the east and south. The Project Site is a rectangular shaped parcel with flat topography. An existing WCF is located to the rear (northwest) of the parcel, with Water District-related water tanks and other structures located in the north central part of the parcel. Access to the existing WCF site is available via 20th Street W, an existing Major Highway on the County Master Plan of Highways with a ROW width of 90 feet at the Project Site. The entrance to the Project Site is a driveway with a width of approximately 10 feet leading from

20th Street W. The existing WCF is designed to resemble a faux palm tree, which is compatible with the other existing monopalm WCF on the Project Site and two other live palm trees within the immediate vicinity to the north. The Project would be compatible with the surrounding land uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project would continue the existing operation and maintenance of a WCF within the Quartz Hill Zoned District. The applicant has provided cellular service coverage maps to demonstrate the necessity of the existing WCF in its current design. Based on the propagation maps, the WCF provides important coverage along 20th Street W and W Avenue O as well as surrounding areas that would not exist otherwise. Without the existing WCF, there would be a coverage gap, particularly for the existing SFRs and motorists traveling along nearby streets and highways. The existing WCF location on the Project Site is located approximately 220 feet southwest from the nearest residence. However, the WCF is camouflaged as a faux palm tree within the vicinity of other faux palm trees. Additional camouflage is being recommended in order to further obscure existing equipment mounted on the monopalm and ground equipment, which would make the WCF less visible to passersby.

C. Design Compatibility

The original monopalm design was approved and constructed based on the existing requirements for WCFs at the time of the original approval in 2004. In order to be consistent with the Wireless Facilities Ordinance, the Project proposes improvements to the existing WCF. The improvements include removing the barbed wire from the north, south, and west sides of the chain link fence. The eastern side of the fence is part of the Water District facility. Also, new beige-colored slats will be added to the existing chain link fence, the antennas and radios will be painted a dark green to match palm fronds, and new palm fronds will be added and extended to better conceal the antennas. The proposed improvements to the existing WCF will further disguise the existing monopalm to better blend in with the surrounding environment.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the 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 Section 22.158.050.B (Conditional Use Permit, Findings and Decision) and Section 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 met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project involves the continued operation and maintenance of an existing unmanned WCF, designed as a 72-foot-tall monopalm. The underlying use of the Project Site, a Water District Facility with two WCFs, will remain unchanged. Only minor changes are proposed to the subject WCF on the Project Site, including the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in nor any cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered exempt. 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. County Department Comments and Recommendations

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

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report
Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Deputy Director

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



(CUP RENEWAL)
BU# 828867
VY410 WHITE FENCE FARMS

2023 WEST AVE. O,
PALMDALE, CA 92551
MONOPALM

ZONING

REV.	DATE	DESCRIPTION	BY
A	07/12/23	90% ZD, ISSUED FOR REVIEW	VJA
0	01/31/24	FINAL ZD, REVISED PER PLANNING COMMENTS	GHB
1	04/25/24	FINAL ZD, REVISED PER REDLINES	GHB

DRAWN BY:	CHK.:	APV.:
VJA	DSK	DSK

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1 1
BU# 828867

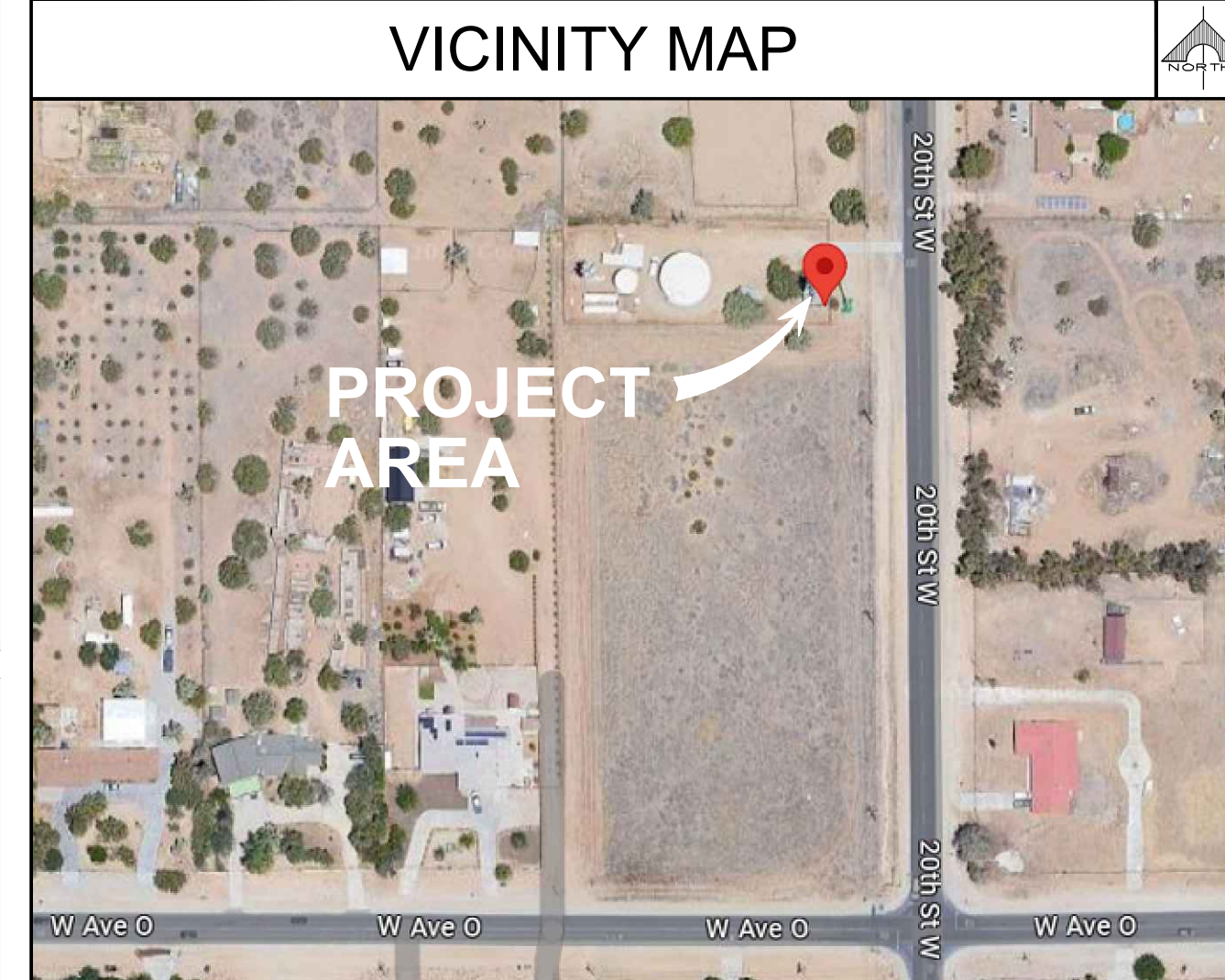
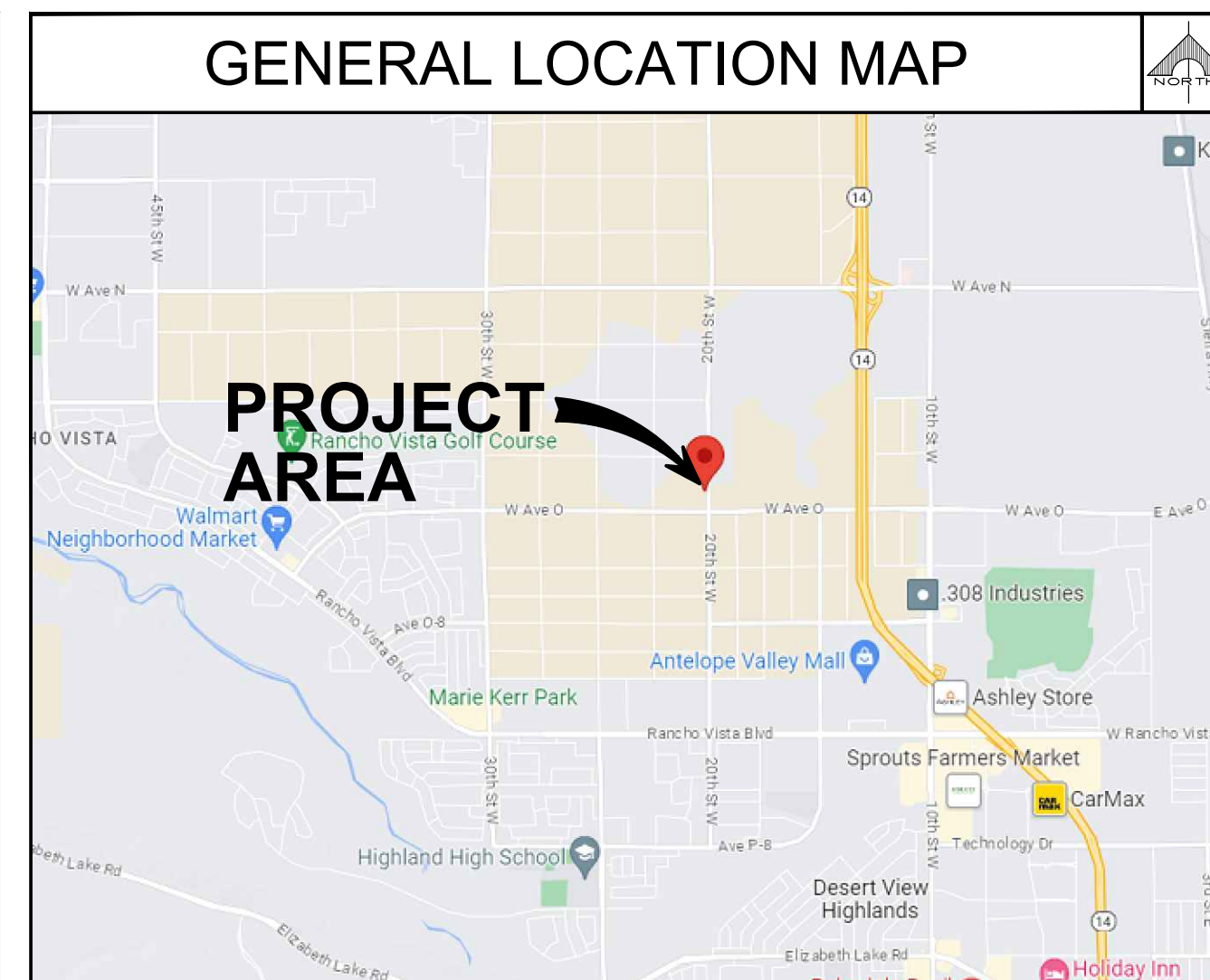
SITE NUMBER: 828867 **CITY: PALMDALE**
SITE NAME: VY410 WHITE FENCE FARMS **COUNTY: LOS ANGELES**
SITE TYPE: 72'-0" HIGH MONOPALM **JURISDICTION: COUNTY OF LOS ANGELES**

SITE INFORMATION	
SITE ADDRESS:	2023 WEST AVE. O PALMDALE, CA 93551
PROPERTY OWNER:	WHITE FENCE FARMS MUTUAL WATER CO NO 3 ADDRESS: PO BOX 3411 c/o WHITE FENCE FARMS 3 QUARTZ HILL, CA 93586-3411
APPLICANT AND TOWER OWNER:	CROWN CASTLE ADDRESS: 200 SPECTRUM, SUITE 1700 & 1800 IRVINE, CA 92618
LATITUDE (NAD 83):	34.618000'
LONGITUDE (NAD 83):	-118.165806'
LONGITUDE/LATITUDE TYPE:	NAD 83
GROUND ELEVATION:	2,646.9' AMSL
APN #:	3001-018-045
ZONING JURISDICTION:	COUNTY OF LOS ANGELES
CURRENT ZONING:	A-2-2
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPERTY TYPE:	-
LAND USE:	-
LEASE AREA (SF):	COMPOUND 620.83 SQ. FT., T-MOBILE 160 SQ. FT

PROJECT TEAM	
CROWN CASTLE PROJECT MANAGER:	NETWORK CONNEX PROJECT MANAGER:
CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 CONTACT: JIM LEE PHONE: (714) 642-8036 FAX: (724) 416-6454	NETWORK CONNEX 2500 RED HILL AVENUE, SUITE 240 SANTA ANA, CA 92705 CONTACT: JILLIANNE NEWCOMER PHONE: (951) 382-2523 E-MAIL: jnewcomer@networkconnex.com
SAC/ZONING/PERMITTING:	A&E SPECIALIST:
NETWORK CONNEX 655 N. CENTRAL AVE., #1520 GLENDALE, CA 91203 CONTACT: LYNDA MCCLUNG MOBILE: (714) 328-3385 E-MAIL: lmcclung@networkconnex.com	NETWORK CONNEX 2500 RED HILL AVENUE, SUITE 240 SANTA ANA, CA 92705 CONTACT: DANIEL SEUNG TAE KIM, P.E. PHONE: (951) 741-5325 E-MAIL: dkim@networkconnex.com

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

DRAWING INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN 0
A-2	(E) EQUIPMENT LAYOUT PLAN
A-3	(E) ANTENNA LAYOUT PLAN
A-4	NORTH ELEVATION 0
A-5	EAST ELEVATION 0



