

REPORT TO THE HEARING OFFICER

DATE ISSUED: December 4, 2025

HEARING DATE: December 16, 2025 **AGENDA ITEM:** 10

PROJECT NUMBER: PRJ2025-000276-(3)

PERMIT NUMBER(S): Conditional Use Permit RPPL2025000384

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 24480 Saddle Peak Rd (APN: 4453-018-019)

OWNER: Saddle Peak Communications

APPLICANT: Tammy Hamilton

CASE PLANNER: William Chen, AICP, Senior Regional Planner
wchen@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-000276-(3), Conditional Use Permit Number (“CUP”) RPPL2025000384, 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 motion:

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(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025000384 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the continued operation of an existing wireless communications facility (“WCF”) in the R-C-20 (Rural Coastal) Zone, pursuant to County Code Section 22.44.1750 but processed based upon the prior entitled zoning designation of A-1

(Light Agricultural), pursuant to County Code Section 22.16.030. This is further explained below.

B. Project

The request is the continued operation of an existing WCF located within a 3,900 sq. ft. lease area (“Project Site”) that is enclosed by a 6 ft. high chain link fence. The Project Site is located on 5.6-acre parcel which contains a total of five (5) distinct WCF lease areas.

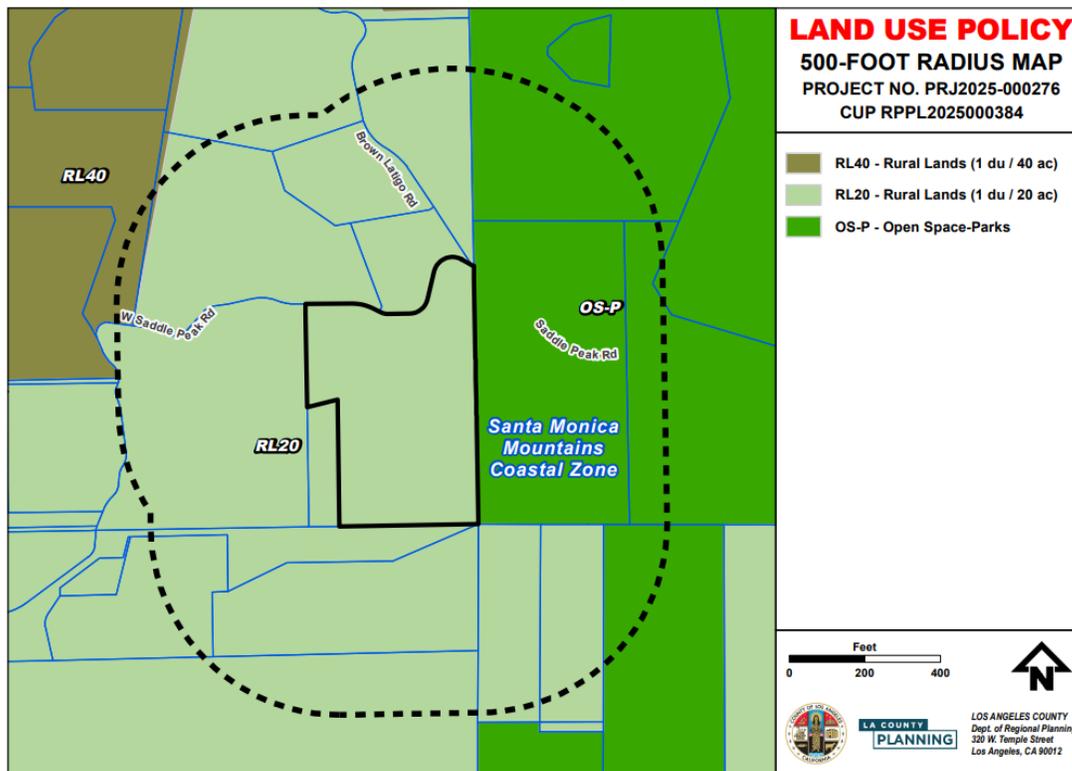
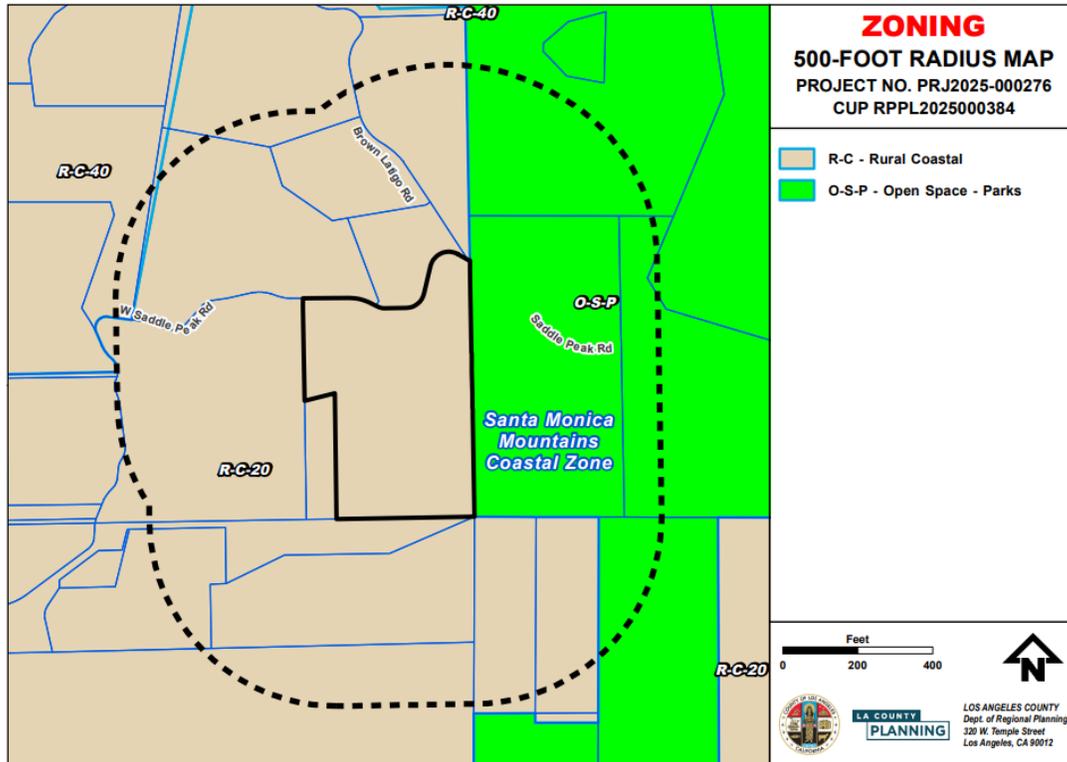
No new construction or modification of the WCF is proposed. The Project Site is comprised of two (2) existing transmission towers measuring 80-feet and 61-feet in height, two (2) existing equipment shelters, and one (1) existing liquefied petroleum gas tank (“LPG”). The existing equipment shelters are both approximately 1,030 sq. ft. in area and approximately 12 ft. in height. The Project Site also contains two (2) existing equipment cabinets, two (2) existing antennae, one (1) existing emergency generator, one (1) existing 120-gallon LPG tank measuring 3 ft. 6 in. by 3 ft. 6 in., and an existing equipment pad measuring 10 ft. by 13 ft.

The Project is not subject to the provisions of the Wireless Ordinance, pursuant to Section 22.140.760 as the Project was filed prior to the effective date and the applicability does not include properties within the Coastal Zone.

SUBJECT PROPERTY AND SURROUNDINGS

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

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



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20140055	R-C-20	10/10/2014
10754	A-1-1	9/25/1973
7310	A-1-1	3/11/1958
7076	M-3 (Unlimited)	12/26/1956

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2019005849	Modify T-mobile antennas on existing WCF	October 09, 2019
RCUP-200900006	Continued operation of existing WCF with modification.	July 20, 2010
CUP 92090	Continued operation of existing unmanned WCF.	August 17, 1992
CUP 1923	Continued operation existing unmanned WCF and construction of a second tower.	January 13, 1982
CUP 840	Establish a new WCF.	March 24, 1976

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
04-0026762	CUP expiration	Closed
04-0026761	CUP expiration	Closed

ANALYSIS

A. Land Use Compatibility

The Project is designated as RL20 (Rural Lands 20 – one dwelling unit per 20 acres) which consists of rolling hills, steep slopes, and remote mountain lands with difficult or no access. This land use designation allows telecommunications facilities as a permitted use, which is what the Project consists of. The development area occupies only a limited portion of the overall parcel and proposes no expansion.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is located on an otherwise undeveloped and vacant land with no residential development within the vicinity. The existing wireless facility has been in operation since 1973. The Project is not located near residential uses and the closest development in proximity area are identically the same WCF uses.

C. Design Compatibility

The Project maintains its aesthetic appearance in an otherwise remote area surrounded by undeveloped, vacant land parcels. Alternative design considerations such as faux trees

or water tower structures would result in greater intrusive visual impacts due to the current height along with the lack of similar features within vicinity of the Project Site. While the Project remains located within a significant ridgeline, the Project proposes no design alteration which deviates from what was previously entitled. Since the request is to continue operations without alteration, there is no new development impact being introduced and therefore not subject to the Santa Monica Mountains Local Implementation Program development standards.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Monica Mountains Land Use Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. The scope of the project falls outside of the applicability of the Inclusionary Zoning Ordinance which became effective on December 10, 2020 because the Project is not residential in nature. 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 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 is a request to continue operations of an existing WCF without new modification beyond previously approved development. Exceptions to the Class 1 Exemption are not applicable. The Project does not generate cumulative impacts because this is an existing use. The Project does not generate significant effect because this is an existing use. The Project does not damage scenic resources because this is an existing use. The Project will not be a hazardous waste site. The Project will not cause substantial adverse change to historical resources because this is an existing use. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a correspondence dated June 18, 2025, indicated that the Project did not require review.
2. The Fire Department, in a letter dated June 27, 2025, recommended that the Project proceed to public hearing with no conditions.

3. The Public Health Department, in a letter dated July 14, 2025, recommended that the Project proceed to public hearing with no conditions of approval.
4. The Parks and Recreation Department, via EPIC LA workflow on June 18, 2025, recommended that the Project proceed to public hearing with no conditions.

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: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

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



SITE NAME: MALIBU (SADDLE PEAK)
SITE TYPE: SELF-SUPPORT TOWER
TOWER HEIGHT: 61'-0"

BUSINESS UNIT #: 870681
SITE ADDRESS: 24574 W. SADDLE PEAK RD
 MALIBU, CA 90265
COUNTY: LOS ANGELES
JURISDICTION: COUNTY OF LOS ANGELES

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109



BU #: 870681
MALIBU (SADDLE PEAK)
 24574 W. SADDLE PEAK RD
 MALIBU, CA 90265
 EXISTING 61'-0" SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/13/24	NP	CUP RENEWAL	JD

SITE INFORMATION

CROWN CASTLE USA INC. MALIBU (SADDLE PEAK)
 SITE NAME:
 SITE ADDRESS: 24574 W. SADDLE PEAK RD
 MALIBU, CA 90265
 COUNTY: LOS ANGELES
 MAP/PARCEL #: 4453-018-019
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 34° 04' 32.1708" N (33.075603)
 LONGITUDE: 118° 39' 34.47" W (-118.659575)
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 2791'
 CURRENT ZONING: R-C-20
 JURISDICTION: COUNTY OF LOS ANGELES
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: IIB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 PROPERTY OWNER: SADDLE PEAK COMMUNICATION
 50 HALL LANE
 CLANCY, MT 59634
 TOWER OWNER/APPLICANT: CROWN CASTLE
 200 SPECTRUM CENTER DRIVE,
 SUITE 1700 & 1800
 IRVINE, CA 92618
 ELECTRIC PROVIDER: SOUTHERN CALIFORNIA EDISON
 800-445-6555
 TELCO PROVIDER: VERIZON
 800-483-2000

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE

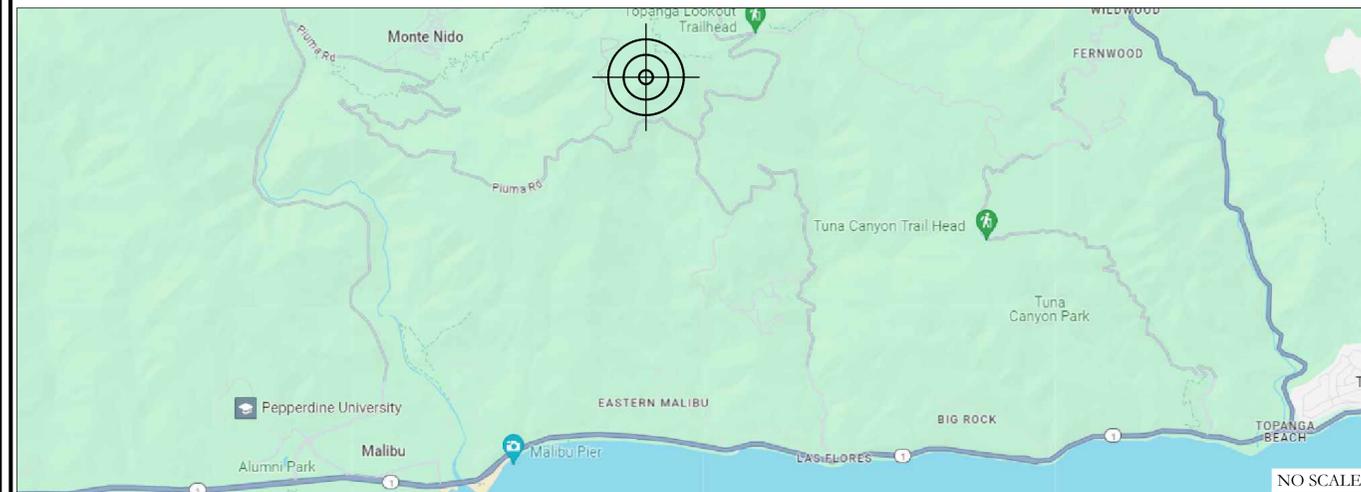
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.
 • NO CHANGES ARE PROPOSED TO THE PROJECT.

NOTE:
 PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

LOCATION MAP



GET ON CA-1 N/S SEPULVEDA BLVD FROM WORLD WAY, EAST WAY AND WORLD WAY 1.1 MI/ HEAD WEST ON WORLD WAY 0.2 MI/ SLIGHT LEFT ONTO EAST WAY 0.2 MI/ USE ANY LANE TO TURN SLIGHTLY LEFT ONTO WORLD WAY 0.2 MI/ USE THE LEFT LANE TO TAKE THE EXIT TOWARD CA-1 N/SEPULVEDA BLVD 335 FT/ KEEP LEFT AT THE FORK TO CONTINUE TOWARD CENTER WAY 121 FT/ TAKE THE EXIT TOWARD CA-1 N/SEPULVEDA BLVD 0.2 MI/ USE THE RIGHT LANE TO TURN LEFT ONTO CENTER WAY 413 FT/ CONTINUE ONTO W CENTURY BLVD 0.1 MI/ USE THE RIGHT LANE TO TAKE THE RAMP ONTO CA-1 N/S SEPULVEDA BLVD 0.1 MI/ MERGE ONTO CA-1 N/S SEPULVEDA BLVD 0.5 MI/ GET ON I-405 N IN CULVER CITY 4.9 MI/ USE THE RIGHT 3 LANES TO TURN SLIGHTLY RIGHT ONTO S SEPULVEDA BLVD/PASS BY IHOP (ON THE RIGHT IN 0.6 MI) 4.7 MI/ TURN LEFT TO MERGE ONTO I-405 N 0.1 MI/ TAKE I-10 W AND CA-1 N TO LAS FLORES CANYON RD IN MALIBU 14.5 MI/ MERGE ONTO I-405 N 1.2 MI/ USE THE 2ND FROM THE RIGHT LANE TO TAKE THE EXIT TOWARD I-10 W/MAY BE CLOSED AT CERTAIN TIMES OR DAYS 0.1 MI/ USE THE LEFT LANE TO MERGE ONTO I-10 W VIA THE RAMP TO WEST SANTA MONICA/PARTS OF THIS ROAD MAY BE CLOSED AT CERTAIN TIMES 3.9 MI/ CONTINUE ONTO CA-1 N 9.2 MI/ CONTINUE ON LAS FLORES CANYON RD TO YOUR DESTINATION 5.9 MI/ TURN RIGHT ONTO LAS FLORES CANYON RD 3.4 MI/ TURN RIGHT ONTO RAMBLA PACIFICO ST 0.6 MI/ CONTINUE ONTO PIUMA RD 1.0 MI/ SHARP RIGHT ONTO W SADDLE PEAK RD/RESTRICTED USAGE ROAD 0.2 MI/ KEEP RIGHT TO STAY ON W SADDLE PEAK RD/RESTRICTED USAGE ROAD 282 FT/ TURN LEFT TO STAY ON W SADDLE PEAK RD/RESTRICTED USAGE ROAD 0.3 MI/ TURN RIGHT TO STAY ON W SADDLE PEAK RD/RESTRICTED USAGE ROAD 0.2 MI/ CONTINUE STRAIGHT/RESTRICTED USAGE ROAD/DESTINATION WILL BE ON THE LEFT 495 FT

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS 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:

CODE TYPE	CODE
BUILDING	2022 CBC (2018 IBC W/AMMENDMENTS)
MECHANICAL	2022 CMC (2018 IMC W/AMMENDMENTS)
ELECTRICAL	2022 CEC (2017 NEC W/AMMENDMENTS)
FIRE	2022 CFC (2018 IFC W/AMMENDMENTS)

PROJECT TEAM

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD, SUITE 102
 MESA, AZ 85215
 WIRELESS@TELCYTE.COM
 CROWN CASTLE USA INC. DISTRICT CONTACTS:
 200 SPECTRUM CENTER DRIVE,
 SUITE 1700 & 1800
 IRVINE, CA 92618
 JIM LEE
 949-930-4360
 JIMLEE@CROWNCastle.COM

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 NUMBER: **T-1** REVISION: **0**



SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

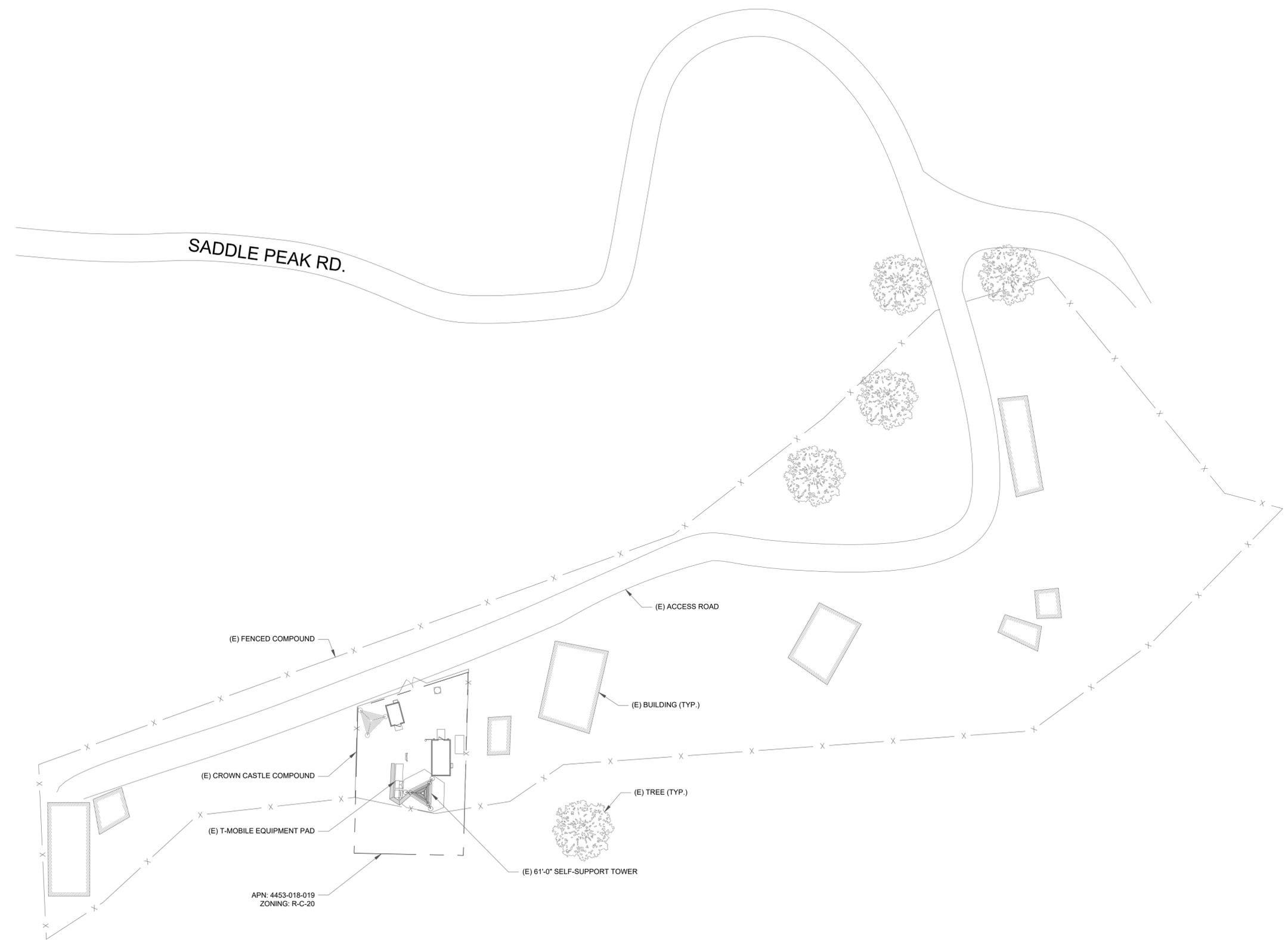
BU #: 870681
MALIBU (SADDLE PEAK)
 24574 W. SADDLE PEAK RD
 MALIBU, CA 90265
 EXISTING 61'-0" SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/13/24	NP	CUP RENEWAL	JD