PROJECT DESCRIPTION
THE PROJECT ENTAILS: CROWN CASTLE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A ±68'-6" MONOPALM TOWER WITH TOP OF ANTENNAS AT ±69'-0" LOCATED IN THE CITY OF PALMDALE.
THE FACILITY CONSISTS OF:
<ul style="list-style-type: none"> (E) (9) ANTENNAS, (3) PER SECTOR (E) (3) RADIOS, (1) PER SECTOR (E) (3) EQUIPMENT CABINETS (E) (1) GPS UNIT (E) ANTENNAS AND RADIOS TO BE PAINTED DARK GREEN TO MATCH PALM FRONDS INSTALL BEIGE COLORED SLATS ON (E) CHAIN LINK FENCE REMOVE (E) BARBED WIRE FROM NORTH, SOUTH, AND WEST SIDE OF (E) CHAIN LINK FENCE

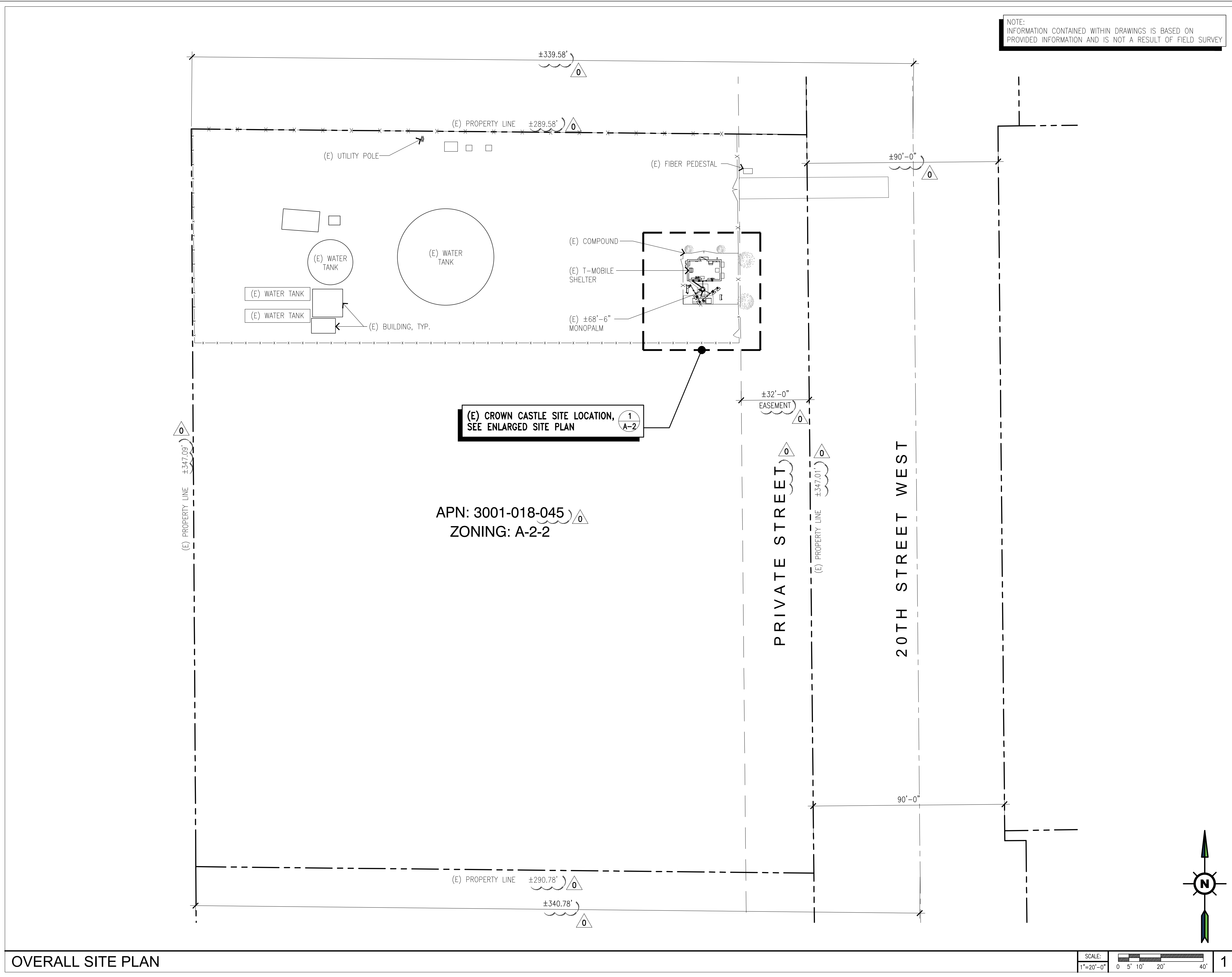
DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVAL			
PRINT NAME	SIGNATURE	DATE	
LANDLORD:	_____	_____	_____
ZONING MGR:	_____	_____	_____
DEVELOP. MGR:	_____	_____	_____
CONST. MGR:	_____	_____	_____
PROJECT MGR:	_____	_____	_____
SR. RF ENGINEER:	_____	_____	_____
RF ENGINEER:	_____	_____	_____
OPERATIONS:	_____	_____	_____
SAC REP.:	_____	_____	_____
UTILITIES:	_____	_____	_____
REAL ESTATE MGR:	_____	_____	_____

ACCESSIBILITY REQUIREMENTS
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 1103.2.7 (LIMITED ACCESS SPACES) SECTION 1103.2.9 (EQUIPMENT SPACES)

CODE COMPLIANCE
<ol style="list-style-type: none"> CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022 CALIFORNIA BUILDING CODES 2022 CALIFORNIA ELECTRICAL CODES 2022 CALIFORNIA MECHANICAL CODES 2022 CALIFORNIA PLUMBING CODES 2022 ANSI / TIA-222-H-2017 LOCAL BUILDING CODES CITY / COUNTY ORDINANCES CALIFORNIA FIRE CODE 2022 EDITION ASCE 7-16 WITH SUPPLEMENT ACI 318-19 STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION
FROM CROWN CASTLE OFFICE: 200 SPECTRUM, IRVINE, CA 92618: HEAD WEST TOWARD QUASAR DR, TURN LEFT ONTO QUASAR DR, TURN RIGHT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DR, TURN RIGHT AT THE 1ST CROSS STREET ONTO ALTON PKWY, SLIGHT RIGHT TO MERGE ONTO I-5 N TOWARD LOS ANGELES, MERGE ONTO I-5 N, KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR INTERSTATE 5 N/SACRAMENTO, KEEP RIGHT AT THE FORK TO CONTINUE ON INTERSTATE 5 TRUCK RTE N, USE THE RIGHT 2 LANES TO TAKE EXIT 162 TO MERGE ONTO CA-14 N TOWARD PALMDALE/LANCASTER, TAKE EXIT 39 TOWARD W AVE N, TURN LEFT ONTO W AVE N, TURN LEFT ONTO 20TH ST W, DESTINATION WILL BE ON THE RIGHT, 2023 W AVE O, PALMDALE, CA 93551.



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PLANS PREPARED BY:



655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

PROJECT INFORMATION:

(CUP RENEWAL)
BU# 828867
VY410 WHITE FENCE FARMS

2023 WEST AVE. O,
PALMDALE, CA 92551
MONOPALM

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	07/12/23	90% ZD, ISSUED FOR REVIEW	VJA
0	01/31/24	FINAL ZD, REVISED PER PLANNING COMMENTS	GHB
1	04/25/24	FINAL ZD, REVISED PER REDLINES	GHB

DRAWN BY:	CHK.:	APV.:
VJA	DSK	DSK

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **1**
BU# 828867

NOTE:
 INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON
 PROVIDED INFORMATION AND IS NOT A RESULT OF FIELD SURVEY



200 SPECTRUM, SUITE 1700
 IRVINE, CA 92618

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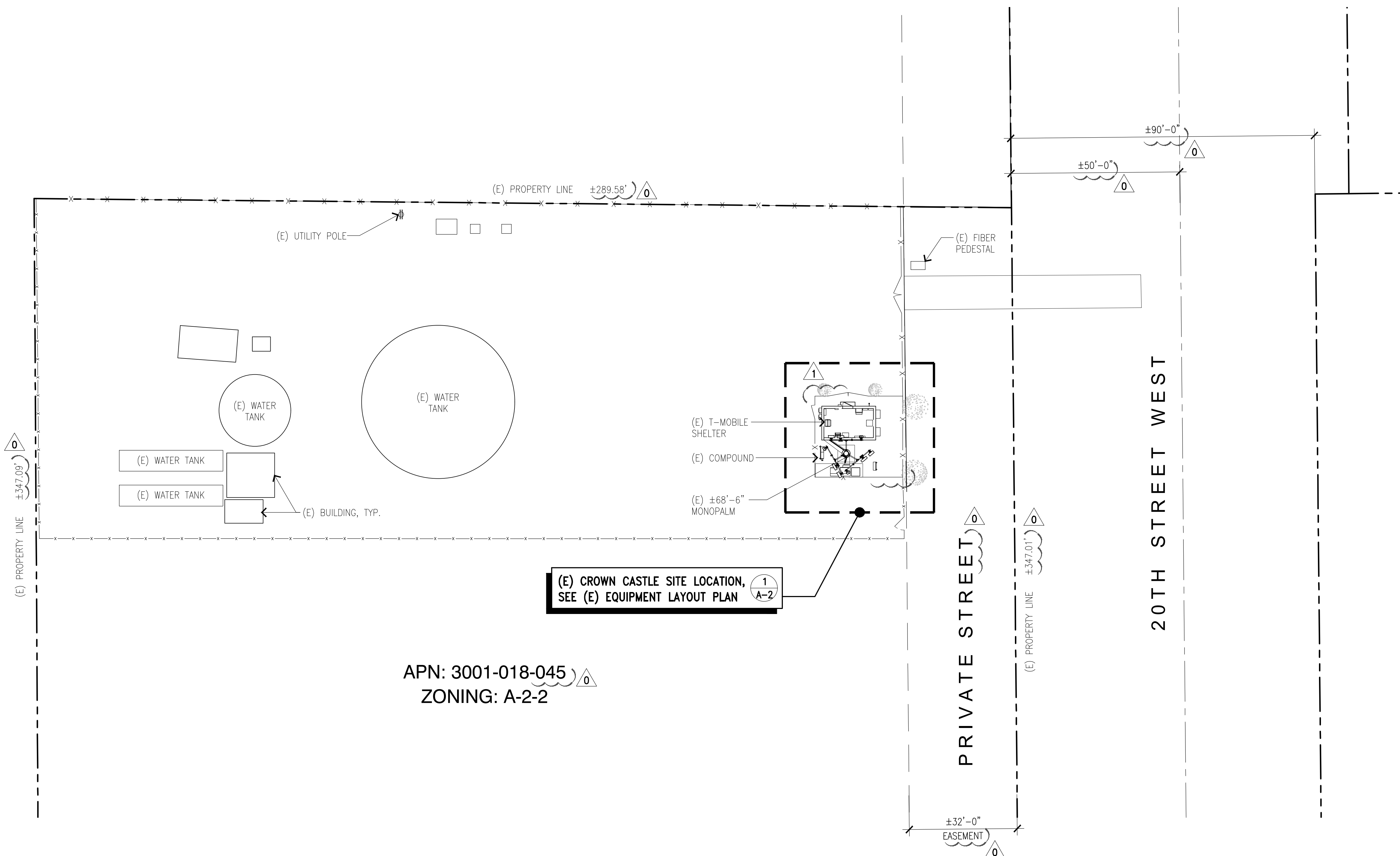
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SHEET TITLE:

ENLARGED SITE PLAN

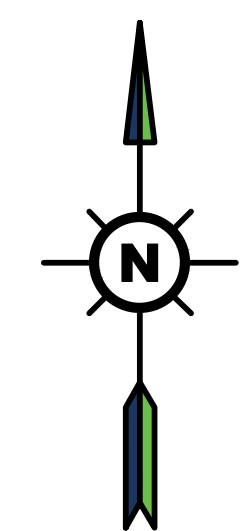
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A-1.1 ¹
 BU# 828867



(E) CROWN CASTLE SITE LOCATION,
 SEE (E) EQUIPMENT LAYOUT PLAN

APN: 3001-018-045
 ZONING: A-2-2



ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	07/12/23	90% ZD, ISSUED FOR REVIEW	VJA
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DRAWN BY: CHK.: APV.:

VJA	DSK	DSK
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SHEET TITLE:

(E) EQUIPMENT LAYOUT PLAN

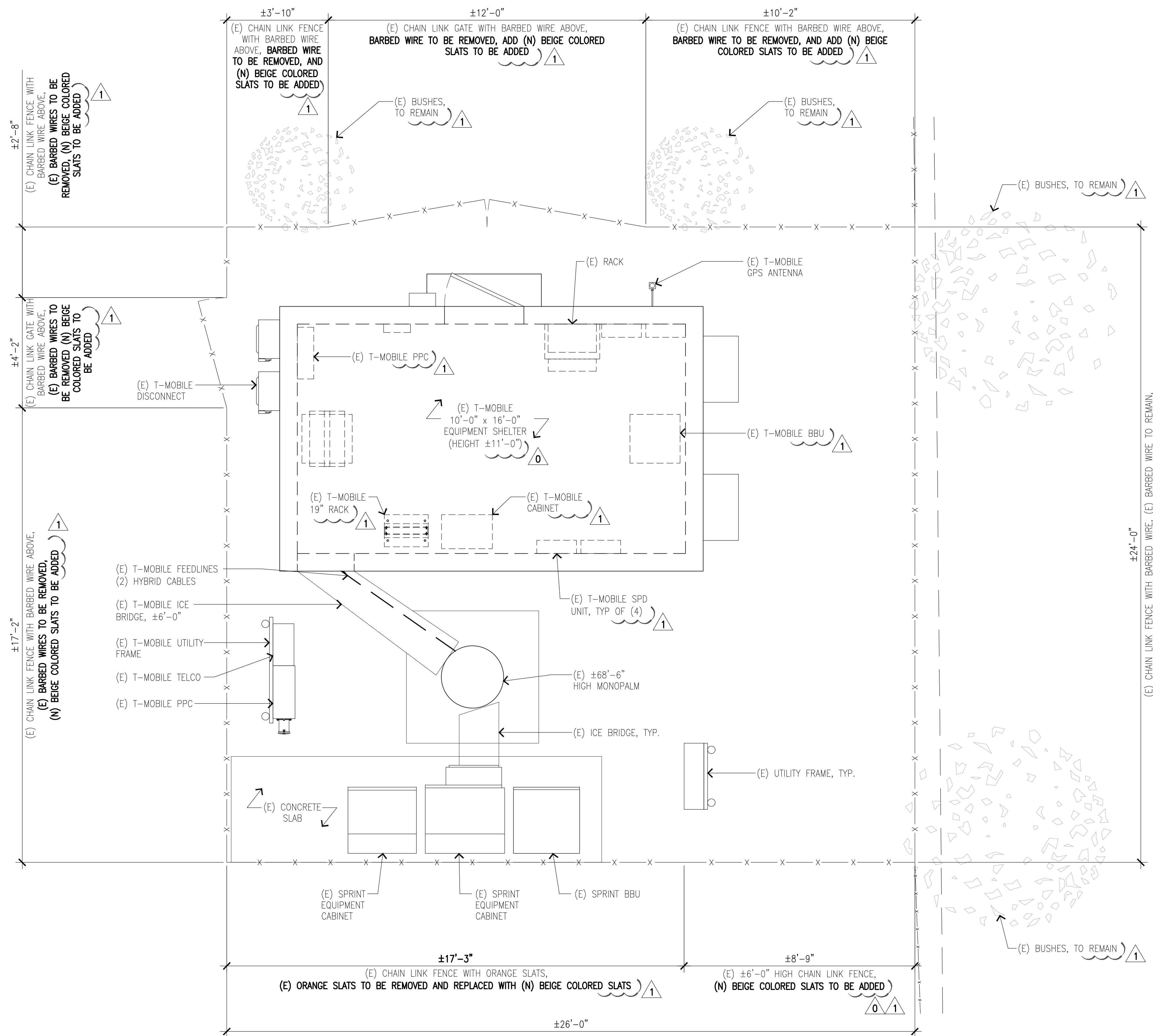
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A-2

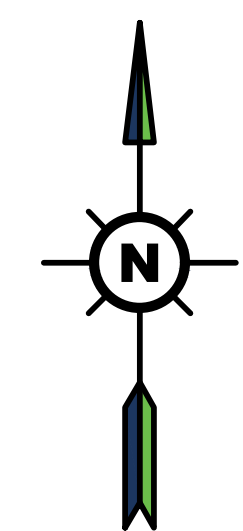
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BU# 828867

NOTE:
BUSHES NOT TO BE REMOVED OR TRIMMED WHEN ADDING NEW BEIGE COLORED SLATS.



(E) EQUIPMENT LAYOUT PLAN



ZONING

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VJA	DSK	DSK

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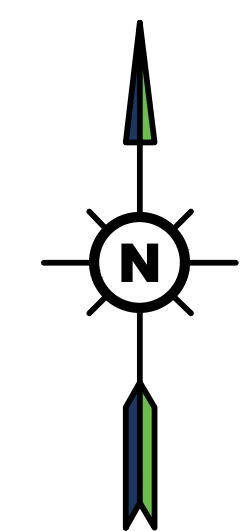
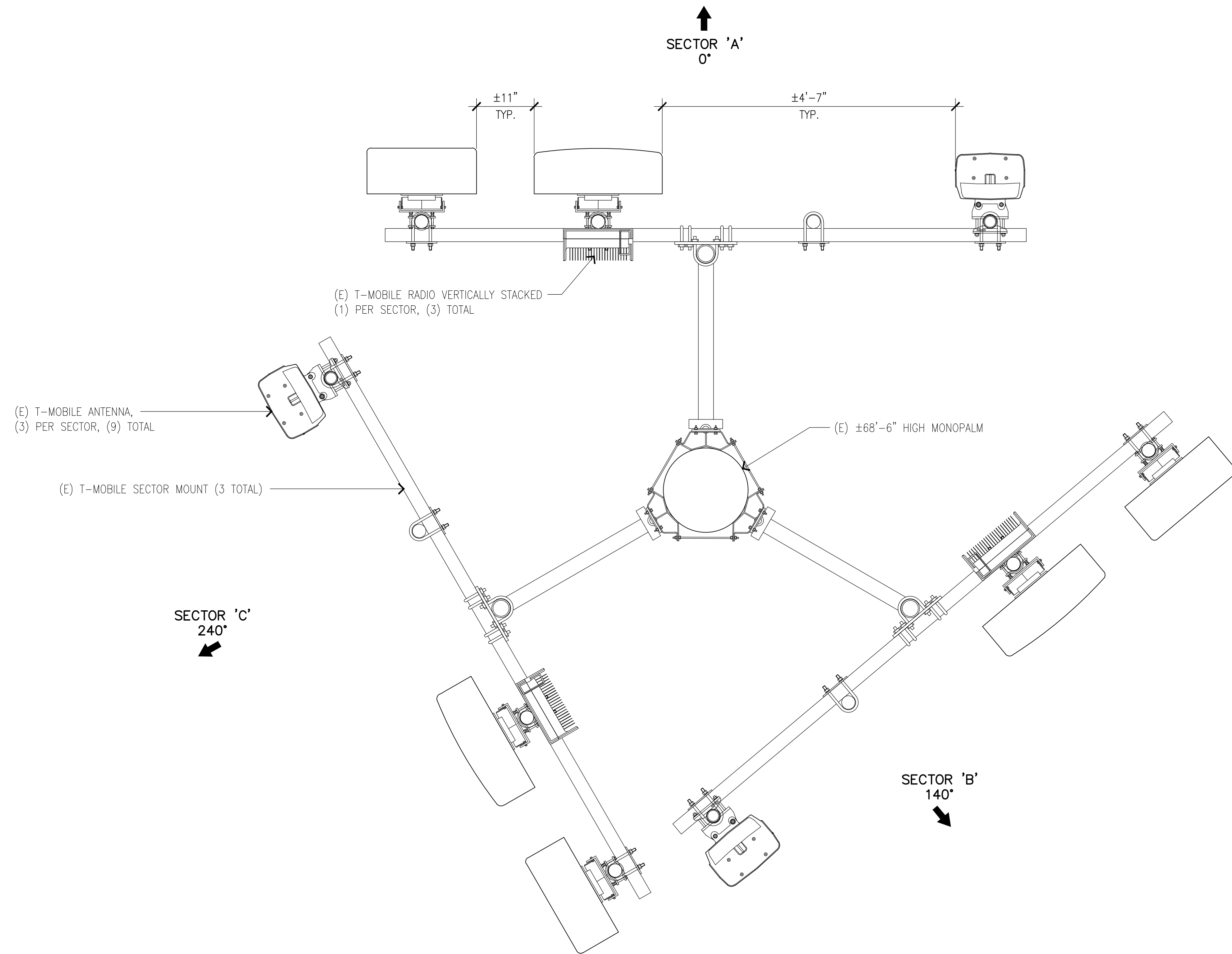
(E) ANTENNA LAYOUT PLAN

SHEET NUMBER: REVISION:

A-3

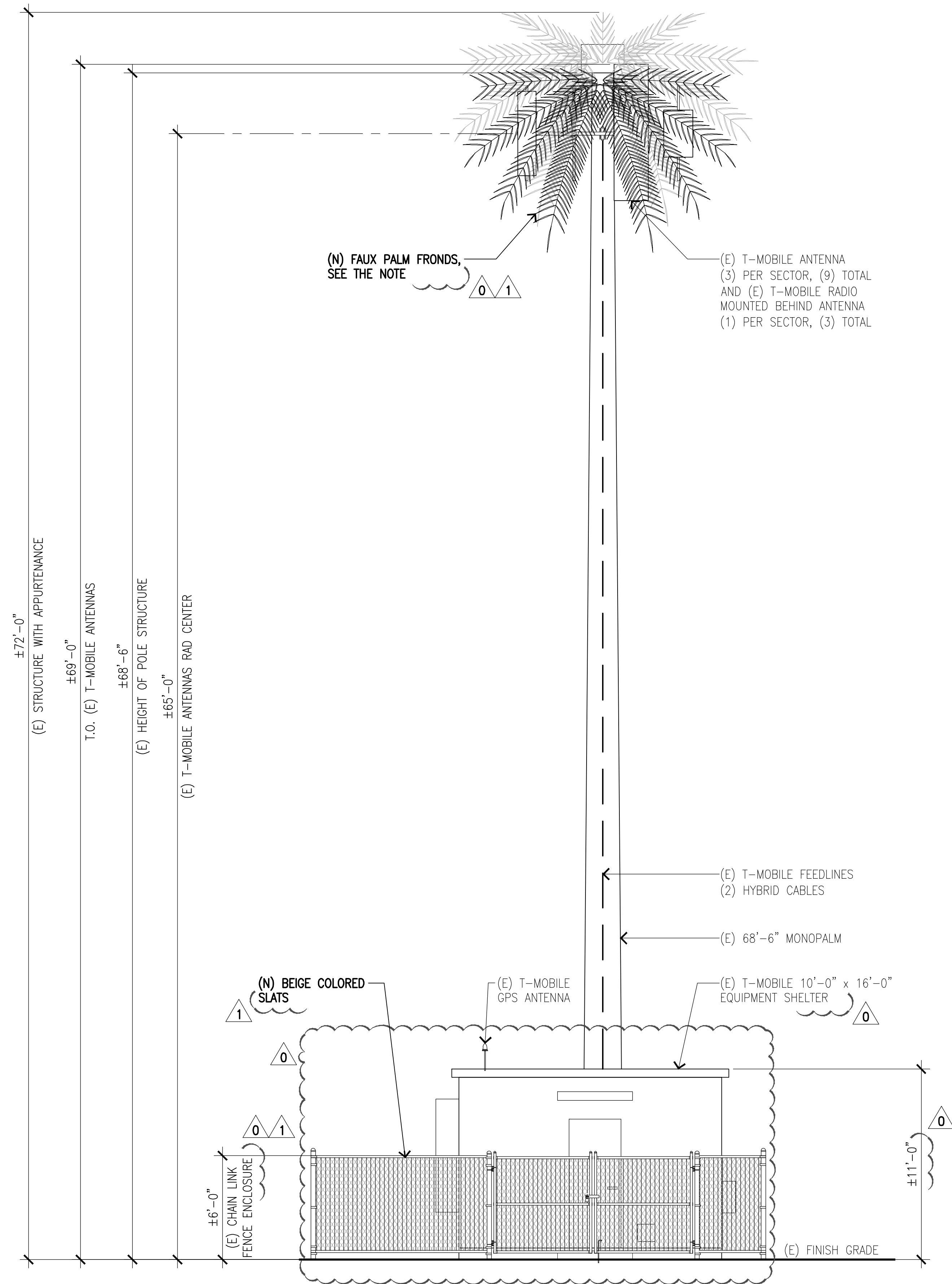
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BU# 828867



NOTE:

1. ANTENNAS SHALL BE PAINTED DARK GREEN TO MATCH THE PALM FRONDS AND SHALL NOT EXTEND BEYOND THE TREE BRANCHES OR FRONDS.
2. (NEW FAUX PALM) FRONDS SHALL CONCEAL THE ANTENNAS TO THE EXTENT TECHNICALLY FEASIBLE AND SHALL BE WEATHER-RESISTANT.



(N) NORTH ELEVATION

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

(E) NORTH ELEVATION

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

ZONING

REV.: DATE: DESCRIPTION: BY:

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△ A	07/12/23	90% ZD, ISSUED FOR REVIEW	VJA
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VJA	DSK	DSK
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NORTH ELEVATIONS

SHEET NUMBER: REVISION:

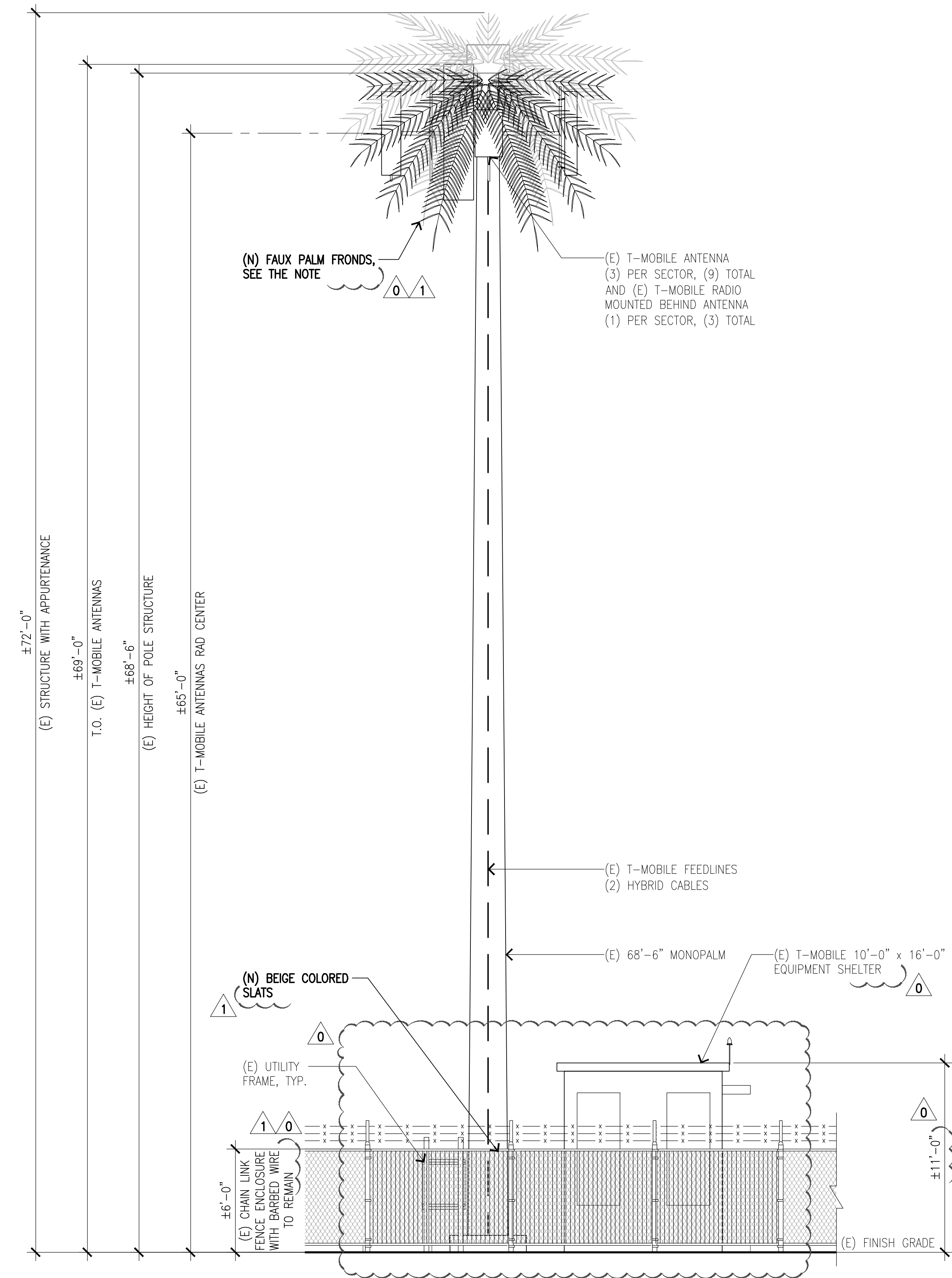
A-4

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BU# 828867

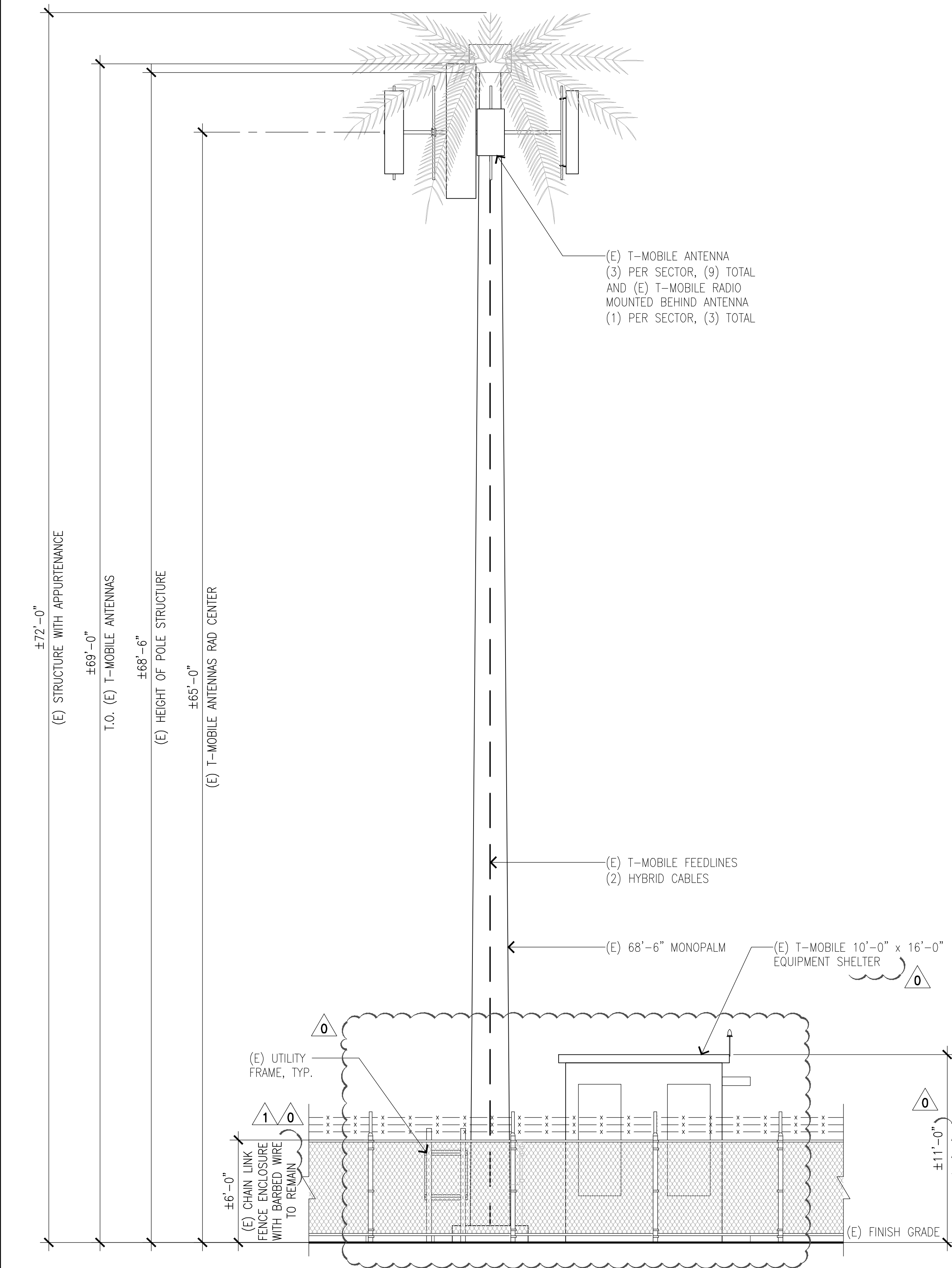
NOTE:

1. ANTENNAS SHALL BE PAINTED DARK GREEN TO MATCH THE PALM FRONDS AND SHALL NOT EXTEND BEYOND THE TREE BRANCHES OR FRONDS.
2. (NEW FAUX PALM) FRONDS SHALL CONCEAL THE ANTENNAS TO THE EXTENT TECHNICALLY FEASIBLE AND SHALL BE WEATHER-RESISTANT.



(N) EAST ELEVATION

SCALE: 1/4"=1'-0" 0 1' 2' 4' 8'



(E) EAST ELEVATION

SCALE: 1/4"=1'-0" 0 1' 2' 4' 8'

ZONING

REV.: DATE: DESCRIPTION: BY:

△ A	07/12/23	90% ZD, ISSUED FOR REVIEW	VJA
△ 0	01/31/24	FINAL ZD, REVISED PER PLANNING COMMENTS	GHB
△ 1	04/25/24	FINAL ZD, REVISED PER REDLINES	GHB

DRAWN BY: CHK.: APV.:

VJA DSK DSK

LICENSURE:

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

SHEET TITLE:

EAST ELEVATION

SHEET NUMBER: REVISION:

A-5

1

BU# 828867



PROJECT NUMBER PRJ2024-000060
HEARING DATE October 22, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023004807

PROJECT SUMMARY

OWNER / APPLICANT

White Fence Farms Mutual Water Company No. 3 /
 Crown Castle

MAP/EXHIBIT DATE

April 25, 2024

PROJECT OVERVIEW

The applicant, Crown Castle, is requesting a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an unmanned wireless communications facility (“WCF”), consisting of a 72-foot-high monopole and appurtenant facilities, with minor changes, in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. Proposed changes include the removal of existing barbed wire, replacement of monopole fronds, and the addition of vinyl slats on the existing equipment enclosure.

LOCATION

2023 West Avenue O, Palmdale 93551

ACCESS

20th Street West

ASSESSORS PARCEL NUMBER(S)

3001-018-045

SITE AREA

2.31 Acres (Gross), 2.06 Acres (Net)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)

ZONE

A-2-2

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan & Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.16.030.C (Land Use Regulations for Agricultural Zones)
 - Section 22.140.760 (Wireless Facilities)
 - Section 22.158.050.B (CUP Findings Requirements)

CASE PLANNER:

Michelle Fleishman

PHONE NUMBER:

(213) 893-7018

E-MAIL ADDRESS:

mfleishman@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000060 – (5)
CONDITIONAL USE PERMIT NO. RPPL2023004807

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP) No. **RPPL2023004807** on October 22, 2024.

2. **ENTITLEMENT(S) REQUESTED.** The permittee, Crown Castle (“Permittee”), requests the CUP to authorize the continued operation and maintenance of an unmanned wireless communications facility (“WCF”) consisting of a 72-foot-high monopalm and appurtenant facilities, with minor changes (“Project”), on a property located at 2023 West (“W”) Avenue O, also known as Assessor Parcel Number (“APN”) 3001-018-045 (“Project Site”) in the A-2-2 (Heavy Agriculture, Two-Acre Minimum Required Lot Area) Zone pursuant to Section 22.16.030 (Land Use Regulations for Agricultural Zones) and Section 22.140.760.D.2 (Wireless Facilities – Conditional Use Permit) of the Los Angeles County (“County”) Code. Proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure.

3. **PREVIOUS ENTITLEMENT(S).** CUP No. 03-350, approved April 20, 2004, authorized the construction, operation, and maintenance of a new unmanned WCF disguised as a 72-foot-tall palm tree. The CUP was set to expire on April 6, 2014 and was granted an additional ten (10) year term with an application for co-location that was approved on February 5, 2013. CUP No. 03-350 expired on April 6, 2024 after the extension ended.

4. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 – One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.

5. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for WCFs in compliance with Section 22.140.760.D.2 (Wireless Facilities) of the County Code.

6. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-2-2	Single-family residences (“SFRs”)
EAST	RL2	A-2-2	SFRs
SOUTH	RL2	A-2-2	Vacant land, SFRs
WEST	RL2	A-2-2	SFRs

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.3 gross acres (2.31 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with water tanks and other equipment and buildings associated with the White Fence Farms Mutual Water Company (“Water District”), and an existing 49-foot-high monopalm (under a separate CUP No. RCUP-201500087) at the rear (northwest) of the property. The subject WCF lease area is approximately 620-square feet located within the existing 2.31-acre parcel.

B. Site Access

The Project Site is accessible via 20th Street W to the east. Primary access to the Project Site will be via an entrance/exit on 20th Street W, an existing Major Highway on the County Master Plan of Highways. This is a two-lane highway with a public right-of-way (“ROW”) of approximately 90 feet in width at the Project Site.

C. Site Plan

The site plan depicts the Project Site with the existing unmanned WCF consisting of a 72-foot-high monopalm within a 620-square-foot lease area. The original design for the unmanned WCF did not propose any changes to the existing WCF.

In order to comply with the recently adopted Wireless Ordinance, the submittal was revised to the current design consisting of the existing 72-foot-monopalm, with updates to the antennas and radios to paint them dark green to match the existing palm fronds used to obscure the panels and cables; install beige-colored vinyl slats on the existing chain link fence to further obscure the ground equipment; and remove the existing barbed wire from the north, south, and west sides of the chain link fence enclosure.

D. Parking

Pursuant to Section 22.112.070.B (Parking – Uses Not Specified) of the County Code, the required parking provided for uses not specified in the County Code may be determined by the Director of the County Department of Regional Planning (“LA County Planning”) to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is

not anticipated to generate significant traffic. As such, there is sufficient area for maintenance vehicle parking within the unpaved Project Site.

8. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project involves the continued operation and maintenance of an unmanned WCF, designed as a 72-foot-tall faux monopalm. The underlying use of the Project Site, a Water District Facility with two WCFs, will remain unchanged. Only minor changes are proposed to the subject WCF on the Project Site, including the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in nor any cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered exempt.

9. PUBLIC COMMENTS.

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

- 10. 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 Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 18, 2024, a total of 56 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 14 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

- 11. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 land use designation is intended provide a transition between rural town centers and rural preserve areas, as they are occupied by a mix of residential and a wide variety of agricultural uses. The Project is not publicly accessible but serves the local area and fits within the intended uses of this land use category. Specific allowable uses are determined by the underlying zoning designation. The A-2 Zone allows WCFs with a CUP. The Hearing Officer further finds that the Project promotes necessary infrastructure and utilities to support the underlying and intended land uses of the RL2 land use designation of the Area Plan.

12. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the policies of the General Plan and the Area Plan and the following policy is applicable to the proposed Project:

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

The Project will help provide important coverage along 20th Street W, W Avenue O, as well as surrounding areas that would not exist otherwise. Without the WCF, there will be a coverage gap, particularly for the existing SFRs and motorists traveling on nearby streets and highways. Maintaining the existing wireless service will be essential for the public, both for normal routine use and emergency situations, by having it readily available for the local communications network.

- *Area Plan Policy COS 15.1:* Ensure that outdoor lighting, including street lighting, is provided at the lowest possible level while maintaining safety.

The Project is subject to the Rural Outdoor Lighting District and would provide only necessary lighting for safety of the facility and the lighting would be turned downward and away from the public ROW along 20th Street W. The lighting provided on-site would not affect nearby residences and be maintained at the lowest level possible.

- *Area Plan Policy 15.4:* Require compliance with the provisions of the Rural Outdoor Lighting District throughout the unincorporated Antelope Valley.

The Project is subject to the Rural Outdoor Lighting District and would provide only necessary lighting for safety of the facility and the lighting would be turned downward and away from the public ROW along 20th Street W. All lighting on the property will also be required to be shielded, so as to further limit the amount of light pollution onto adjacent properties.

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

Although the Project does not include commercial or industrial services and would not provide local employment opportunities, the Project will provide important wireless coverage to the local rural community. The Project will help provide important coverage along 20th Street W, W Avenue O, as well as surrounding areas that would not exist otherwise. Without the WCF, there will be a coverage gap, particularly for the existing residents and motorists traveling on nearby streets and highways.

ZONING CODE CONSISTENCY FINDINGS

13. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2-2 zoning classification as an unmanned WCF is permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Section 22.140.760.D.2 (Wireless Facilities – Application Requirements). Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities – Application Requirements), WCFs are permitted with a CUP. The Project would include the continued operation and maintenance of an existing unmanned WCF disguised as a palm tree with minor changes, and therefore falls under the requirements of the previously stated County Code sections.
14. **WIRELESS FACILITIES ORDINANCE** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760:
- a. **LOCATION.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.E.1.b (Wireless Facilities – Development Standards). The Project is located within a 620-square-foot lease area within the 2.3-acre Project Site and does not encroach into any required yard areas (setbacks for structures) pursuant to County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2). Minimum required yards are 20 feet in front, five feet on the sides, and 15 feet in the rear. The existing WCF is located at least 20 feet from the nearest lot line. The Project Site is not located within a Significant Ecological Area, Community Standards District, or Specific Plan Area. The Project will also not be constructed on buildings or structures listed or eligible for listing on the National, California, or County historic registers.
 - b. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c (Wireless Facilities – Height), which allows a maximum height of 75 feet for WCFs in agricultural zones. As such, the Project will not exceed 75 feet in height and proposes to maintain a 72-foot-high existing monopalm.
 - c. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.140.760.E.1.d (Wireless Facilities – Development Standards - Design standards) and 22.140.760.H (Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). In order to comply with the recently adopted Wireless Facilities Ordinance, the submittal was revised to add branching to the existing monopalm, to color the antennas to match the palm fronds, and to remove the existing barbed wire atop the perimeter fencing surrounding the WCF enclosure. The proposed improvements to the existing WCF will further disguise the existing monopalm and help it to blend in with the surrounding environment.
 - d. **FAUX TREE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.H.2.b for a faux tree

(Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). The existing monopalm is located within 200 feet of another monopalm WCF and two other real palm trees are located within the immediate vicinity. The subject WCF includes faux fronds and bark to appropriately conceal the tower. The antennas are currently painted to match the palm fronds, but additional fronds will be added and the panels and cables will be repainted to match. These improvements will help further camouflage the WCF and provide consistency with the Wireless Facilities Ordinance.

15. **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 Project Site is located within a Rural Outdoor Lighting District and is subject to the applicable lighting standards. Any existing lighting and additional lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

16. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is to permit the continued operation and maintenance of an existing unmanned WCF consisting of a 72-foot-high monopalm and appurtenant facilities in the A-2-2 zone in the Quartz Hill Zoned District. The WCF is located in an agricultural zone with SFRs and vacant land on surrounding parcels. The Project WCF is located approximately 220 feet southwest from the nearest SFR. The WCF has stealth design features in the form of a monopalm, which is deemed appropriate considering the proximity to existing palm trees in the vicinity. The ground equipment is enclosed with screening in the form of a six-foot-high chain link fence with one side paneled with mahogany-colored vinyl slats and juniper bushes along the front to obscure the equipment. The WCF is visible from surrounding properties and roads. However, the WCF is camouflaged as a faux palm tree within the vicinity of existing palm trees, which will make the WCF less visible to passersby and would blend in with the surrounding environment. The Project would also propose to remove the existing barbed wire surrounding the lease easement, replace and add branching to the existing tower, and install vinyl slats to the existing fencing to further obscure the ground equipment. Additionally, the WCF will contribute to the public safety and general welfare as it provides means of communications and access to information in normal and emergency situations within a semi-rural area.
17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project would authorize the continued operation and maintenance of an

existing WCF located within a 2.3-acre Project Site. The WCF is screened with perimeter fencing and juniper bushes along the front, and accessed via 20th Street W, a public ROW of sufficient width east of the Project Site. The WCF is unmanned and there is sufficient area for maintenance vehicle parking and all necessary fences and other facilities within the Project Site. Additionally, in order to comply with the Wireless Facilities Ordinance, proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure, replacement of monopalm fronds, and the addition of vinyl slats on the existing equipment enclosure.

18. **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 unmanned WCF will require occasional maintenance and will be accessible from the public ROW of 20th Street W. 20th Street W is identified as a mapped Major Highway on the County Master Plan of Highways and has a width of 90 feet at the Project Site. The access driveway and surrounding streets have the capacity to accommodate the Project’s maintenance needs and the existing infrastructure is sufficient for the needs of the Project.

19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term to 15 years.

SUPPLEMENTAL FINDINGS – WIRELESS COMMUNICATION FACILITIES

20. **The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.I (Wireless Facilities – Findings) and County Code Section 22.140.760.K (Wireless Facilities – Permit Duration).**

The Project complies with all applicable standards in County Code Section 22.140.760. The existing facility includes a 72-foot-high monopalm located near the front (northeast) of the property, adjacent to 20th Street W. The proposed Project would include updates to the antennas and radio units to paint them dark green to match the existing palm fronds used to obscure the mounted equipment; install beige-colored vinyl slats on the existing chain link fence to further obscure the ground equipment; and remove the existing barbed wire from the north, south, and west sides of the chain link fence enclosure, in order to comply with the recently adopted Wireless Facilities Ordinance. The design and placement of the WCF are the least visually intrusive that are technically feasible and appropriate for the location. The WCF at the proposed location is necessary to close a significant gap in coverage along 20th Street W and surrounding area. The location of the WCF is the least intrusive feasible location and does not create a safety hazard. Further, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP grant term to 15 years.

21. **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 Project consists of the continued operation and maintenance of an existing unmanned WCF consisting of a 72-foot-high monopalm and appurtenant

facilities. Additionally, in order to comply with the Wireless Facilities Ordinance, proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure, replacement of monopalm fronds, and the addition of vinyl slats on the existing equipment enclosure. As proposed, the Project will sufficiently conceal equipment, including antennas, with the faux palm tree design to imitate existing palm trees in the vicinity and blend in with the surrounding environment.

ENVIRONMENTAL FINDINGS

22. 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 unmanned WCF, designed as a 72-foot tall monopalm. The underlying use of the Project Site, a Water District Facility with two WCFs, will remain unchanged. Only minor changes are proposed to the subject WCF on the Project Site, including the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in nor any cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project is exempt.

ADMINISTRATIVE FINDINGS

23. **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 facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities).
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

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. RPPL2023004807**, subject to the attached conditions.

ACTION DATE: October 22, 2024

SD:MF

10/10/24

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000060 – (5)
CONDITIONAL USE PERMIT NO. RPPL2023004807

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility (“WCF”) consisting of a 72-foot-high monopalm and appurtenant facilities, 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”). 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 22, 2039.** 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 unmanned 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 of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205.00** 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 five (5) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$441.00** 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 21, 2024**.
17. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **one (1) 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

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the permittee shall provide upon request to the LA County Planning Zoning Enforcement (“Zoning Enforcement”) Section written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (“FCC”) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement.
22. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold as the facility is not disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to Sections 22.80.010 through 22.80.100 of the County Code

23. 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.
24. Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
25. 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.
26. The maximum height of the facility shall not exceed 72 feet above finished grade.
27. The permittee shall maintain current contact information with Zoning Enforcement.
28. 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.
29. 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.
30. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
31. 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.
32. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A". All fencing, walls, and/or gates shall be used for screening or securing the facility. Any new barbed wire fencing shall be prohibited.
33. Upon termination of this grant or after the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

34. Appurtenant equipment boxes shall be screened or camouflaged.
35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match the branches or trunk of the monopalm. The antennas shall not extend beyond the monopalm branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective paint to match the bark.
37. The permittee shall complete the proposed changes to the existing WCF as described above within 180 days of approval of this permit.

CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

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

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

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

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

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

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

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

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

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

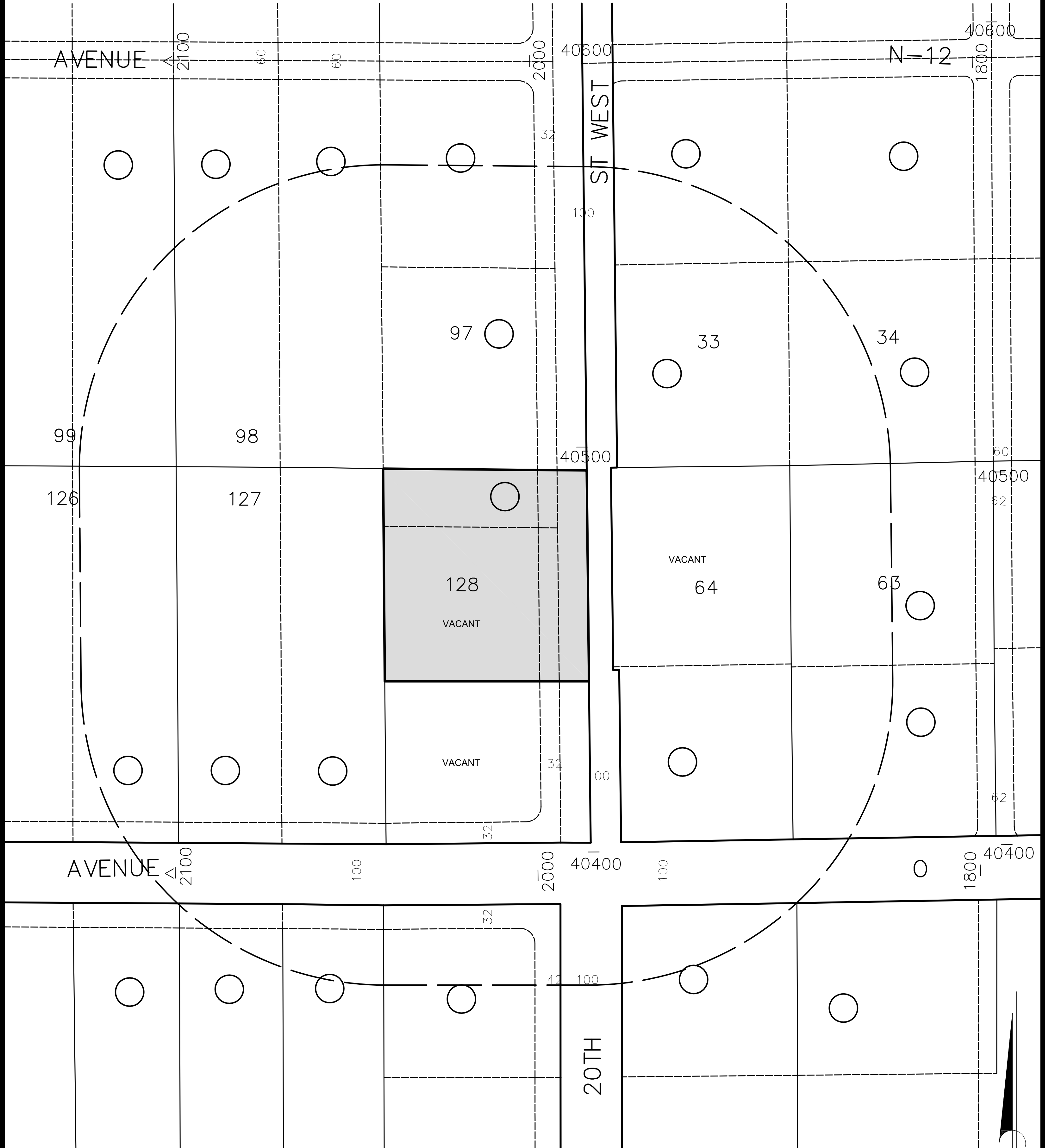
G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (<i>please specify which standard</i>) would require a technically infeasible design or installation of a wireless facility. (<i>Describe how the standard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

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: October 22, 2024
PROJECT NUMBER: PRJ2024-000060
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023004807
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2023 West Avenue O, Palmdale CA 93551
OWNER: White Fence Farms Mutual Water Company No. 3
APPLICANT: Crown Castle (Jillianne Newcomer)
CASE PLANNER: Michelle Fleishman, Regional Planner
mfleishman@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 1 (Existing Facilities) categorical exemption under State CEQA Guidelines Section 15301 because this project is an existing facility with no significant effect on the environment. The project involves the continued operation and maintenance of an unmanned wireless communications facility (“WCF”), designed as a 72-foot-tall monopalm. The underlying use of the project site, a Water District facility with two WCFs, will remain unchanged. Only minor changes are proposed to the subject WCF on the project site, including the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in any significant effect due to unusual circumstances, nor cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered exempt.