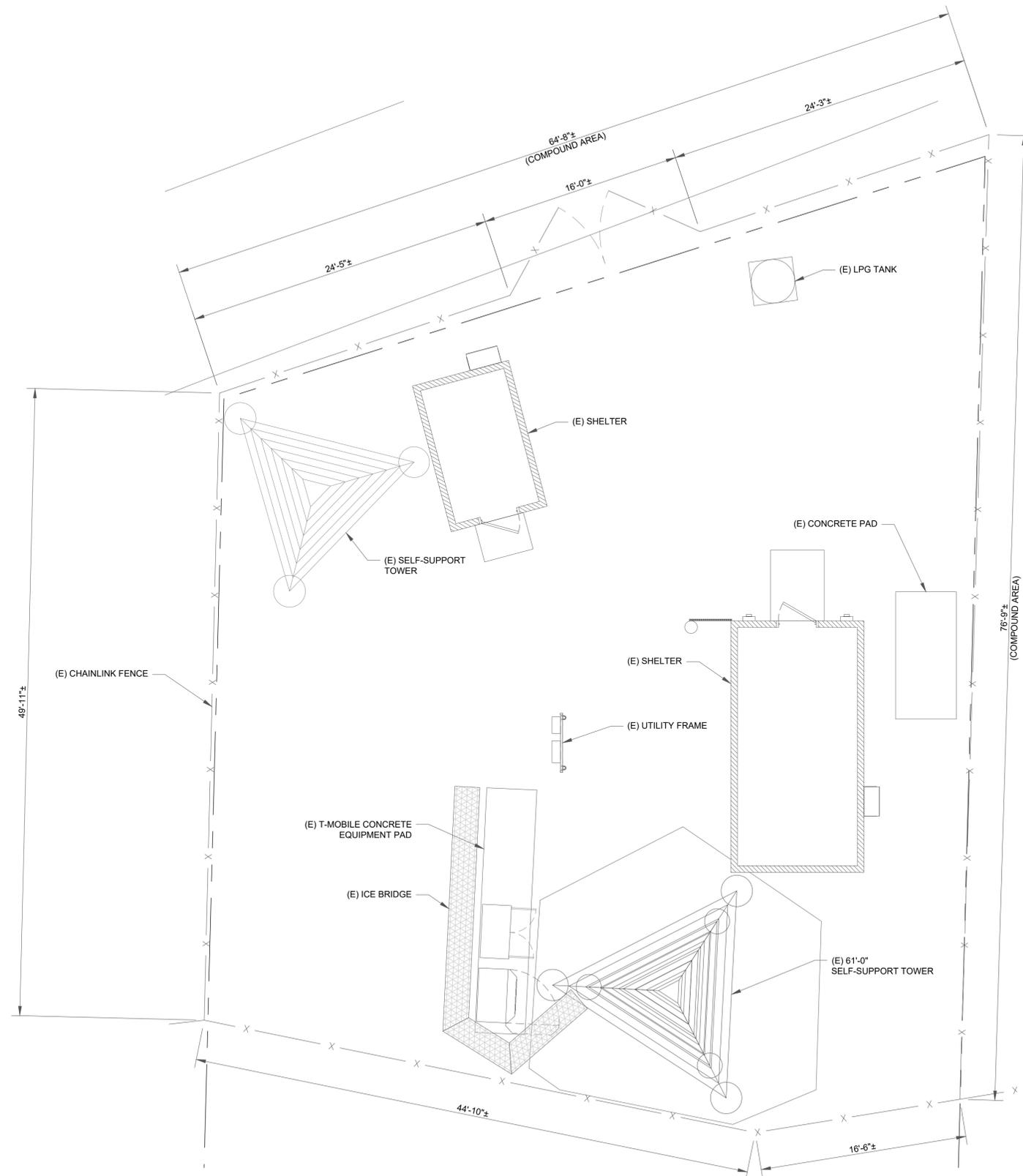
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1.1** REVISION: **0**



1 OVERALL SITE PLAN
 SCALE: 1"=30'-0" (FULL SIZE)
 1"=60'-0" (11x17)





1 SITE PLAN
 SCALE: 3/16"=1'-0" (FULL SIZE)
 3/32"=1'-0" (11x17)



JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

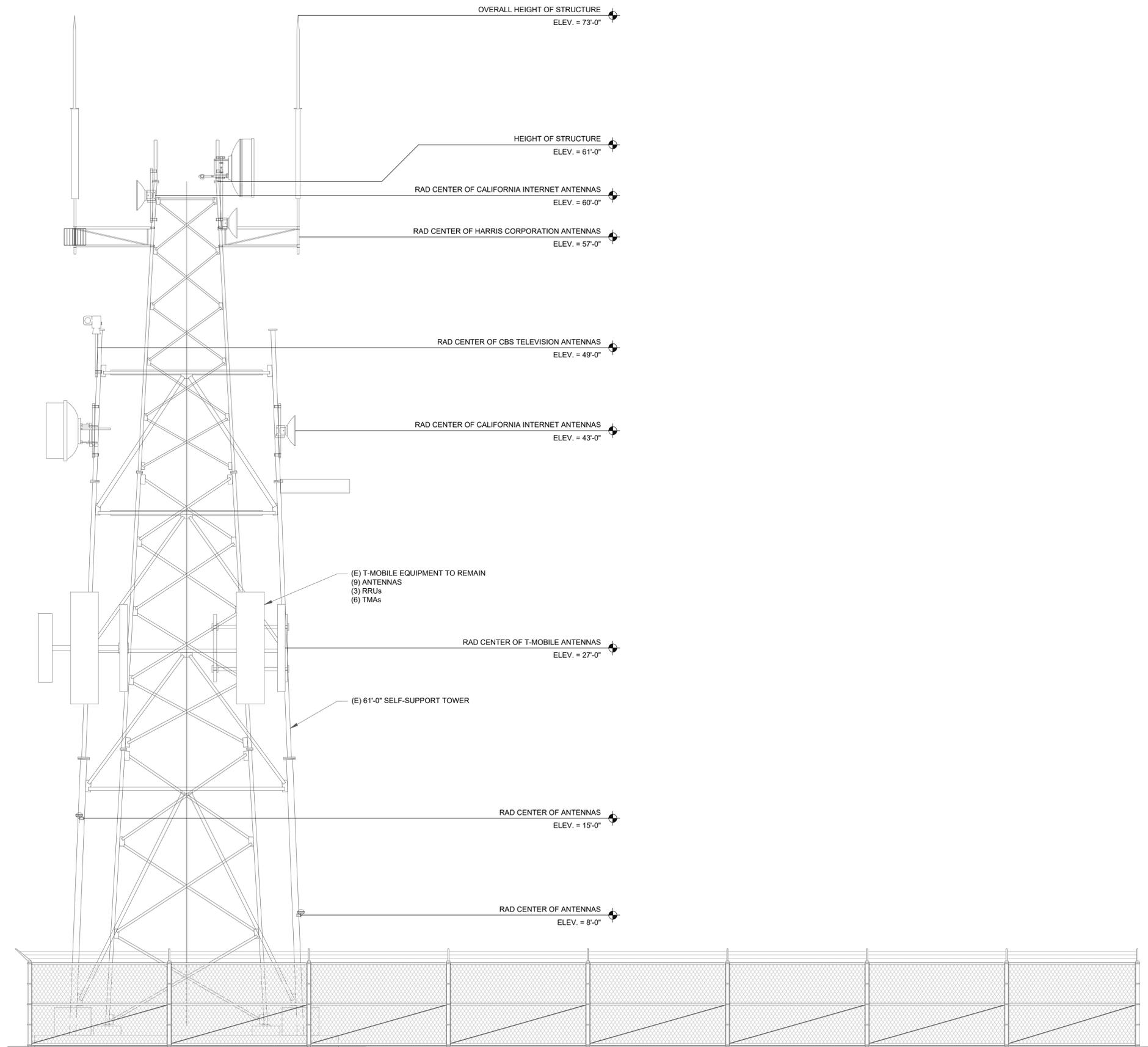
BU #: 870681
MALIBU (SADDLE PEAK)
 24574 W. SADDLE PEAK RD
 MALIBU, CA 90265
 EXISTING 61'-0" SELF-SUPPORT
 TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/13/24	NP	CUP RENEWAL	JD

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 NUMBER: **C-1.2** REVISION: **0**



1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870681
MALIBU (SADDLE PEAK)
24574 W. SADDLE PEAK RD
MALIBU, CA 90265
EXISTING 61'-0" SELF-SUPPORT
TOWER

ISSUED FOR:

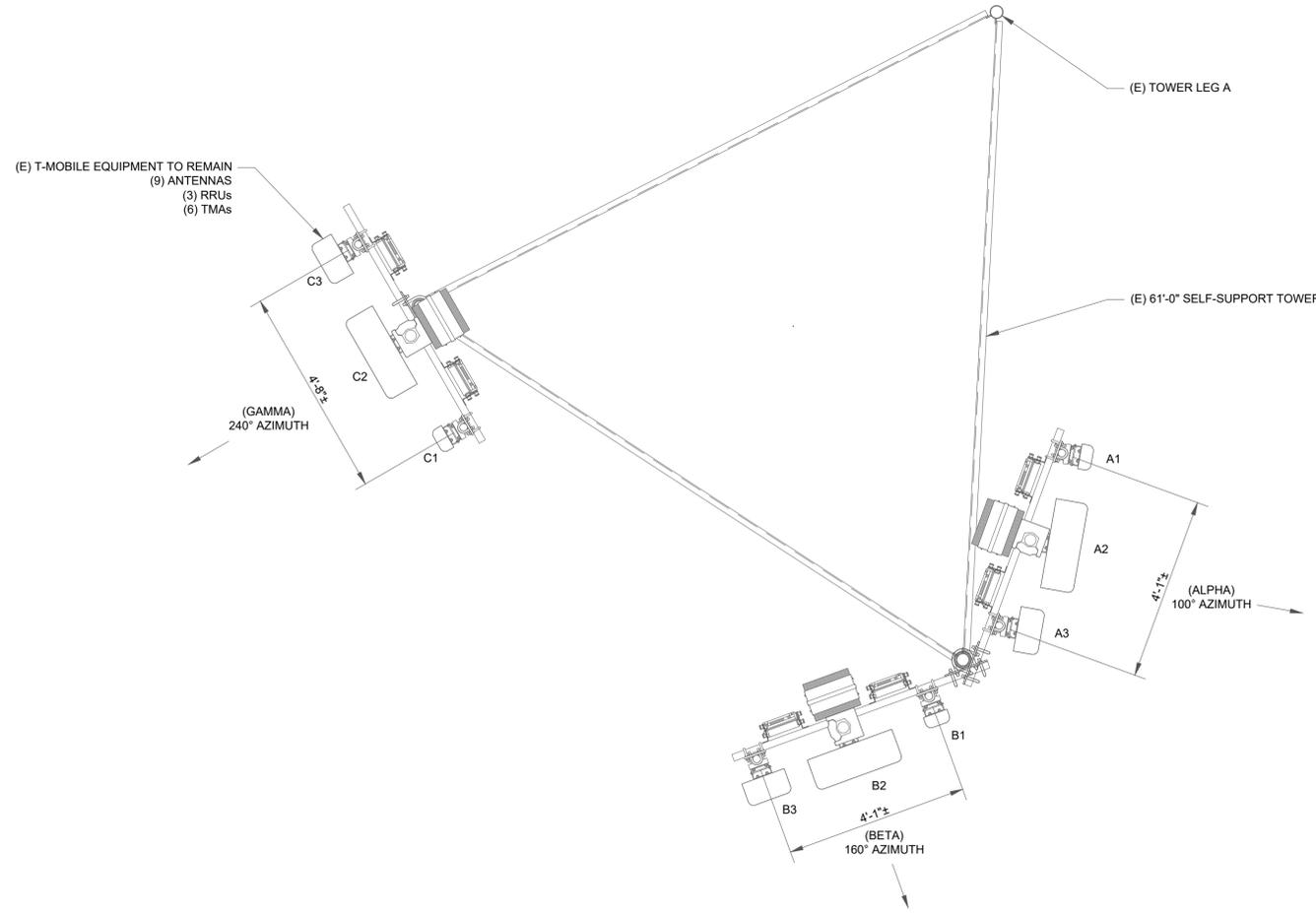
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/13/24	NP	CUP RENEWAL	JD

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 NUMBER: **C-2** REVISION: **0**

T-MOBILE EQUIPMENT SCHEDULE

ALPHA															
POSITION	ANTENNA					RADIO			TMA		SURGE PROTECTION		CABLES		
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	T-MOBILE	(E) ANDREW TMBXX-6516-A2M	100°	27'-0"	-	-	-	-	-	-	-	1	(E) HYBRID	6x12	30M
A1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	100°	27'-0"	1	(E) RRU 4449 B12/B71	TOWER	-	-	-	-	-	-	-	-
A1	T-MOBILE	(E) RFS/CELWAVE TMBX-6516-R2M	100°	27'-0"	-	-	-	-	-	-	-	4	(E) COAX	7/8"	77'-0"
BETA															
B1	T-MOBILE	(E) ANDREW TMBXX-6516-A2M	160°	27'-0"	-	-	-	-	-	-	-	-	-	-	-
B1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	160°	27'-0"	1	(E) RRU 4449 B12/B71	TOWER	-	-	-	-	-	-	-	-
B1	T-MOBILE	(E) RFS/CELWAVE TMBX-6516-R2M	160°	27'-0"	-	-	-	-	-	-	-	4	(E) COAX	7/8"	77'-0"
GAMMA															
C1	T-MOBILE	(E) ANDREW TMBXX-6516-A2M	240°	27'-0"	-	-	-	-	-	-	-	-	-	-	-
C1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	240°	27'-0"	1	(E) RRU 4449 B12/B71	TOWER	-	-	-	-	-	-	-	-
C1	T-MOBILE	(E) RFS/CELWAVE TMBX-6516-R2M	240°	27'-0"	-	-	-	-	-	-	-	4	(E) COAX	7/8"	77'-0"



1 EXISTING T-MOBILE ANTENNA PLAN @27'-0"
SCALE: 1/2"=1'-0" (FULL SIZE) 1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870681
MALIBU (SADDLE PEAK)
24574 W. SADDLE PEAK RD
MALIBU, CA 90265
EXISTING 61'-0" SELF-SUPPORT
TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	08/13/24	NP	CUP RENEWAL	JD

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 NUMBER: C-3	REVISION: 0
-----------------------------	-----------------------



SITE NAME: MALIBU SADDLE PEAK
SITE TYPE: SELF SUPPORT
TOWER HEIGHT: 80'-0"

BUSINESS UNIT #: 870682
SITE ADDRESS: 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
COUNTY: LOS ANGELES
JURISDICTION: COUNTY OF LOS ANGELES

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: T-1
REVISION: 0

SITE INFORMATION

CROWN CASTLE USA INC. MALIBU SADDLE PEAK
 SITE NAME:
 SITE ADDRESS: 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 COUNTY: LOS ANGELES
 MAP/PARCEL #: 4453-018-019
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 34°04'32.5"N
 LONGITUDE: 118°39'34.9"W
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 2,765.0'
 CURRENT ZONING: R-C-20
 JURISDICTION: COUNTY OF LOS ANGELES
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: IIB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 PROPERTY OWNER: SDDLE PEACK COMMUNICATIONS
 50 HALL LANE
 CLANCY, MT 59634
 TOWER OWNER/APPLICANT: CROWN CASTLE
 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CA 94588
 ELECTRIC PROVIDER: TBD
 TELCO PROVIDER: TBD

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE

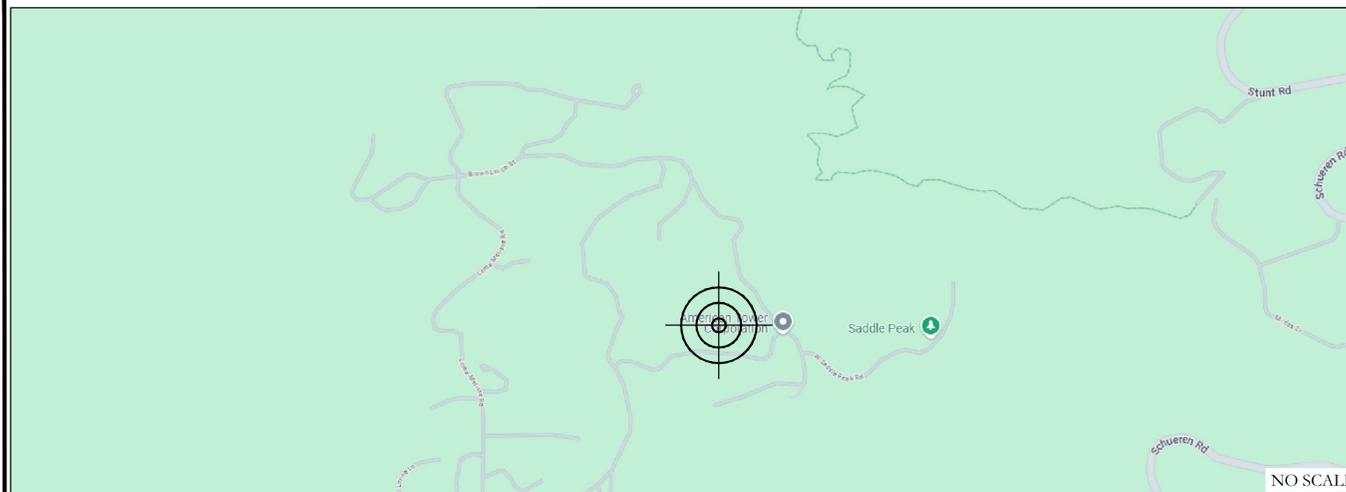
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.
 • NO CHANGES ARE PROPOSED TO THE PROJECT.

NOTE:
 PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

LOCATION MAP



(LOS ANGELES INTERNATIONAL AIRPORT ,1 WORLD WAY, LOS ANGELES, CA 90045, UNITED STATES): GET ON I-405 N FROM W CENTURY BLVD, AIRPORT BLVD AND S LA TIJERA BLVD. HEAD WEST ON WORLD WAY. SLIGHT LEFT ONTO EAST WAY. USE ANY LANE TO TURN SLIGHTLY LEFT ONTO WORLD WAY. CONTINUE STRAIGHT. USE ANY LANE TO MERGE ONTO W CENTURY BLVD VIA THE RAMP TO I-405. USE THE LEFT 2 LANES TO TURN LEFT ONTO AIRPORT BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO S LA TIJERA BLVD. TURN LEFT TO MERGE ONTO I-405 N TOWARD SANTA MONICA. CONTINUE I-405 N. TAKE CA-1 N TO LAS FLORES CANYON RD IN MALIBU. MERGE ONTO I-405 N. USE THE 2ND FROM THE RIGHT LANE TO TAKE THE EXIT TOWARD I-10 W. USE THE LEFT LANE TO MERGE ONTO I-10 W VIA THE RAMP TO WEST SANTA MONICA. CONTINUE ONTO CA-1 N. CONTINUE LAS FLORES CANYON RD TO YOUR DESTINATION. TURN RIGHT ONTO LAS FLORES CANYON RD. TURN RIGHT ONTO RAMBLA PACIFICO ST. CONTINUE ONTO PIUMA RD. SHARP RIGHT ONTO W SADDLE PEAK RD. RESTRICTED USAGE ROAD. KEEP RIGHT TO STAY ON W SADDLE PEAK RD. RESTRICTED USAGE ROAD. TURN LEFT TO STAY ON W SADDLE PEAK RD. RESTRICTED USAGE ROAD. TURN RIGHT TO STAY ON W SADDLE PEAK RD. RESTRICTED USAGE ROAD. CONTINUE STRAIGHT. RESTRICTED USAGE ROAD. TURN RIGHT, RESTRICTED USAGE ROAD DESTINATION WILL BE ON THE LEFT

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS 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:

CODE TYPE	CODE
BUILDING	2022 CBC (2022 IBC W/AMMENDMENTS)
MECHANICAL	2022 CMC (2022 IMC W/AMMENDMENTS)
ELECTRICAL	2022 CEC (2022 NEC W/AMMENDMENTS)
FIRE	2022 CFC (2022 IFC W/AMMENDMENTS)

PROJECT TEAM

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD, SUITE 102
 MESA, AZ 85215
 WIRELESS@TELCYTE.COM
 CROWN CASTLE USA INC. DISTRICT CONTACTS:
 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CA 94588
 JIM LEE
 949-930-4360
 JIM.LEE@CROWNCastle.COM



CALL CALIFORNIA ONE CALL
 (800) 227-2600
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!

SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

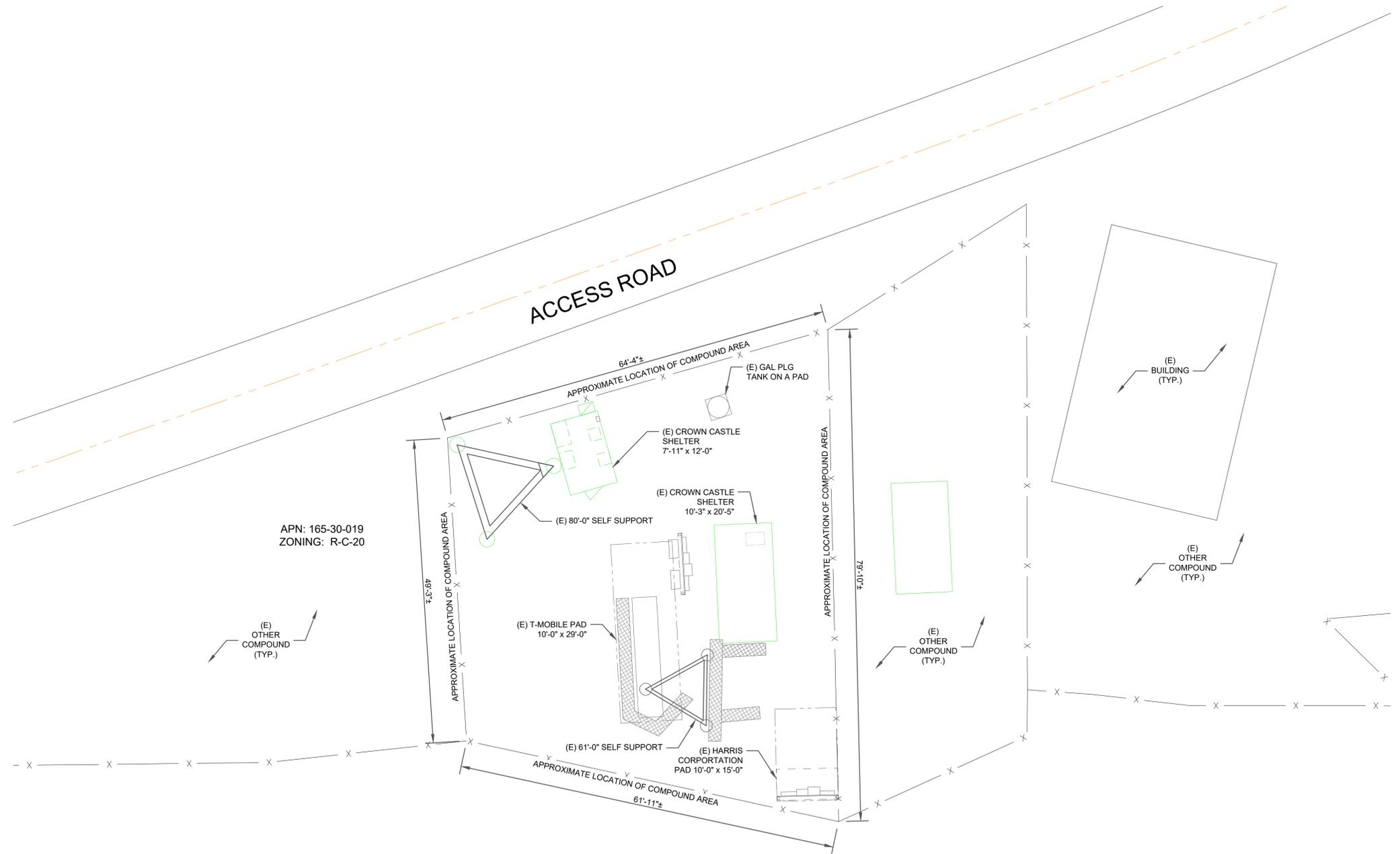
BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

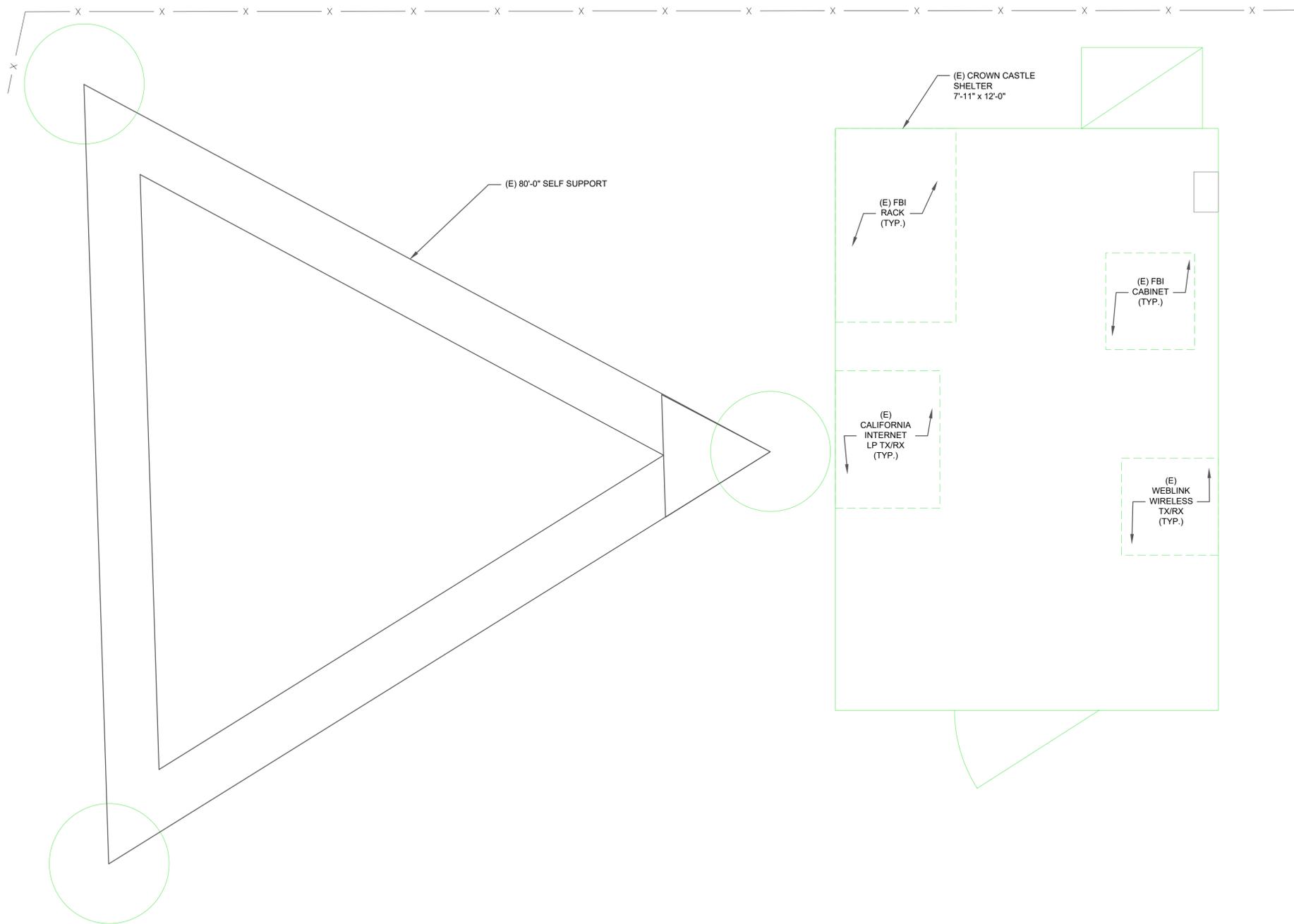
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1.1** REVISION: **0**



1 OVERALL SITE PLAN
 SCALE: 1"=10'-0" (FULL SIZE)
 1"=20'-0" (11x17)





JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

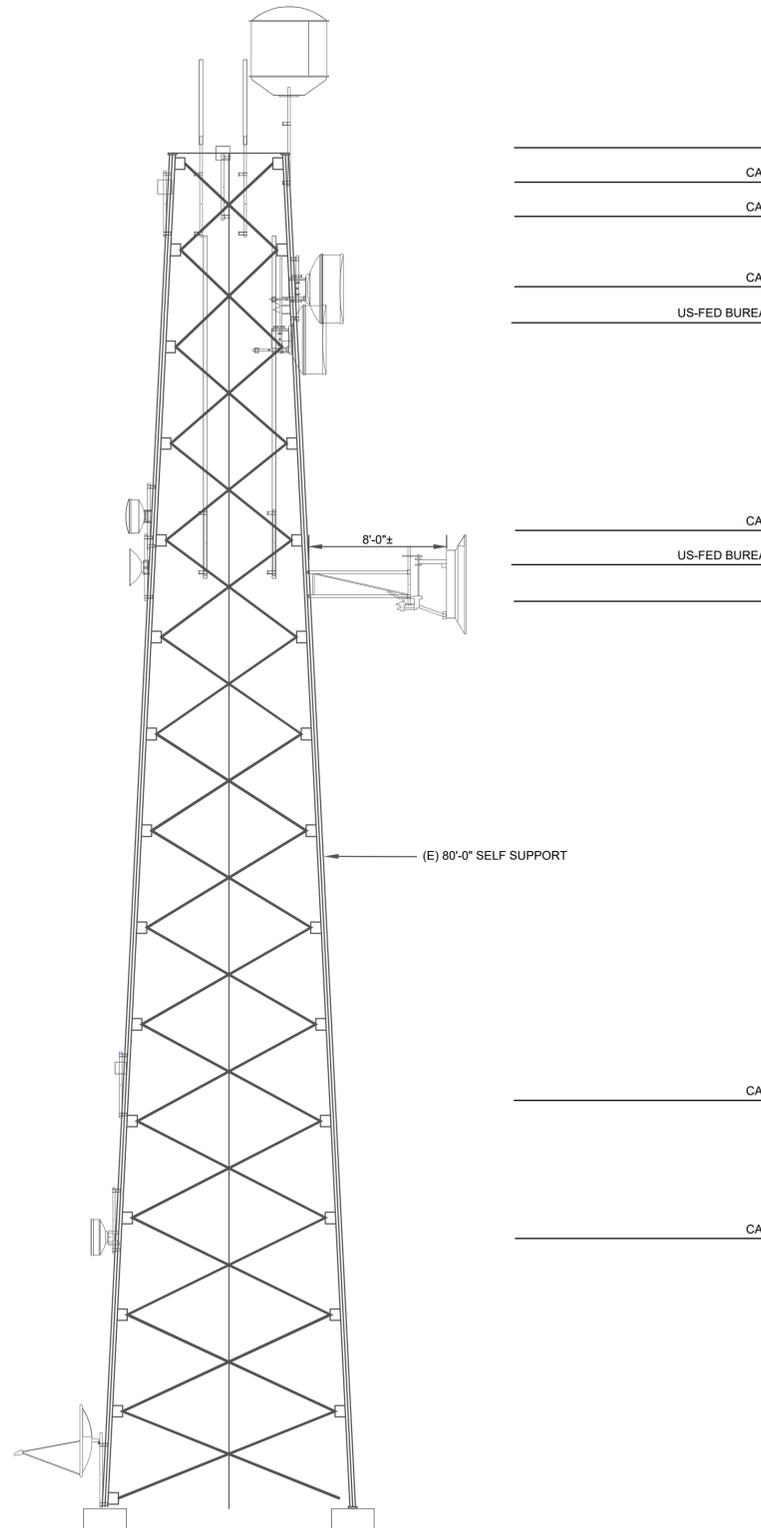
TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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.