COUNTY OF LOS ANGELES

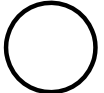



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

LEGEND

-  SINGLE FAMILY RESIDENCE
-  NUMBER OF UNITS
- ALL OTHER USES AS SHOWN.

CASE NO.

DATE: 07-31-2023

SCALE: 1" = 100'

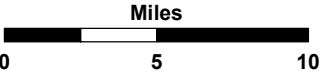
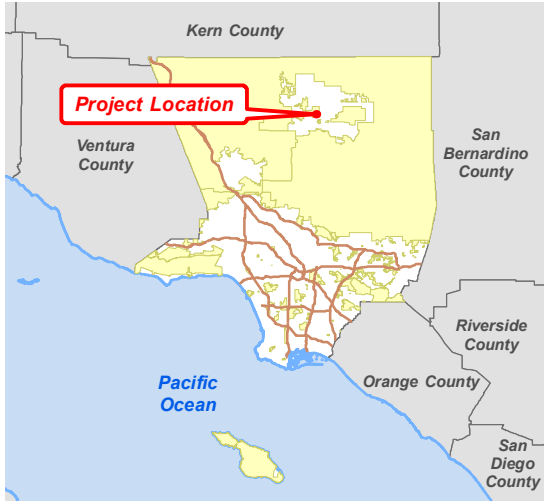
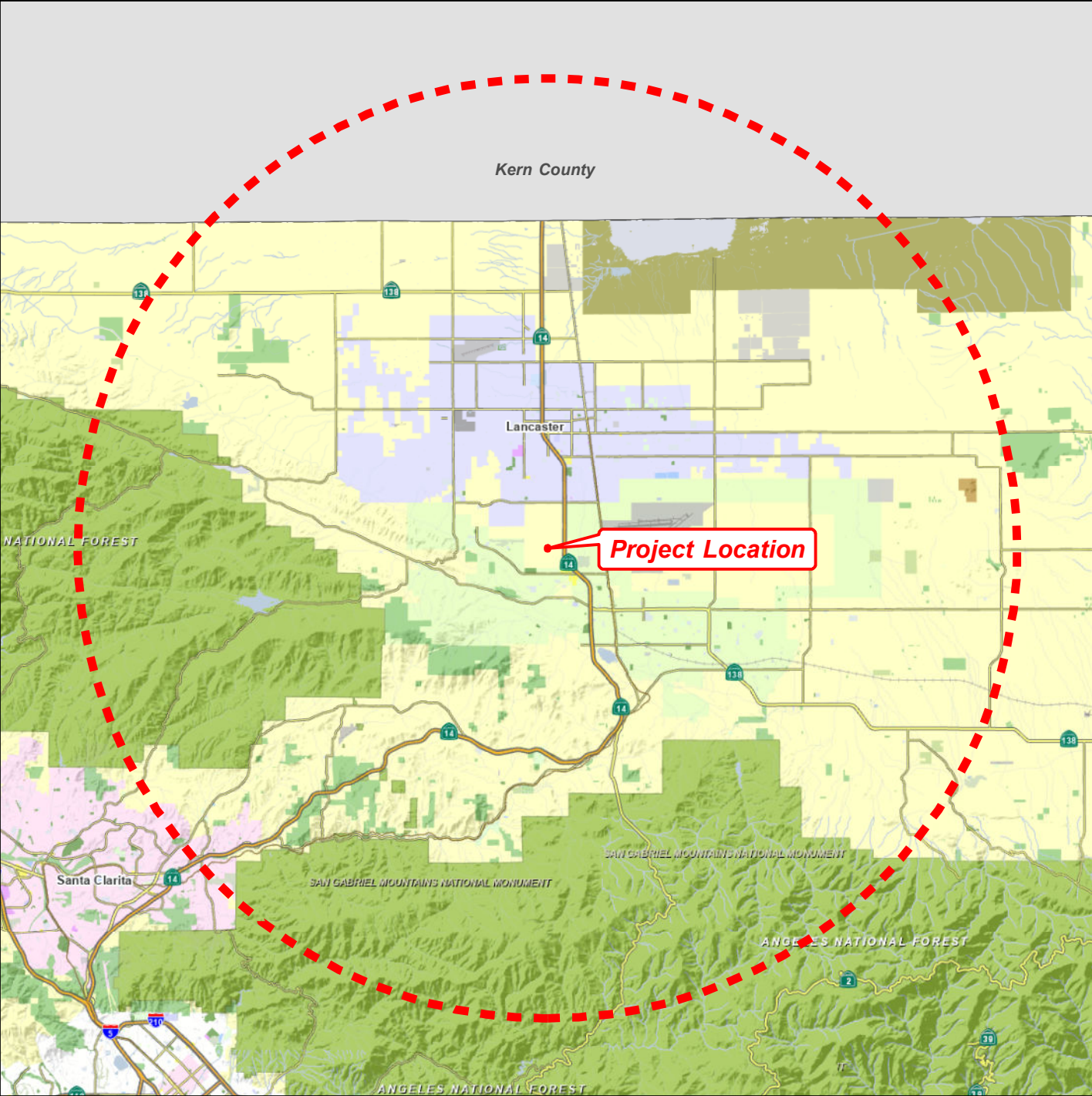
LAND USE MAP

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000060

CUP RPPL2023004807



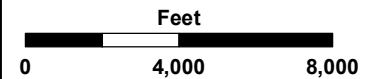
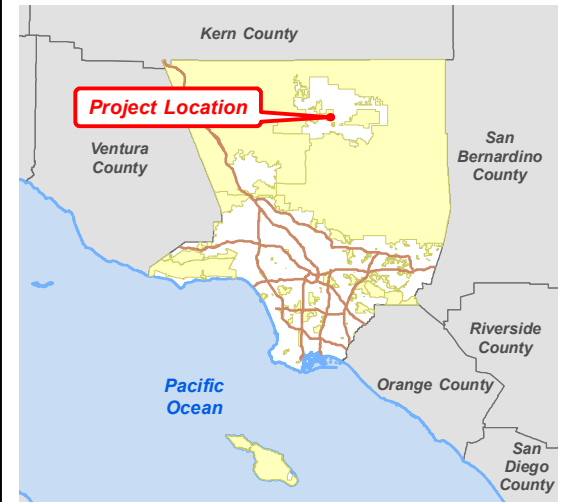
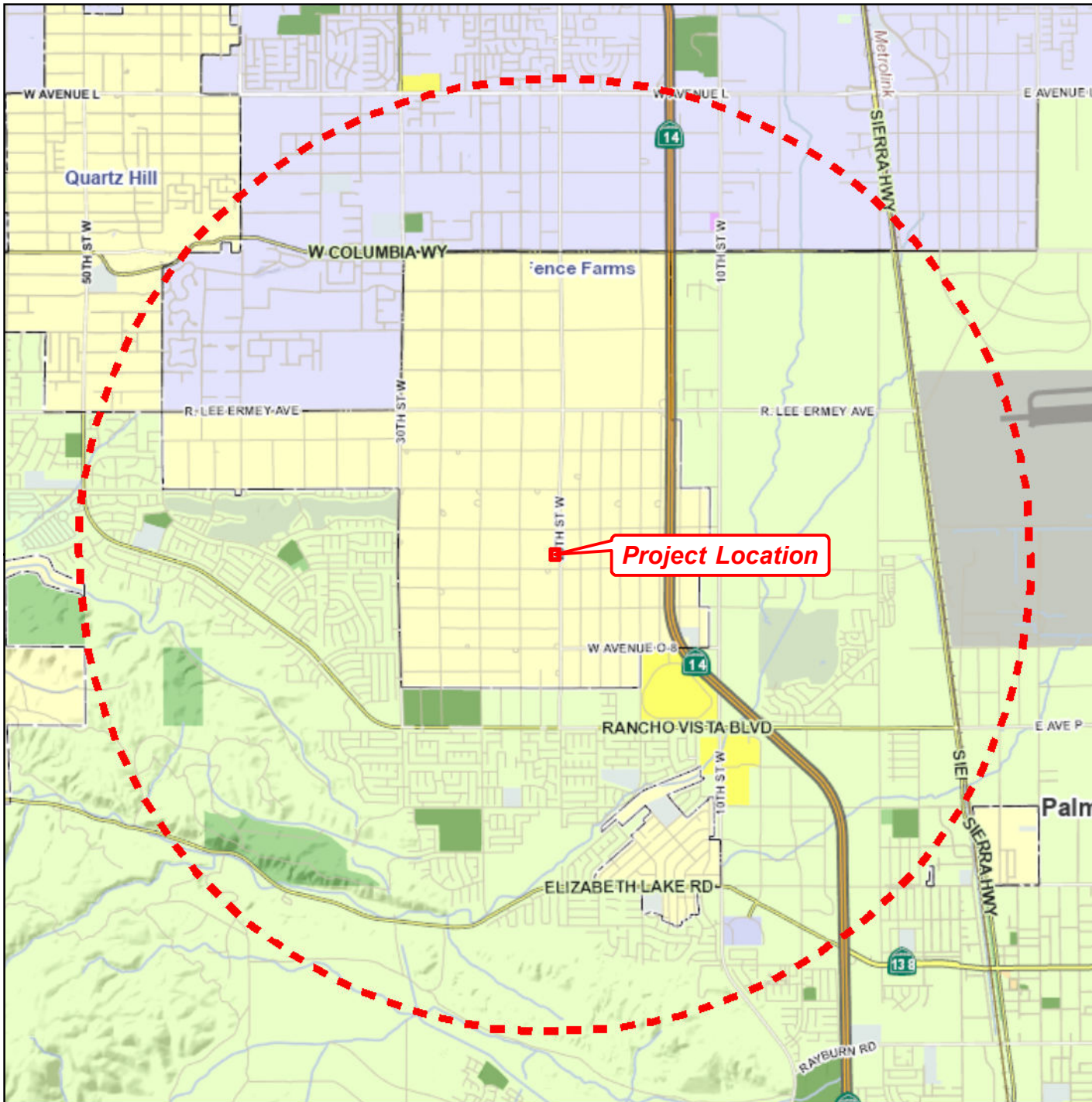
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000060

CUP RPPL2023004807



LA COUNTY
PLANNING

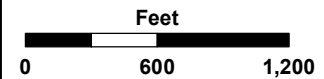
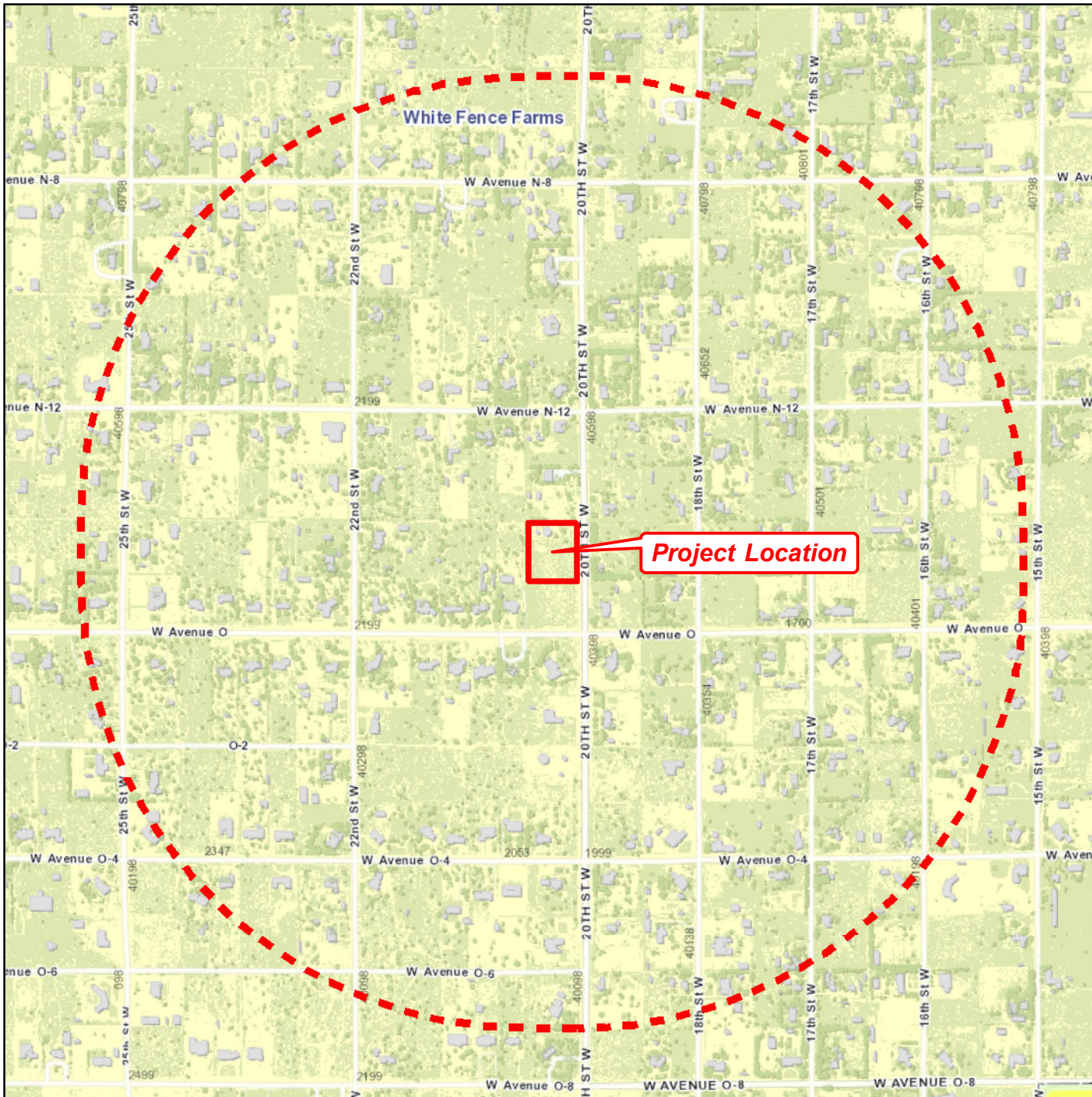
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000060