CBS TELEVISION
 ELEV. = 80'-0"
 CALIFORNIA INTERNET LP
 ELEV. = 78'-0"
 CALIFORNIA INTERNET LP
 ELEV. = 77'-0"

 CALIFORNIA INTERNET LP
 ELEV. = 72'-0"
 US-FED BUREAU OF INVESTIGATIONS
 ELEV. = 71'-0"

CALIFORNIA INTERNET LP
 ELEV. = 58'-0"
 US-FED BUREAU OF INVESTIGATIONS
 ELEV. = 57'-0"
 CBS TELEVISION
 ELEV. = 55'-0"

(E) 80'-0" SELF SUPPORT

CALIFORNIA INTERNET LP
 ELEV. = 25'-0"

 CALIFORNIA INTERNET LP
 ELEV. = 16'-0"

1 EXISTING WEST ELEVATION
 SCALE: 1/4"=1'-0" (FULL SIZE)
 1/8"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

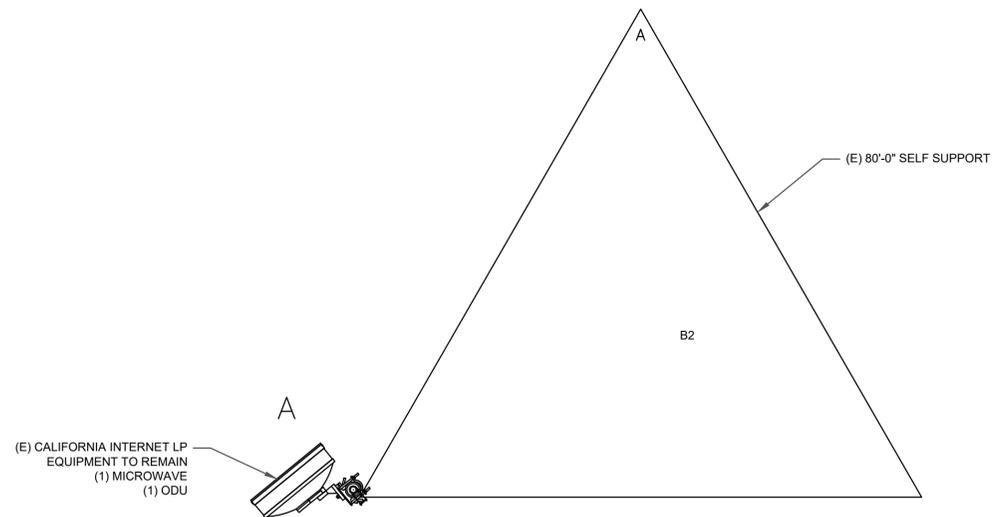
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER:
C-2

REVISION:
0

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) ANDEW - VHLP2-18	20°	16'-0"	-	CERAGON - FIBEAIR IP-20C	TOWER	-	-	-	-	-	-	-	8 1 1	(E) COAX (E) COAX (E) COAX	1/4" 5/8" 3/8"	20'-0" 20'-0" 20'-0"



1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @16'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: C-3	REVISION: 0
-----------------------------	-----------------------

JURISDICTIONAL APPROVAL:



CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

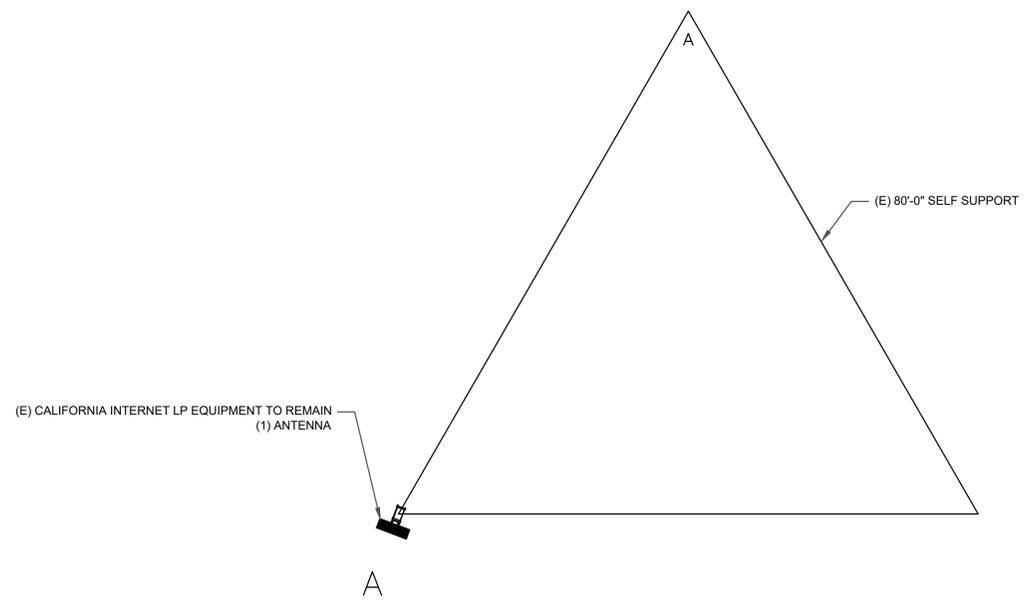
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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.

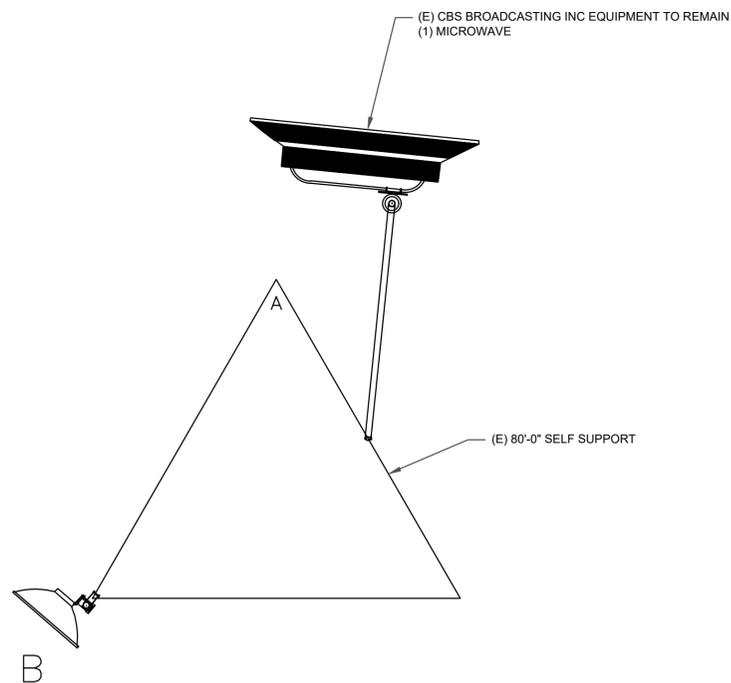
SHEET NUMBER: C-4	REVISION: 0
------------------------------------	------------------------------

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION			CABLES		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) AXXCELERA - CPE 3310	260°	26'-0"	-	-	TOWER	-	-	-	-	-	-	-	1 2	(E) COAX (E) CAT5E	3/8" 1/4"	30'-0" 30'-0"



1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @26'-0"
SCALE: NOT TO SCALE

CBS TELEVISION STATIONS EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION			CABLES		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) RADIOWANVES - SP6-5.2	65°	55'-0"	-	-	TOWER	-	-	-	-	-	-	-	1	(E) EW127A	ELLIPTICAL	60'-0"



1 EXISTING CBS TELEVISION STATIONS ANTENNA PLAN @55'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

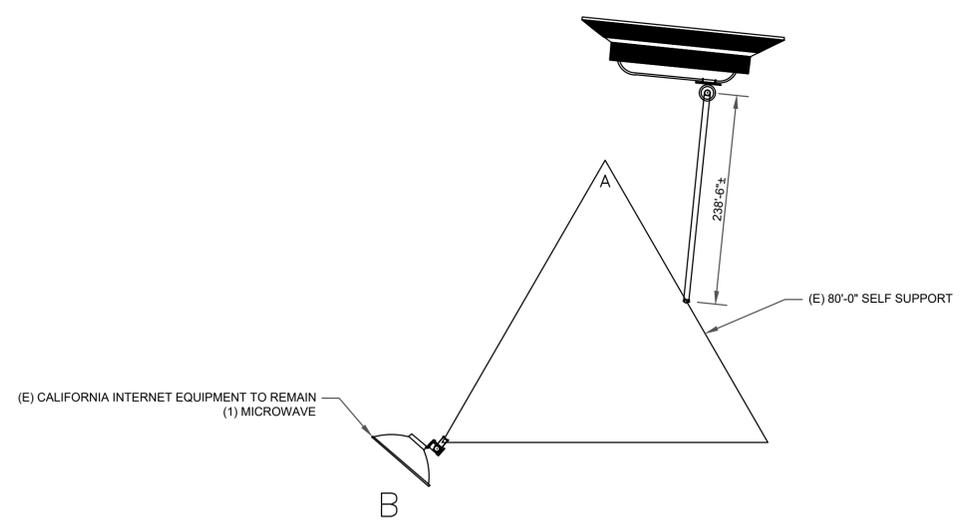
BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: **C-5** REVISION: **0**