CUP RPPL2023004807



LA COUNTY
PLANNING

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



AERIAL IMAGERY

SITE-SPECIFIC MAP

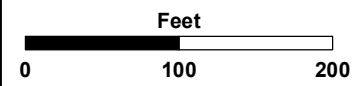
PROJECT NO. PRJ2024-000060

CUP RPPL2023004807

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

20th, St W

W Avenue O



LA COUNTY
PLANNING

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

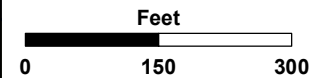
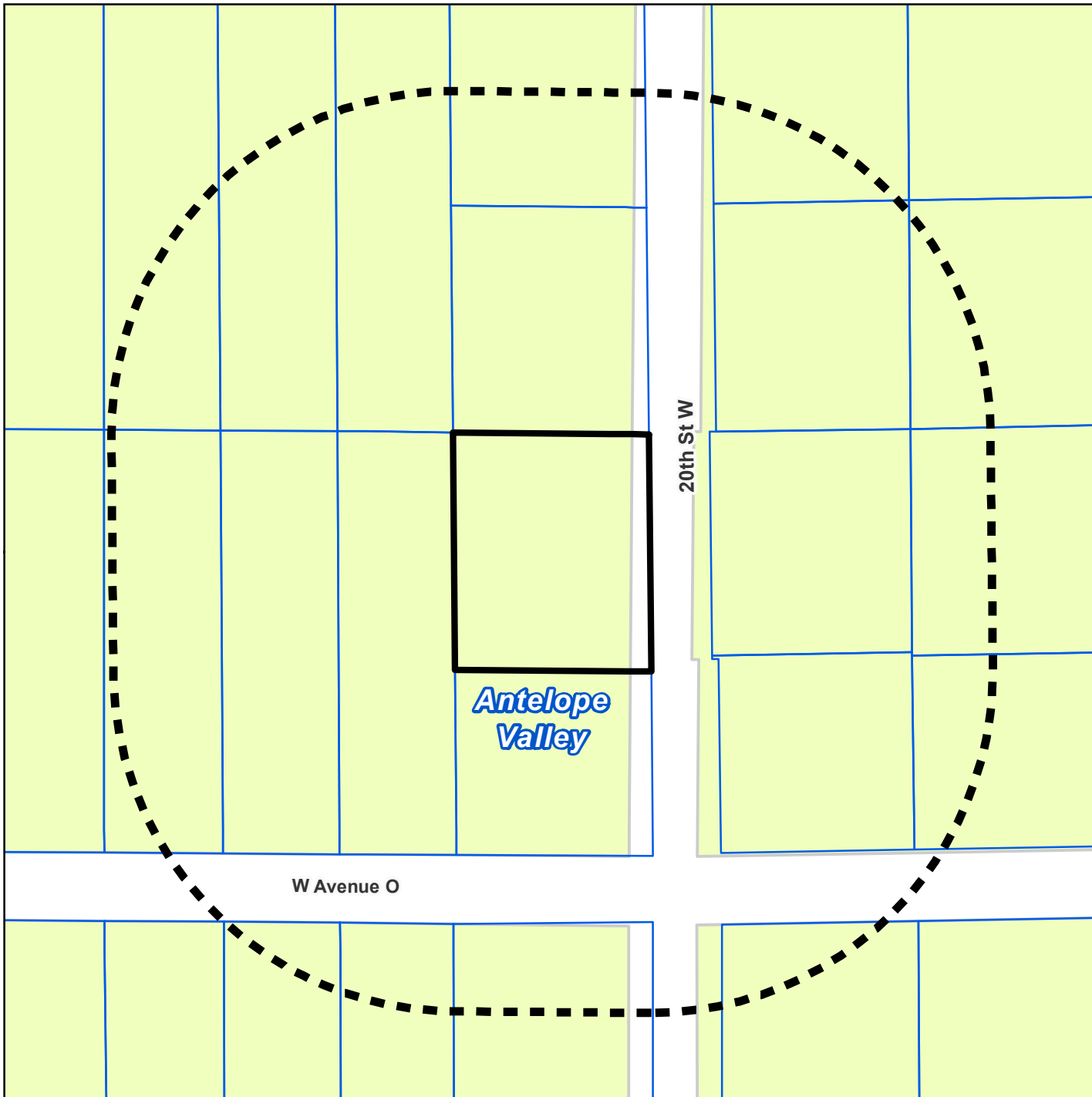
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000060

CUP RPPL2023004807

 RL2 - Rural Land 2 (1 du / 2 gross ac)



LA COUNTY
PLANNING


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

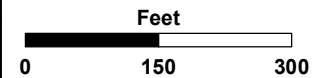
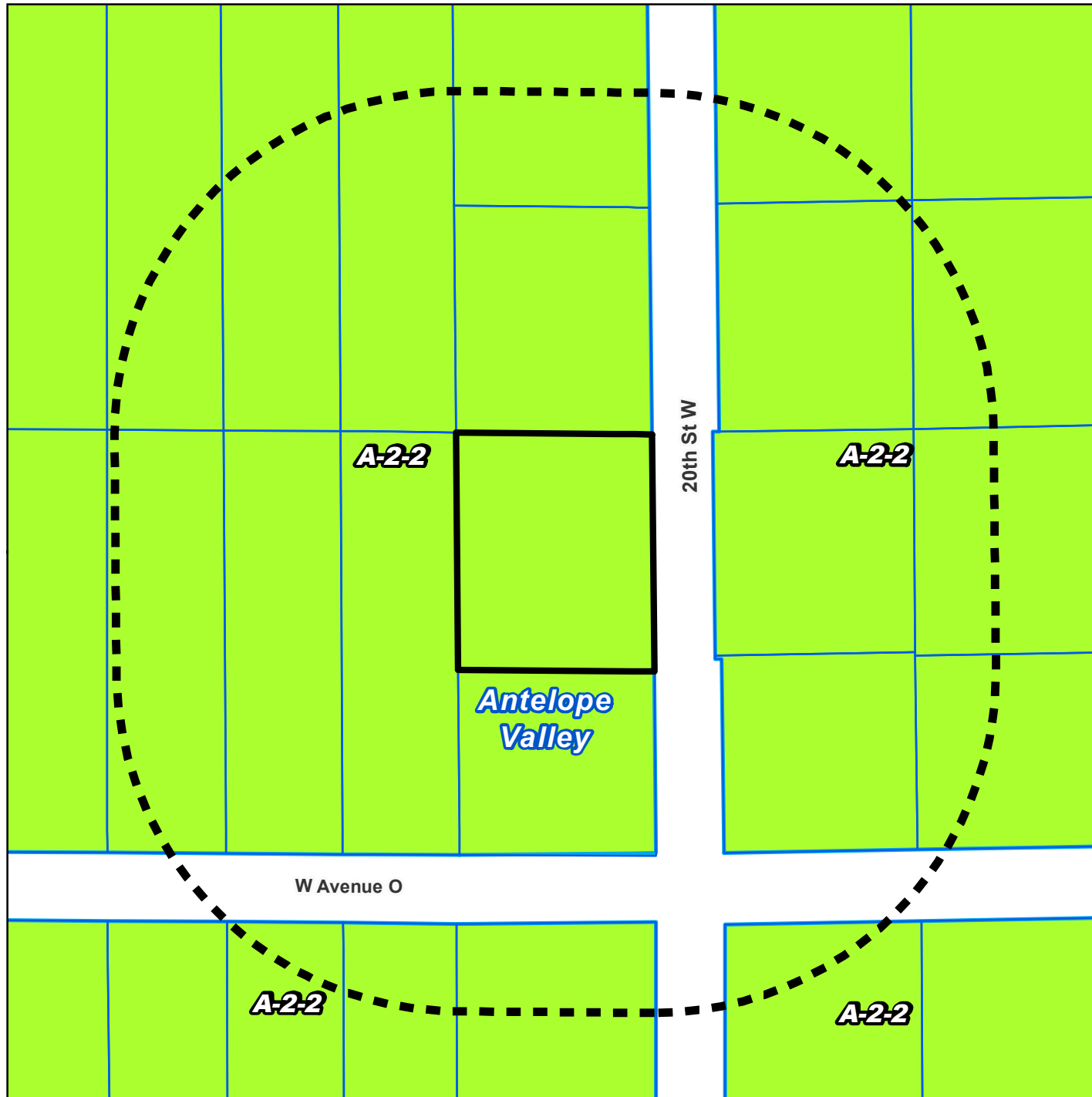
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000060

CUP RPPL2023004807

 A-2 - Heavy



LA COUNTY
PLANNING

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



ANTELOPE VALLEY

3001-018-043

3001-018-034

3001-018-035

3003-

0 39 78 Feet



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Printed: 9/24/24





Viewpoint 1

View of 20th Street W from the public right of way facing south.



Viewpoint 2

View of 20th Street W and subject property driveway from the public right of way facing north.



Viewpoint 3

View of the Project Site facing west.

A tall, slender palm tree stands prominently against a clear blue sky. The top of the tree is heavily laden with various pieces of communication equipment, including several large, rectangular panels and smaller antennas. In the foreground, a chain-link fence runs across the bottom of the frame, with some green bushes and a brick building partially visible behind it. The building has several windows and appears to be a utility or communication structure. The overall scene is captured from a low angle, looking up at the tree.

Viewpoint 4

View of the Project Site and existing monopalm from the public right of way facing west.



Viewpoint 5

View of the adjacent Water District tanks and equipment and existing monopalm.



SV00570A

LATITUDE/LONGITUDE: 34.6180, -118.1660
ADDRESS: 2023 WEST AVE "O", PALMDALE, CA 93551

COVERAGE PREDICTIONS

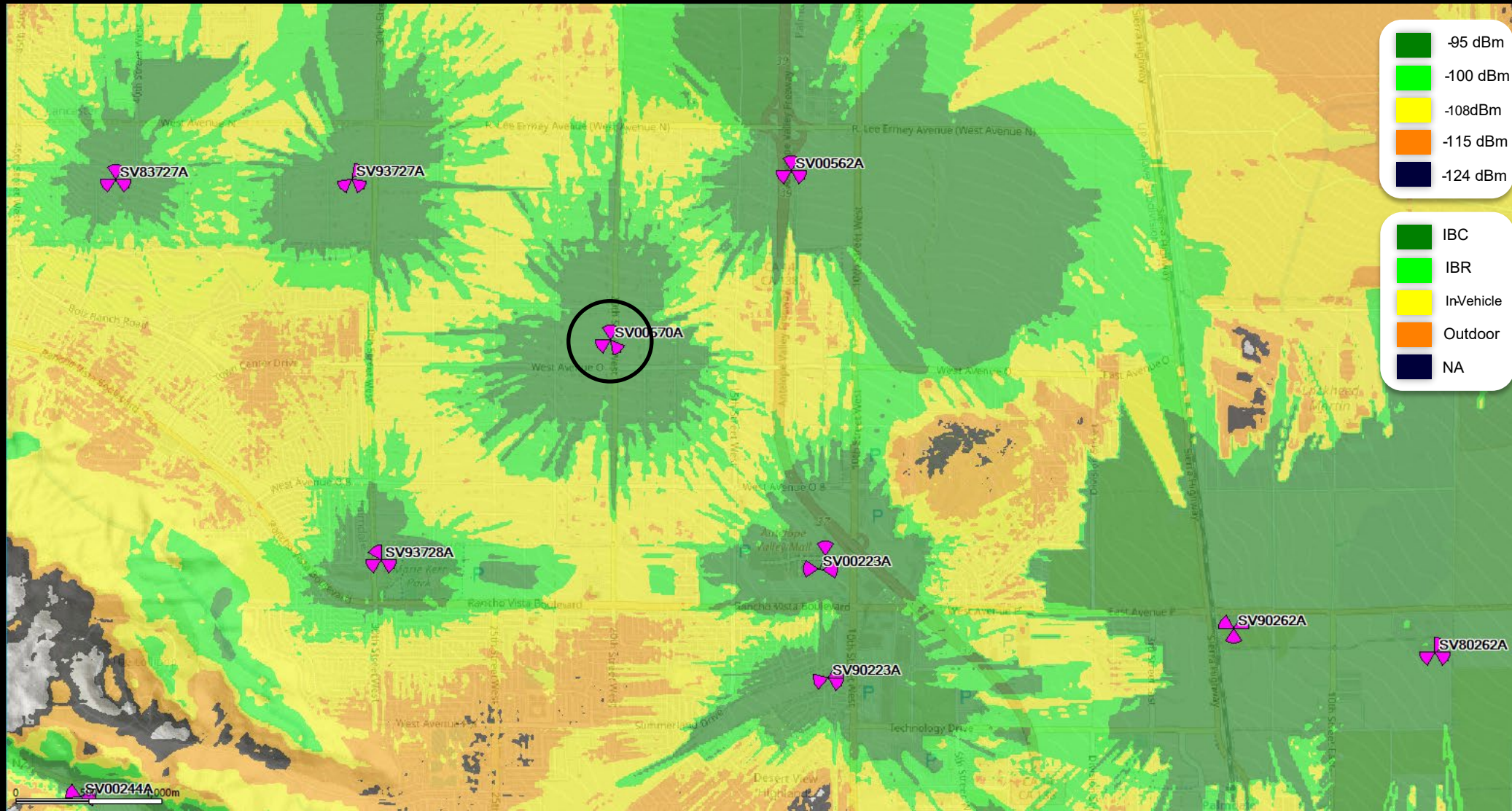
10/12/2023

MAGENTA BUILT. NETWORK INSPIRED.