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) RFS/CELLWAVE - SC2-190BB	280°	55'-0"	-	AVIAT - ODU600	TOWER	-	-	-	-	-	-	-	1	(E) COAX	(E) 3/8"	60'-0"



1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @55'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

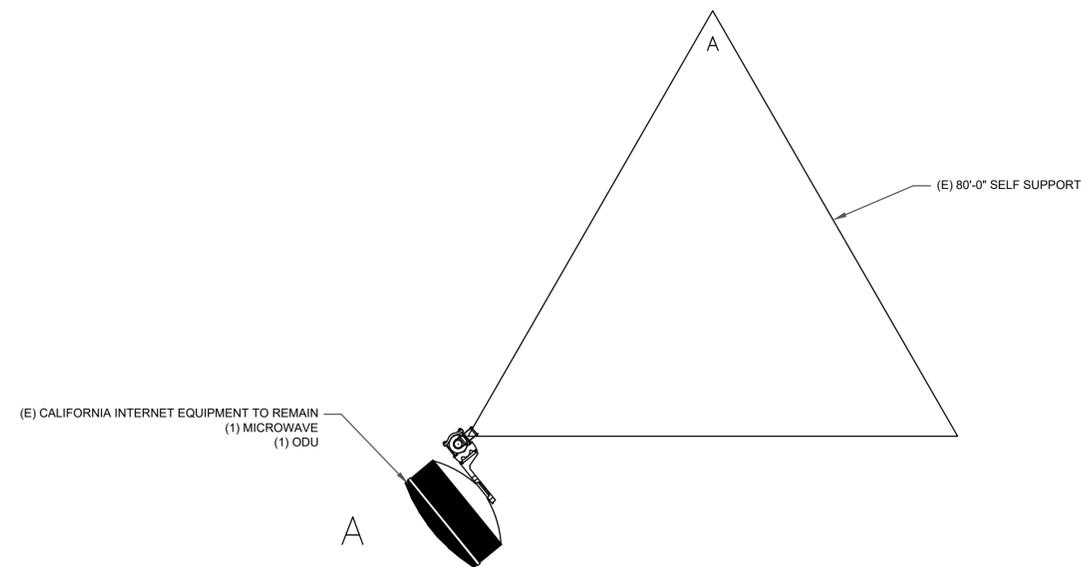
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: **C-6** REVISION: **0**

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) RADIOWAVES - HP2-28	290°	58'-0"	-	AVIAT NETWORKS - ODU600	TOWER	-	-	-	-	-	-	1 1	(E) COAX (E) COAX	(E) 3/8" (E) 7/8"	63'-0"	



1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @58'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

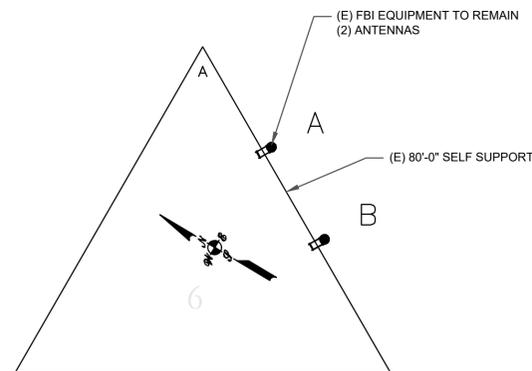
BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: **C-7** REVISION: **0**

US-FED BUREAU OF INVESTIGATION EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA					ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) RFS/CELLWAVE - PD455-5	120°	65'-0"	-	-	TOWER	-	-	-	-	-	-	-	1	(E) COAX	(E) 7/8"	70'-0"
B1	-	(E) RFS/CELLWAVE - PD455-5	120°	65'-0"	-	-	TOWER	-	-	-	-	-	-	-	1	(E) COAX	(E) 7/8"	70'-0"



1 EXISTING US-FED BUREAU OF INVESTIGATION ANTENNA PLAN @65'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

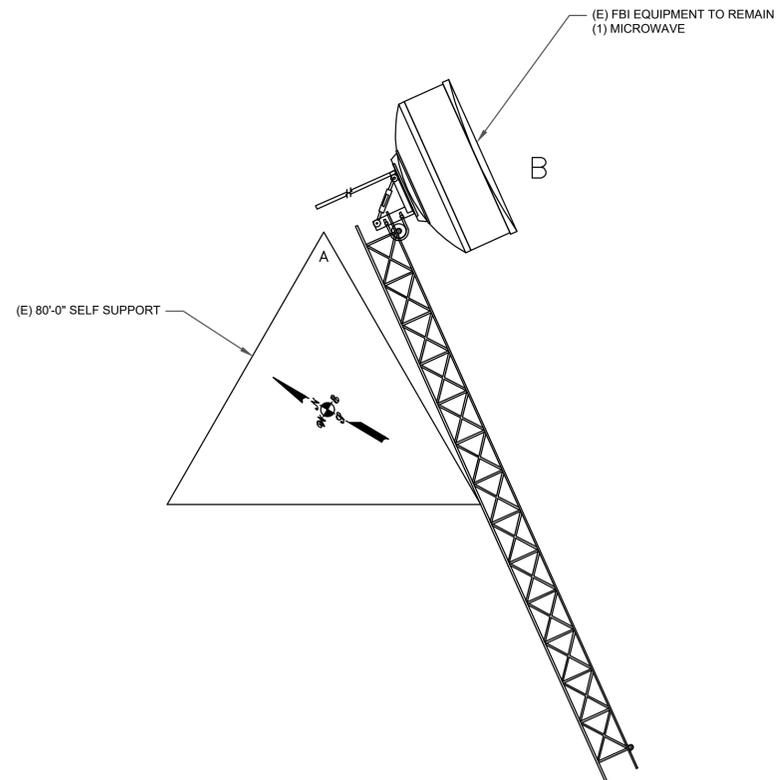
BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: **C-8** REVISION: **0**

US-FED BUREAU OF INVESTIGATION EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) ANDREW - VHLPX4-7W	125°	69'-0"	-	-	TOWER	-	-	-	-	-	-	-	1 1	(E) COAX (E) CAT6	(E) 3/8" (E) 1/4"	74'-0" 74'-0"



JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

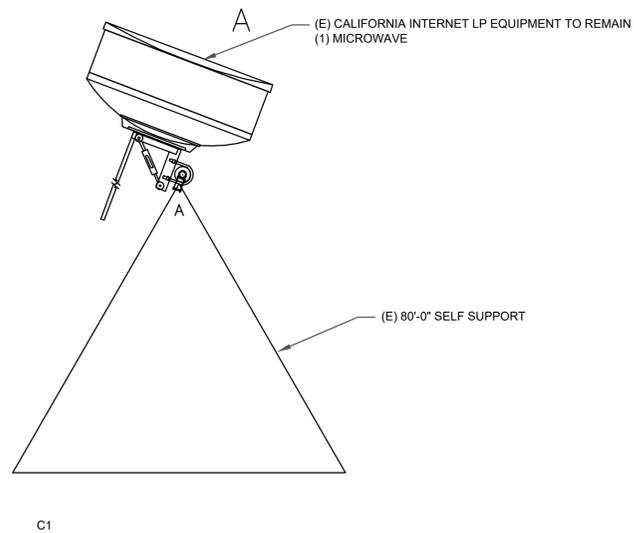
ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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.

1 EXISTING US-FED BUREAU OF INVESTIGATION ANTENNA PLAN @69'-0"
 SCALE: NOT TO SCALE

SHEET NUMBER: **C-9** REVISION: **0**

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																			
ALPHA																			
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION			CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH	
A1	-	(E) ANDREW - VHLPX4 - 7W	80°	72'-0"	-	AVIAT - ODU600	TOWER	-	-	-	-	-	-	-	2	(E) COAX	(E) 3/8"	77'-0"	



JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

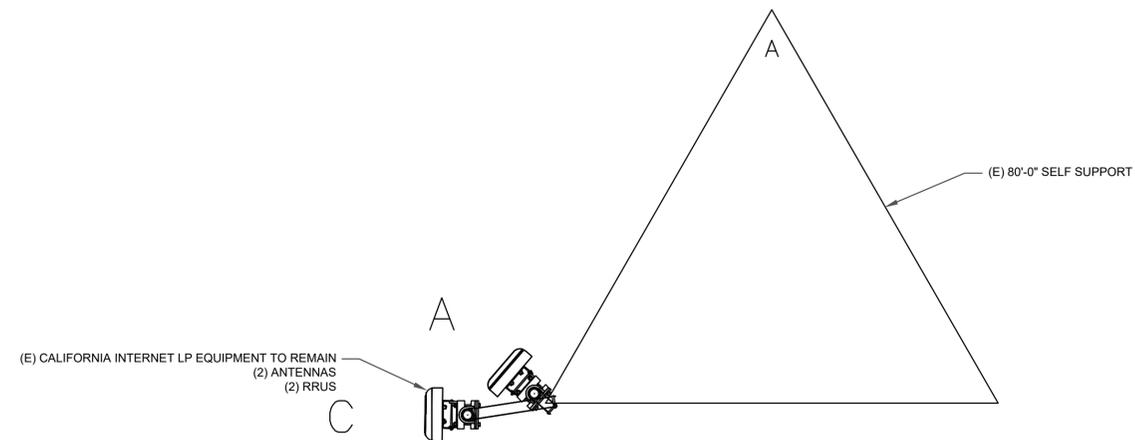
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-10** REVISION: **0**

1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @72'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CALIFORNIA INTERNET EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				RRU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) AXXCWLERA - AB-ACCESS	10°	78'-0"	-	RADWIN RW-5200	TOWER	-	-	-	-	-	-	-	1	(E) CAT6	(E) 1/4"	83'-0"
C1	-	(E) AXXCWLERA - AB-ACCESS	330°	75'-0"	-	RADWIN RW-5200	TOWER	-	-	-	-	-	-	-	1	(E) CAT6	(E) 1/4"	80'-0"



CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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.