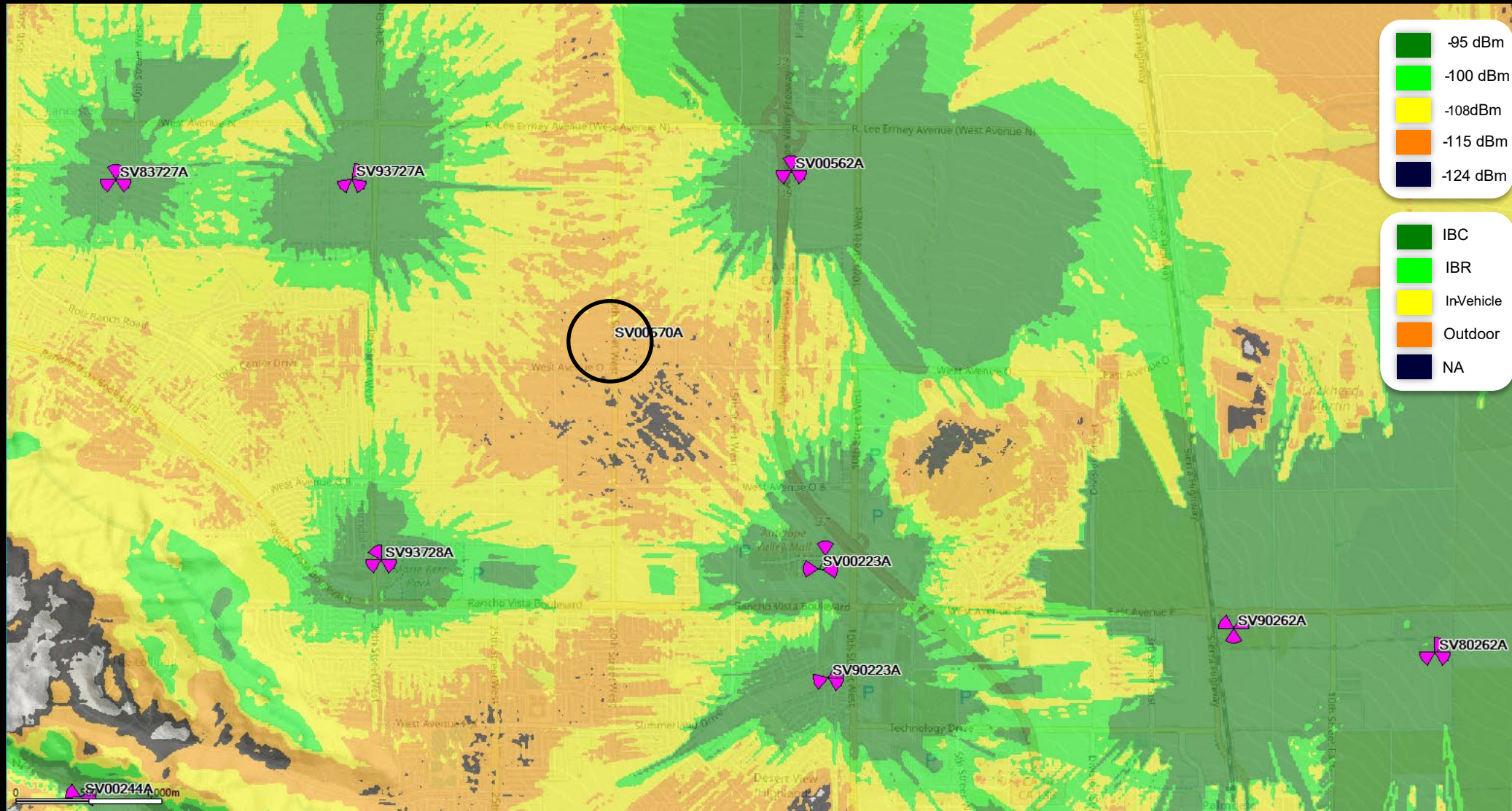
T-Mobile Confidential



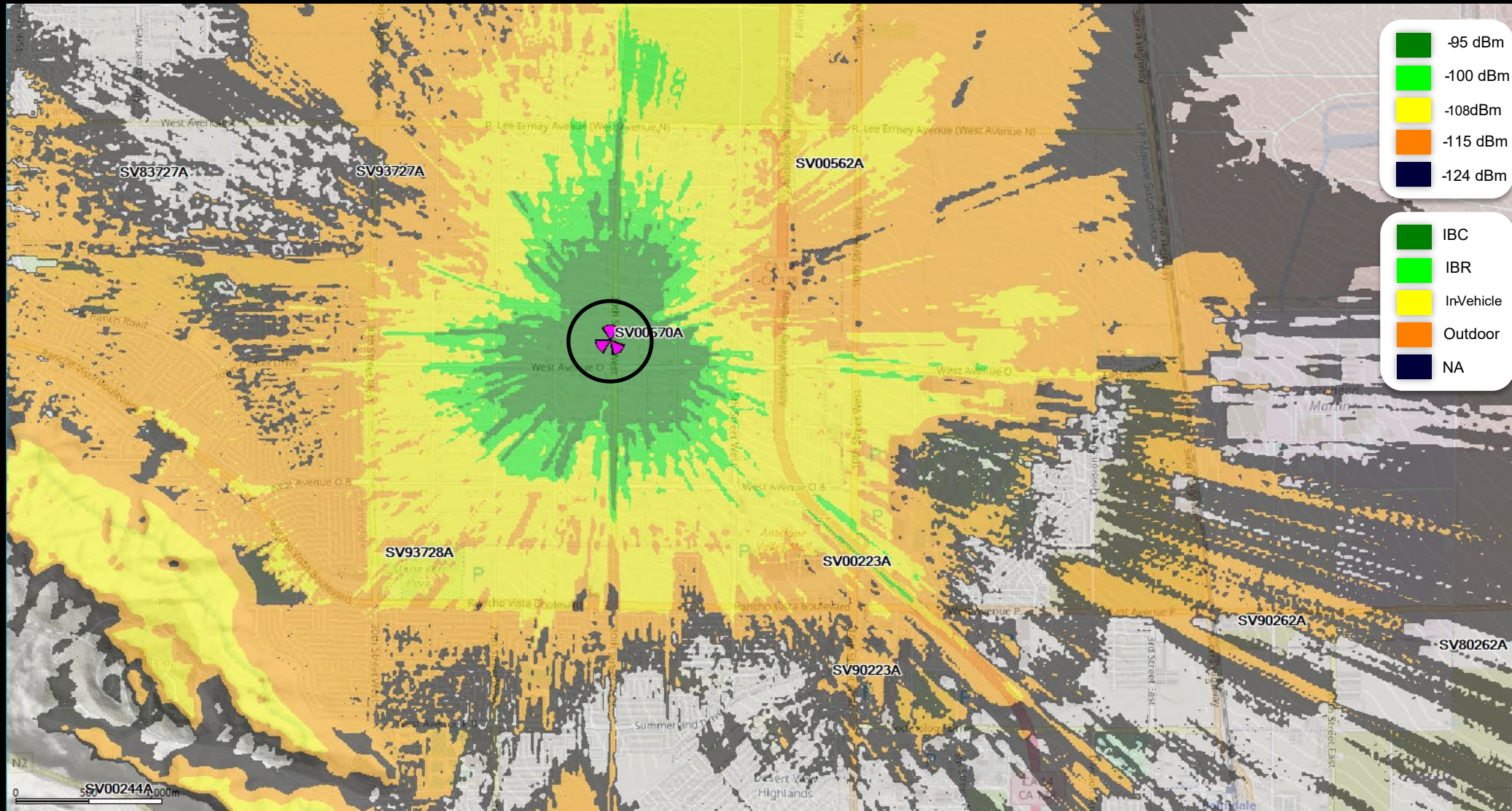
COVERAGE – ALL



COVERAGE – ALL EXCEPT SV00570A



COVERAGE – SV00570A ONLY



MAGENTA BUILT. NETWORK INSPIRED.



EXISTING



PROPOSED

LOOKING NORTHEAST FROM W AVENUE O

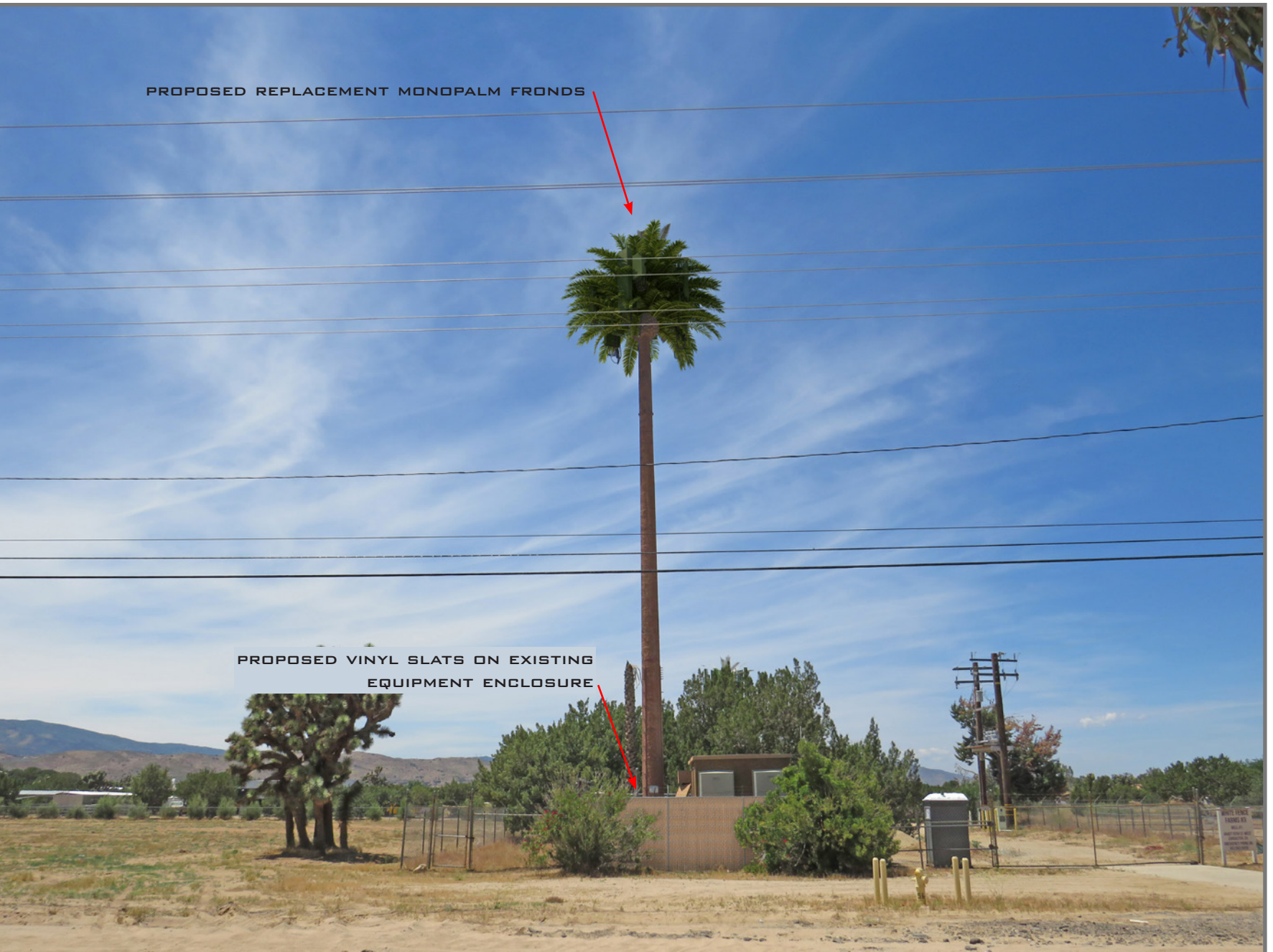


EXISTING



PROPOSED

LOOKING SOUTHWEST FROM 20TH STREET W



LOOKING WEST FROM 20TH STREET W