1 EXISTING CALIFORNIA INTERNET ANTENNA PLAN @75'-0"&78'-0"
 SCALE: NOT TO SCALE

SHEET NUMBER: **C-11** REVISION: **0**

CROWN CASTLE EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA					ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) AXXCELERA - AP-F051B-E	30°	80'-0"	-	-	TOWER	-	-	-	-	-	-	-	2	(E) COAX	(E) 1/4"	85'-0"

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

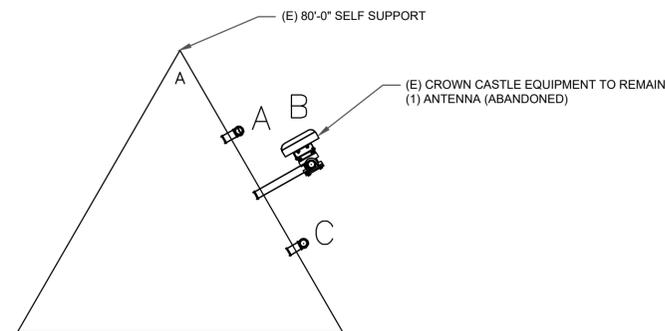
TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
 24480 W SADDLE PEAK RD
 MALIBU, CA 90265-0000
 EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:

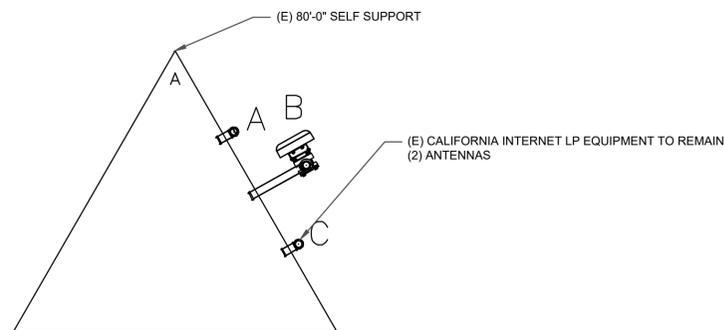
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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.



1 EXISTING CROWN CASTLE ANTENNA PLAN @80'-0"
 SCALE: NOT TO SCALE

CALIFORNIA INERNET LP EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) TELEWAVE - ANT150F2	120°	83'-0"	-	-	TOWER	-	-	-	-	-	-	1 1	(E) COAX (E) COAX	(E) 1/4" (E) 1/4"	88'-0" 88'-0"	
C1	-	(E) TELEWAVE - ANT150F2	120°	83'-0"	-	-	TOWER	-	-	-	-	-	-					



1 EXISTING CALIFORNIA INERNET ANTENNA PLAN @83'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

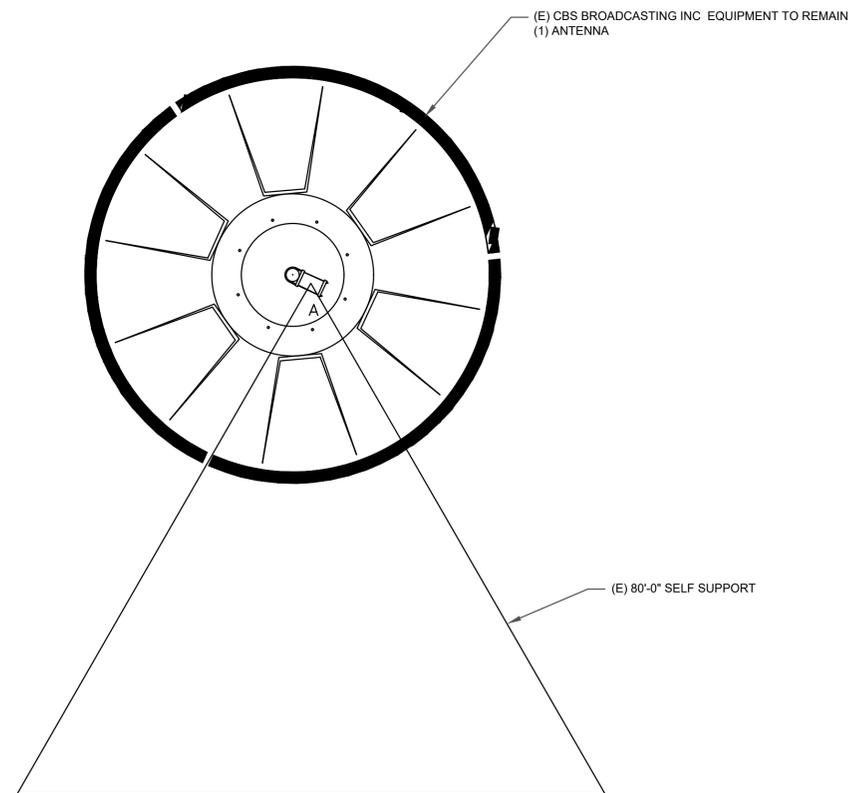
BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: **C-13** REVISION: **0**

CBS TELEVISION STATIONS EQUIPMENT SCHEDULE																		
ALPHA																		
POSITION	ANTENNA				ODU			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	-	(E) N SYSTEMS - CRS4	0°	86'-0"	-	-	TOWER	-	-	-	-	-	-	-	1 1	(E) COAX (E) COAX	(E) 3/4" (E) 1/2"	91'-0" 91'-0"



1 EXISTING CBS TELEVISION STATIONS ANTENNA PLAN @86'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 870682
MALIBU SADDLE PEAK
24480 W SADDLE PEAK RD
MALIBU, CA 90265-0000
EXISTING 80'-0" SELF SUPPORT

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/21/24	DH	CUP RENEWAL	CM

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 NUMBER: C-14	REVISION: 0
------------------------------	-----------------------



PROJECT NUMBER

PRJ2025-000276

HEARING DATE

December 16, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit RPPL2025000384

PROJECT SUMMARY

OWNER / APPLICANT

Tammy Hamilton

MAP/EXHIBIT DATE

10/01/24

PROJECT OVERVIEW

The continued operation of an existing WCF occupying a 3,900 sq. ft. lease area with no new construction or modification proposed. The project site is an enclosed lease area with two (2) existing transmission towers measuring 80-feet and 61-feet in height, two (2) existing equipment shelters, and one (1) existing liquefied petroleum gas tank.

LOCATION

24480 West Saddle Peak Road

ACCESS

West Saddle Peak Road

ASSESSORS PARCEL NUMBER(S)

4453-018-019

SITE AREA

5.7 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Land Use Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

RL20 - Rural Lands (1 du / 20 ac)

ZONE

R-C-20

PROPOSED UNITS

0

MAX DENSITY/UNITS

0

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Consistency with the Subdivision & Zoning Ordinance Policy No. 01-2010
- Satisfaction with California Coastal Commission issued Coastal Development Permit
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.158 Conditional Use Permits

CASE PLANNER:

William Chen, AICP

PHONE NUMBER:

(213) 893 - 1090

E-MAIL ADDRESS:

wchen@planning.lacounty.gov

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

RECITALS

1. **HEARING DATE(S).** The Los Angeles County Department of Regional Planning (“LA County Planning”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2025000384** (“CUP”) on December 16, 2025.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Saddle Peak Communications (“permittee”), requests the CUP to authorize to authorize the continued operation of an existing wireless communications facility (“WCF”) (“Project”) on a property located in the R-C-20 (Rural Coastal, 20-acre minimum required lot area) zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.1750. The Project is not subject to County Code Section 22.140.760, as the Wireless Ordinance effective is not applicable to Projects within the Santa Monica Mountains Local Coastal Program (“SMMLCP”). Additionally, the project is not subject to a CDP because the project does not propose new development.
4. **LOCATION.** The Project is located within an existing lease area at 24480 Saddle Peak Road (APN: 4453-018-019) unincorporated community of Malibu (“Project Site”) within the Malibu Zoned District and Santa Monica Mountains Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** Revised Exhibit A no. RPPL2019005849 modified an existing WCF. Conditional Use Permit No. RCUP-200900006 authorized the continued operation of an existing WCF with modification. CUP no. 92090 authorized the continued operation of an existing WCF containing two (2) small equipment sheds and two transmitter towers. CUP no. 1923 authorized the continued operation of an existing WCF with construction of a second transmission tower. CUP no. 840 authorized the establishment of a new WCF.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Lands, 1 unit per 20 acres) land use category of the Santa Monica Mountains Land Use Plan (“Area Plan”).
7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1330.A, a Minor Coastal Development (“CDP”) is required for new WCFs, however the Project proposes no modification to the existing facility, which means no new development impacts will occur. Therefore, only the CUP request is necessary to authorize the continued operation of a wireless communications facility pursuant to Section 22.16.030.C,

which authorizes radio and television stations and towers, and communication equipment buildings with a CUP within the A-1 (Light Agricultural) Zone, which was the prior zoning category of the subject property before the adoption of the SMMLCP. This zone category is appropriate since the project is not subject to the SMMLCP, since there is no new development being requested. So, the previous zoning category would be the appropriate zone to reference for this permit. All Wireless Telecommunications Facilities are subject to a CUP under A-1 zone, which this request for the continued operation of such facility is required to obtain.

8. SURROUNDING LAND USES AND ZONING

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

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

The site plan depicts an existing WCF located within a 3,900 sq. ft. lease area that is enclosed by a 6 ft. high chain link fence. The adjacent WCF lease areas are not included within this project scope. The existing WCF is comprised of the following infrastructure: two (2) existing transmission towers measuring 80-feet and 61-feet in height, one (1) existing Crown Castle equipment shelter measuring approximately 95 sq. ft. in area and 12 ft. in height, one (1) existing Crown Castle equipment shelter measuring 209 sq. ft. in area and 12 ft. in height, (1) existing liquefied petroleum gas tank on a pad, one (1) T-Mobile pad measuring 290 sq. ft. in area, and one (1) Harris Corporation pad measuring 150 sq. ft. in area.

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

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

11. **PUBLIC COMMENTS.** Reserved.

12. **AGENCY RECOMMENDATIONS.**

A. Los Angeles County Fire Department: Recommended clearance to public hearing with conditions in a letter dated June 27, 2025.

B. Los Angeles County Department of Public Health: Recommended approval in a letter dated July 25, 2025.

C. Los Angeles Department of Public Works: Recommended clearance to public hearing with no conditions on June 18, 2025.

D. Los Angeles Parks and Recreation Department: Recommended clearance to public hearing with no conditions on June 18, 2025

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

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

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Land Use Plan because the RL20 allows telecommunications facilities, the land use category into which this Project falls.

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

ZONING CODE CONSISTENCY FINDINGS

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

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is located within a rural area with a low development footprint. The surrounding uses are comprised of similar

telecommunications infrastructure as the Project. The existing development does not exceed or expand beyond what has previously been entitled.

22. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project continues to occupy a minimal footprint on the overall property. All existing development conforms to development standards for wireless telecommunications facility infrastructure.
23. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is unmanned and would not generate significant traffic impacts. The Project Site is accessible by existing roads.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

26. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

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

ACTION DATE: December 16, 2025

RG:WCC

December 4, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 2, 4, 5 and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on December 16, 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 or other applicable entitlement application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$4,560.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **Ten (10)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate

to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A"**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **a digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **February 16, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one digital copy of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

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

PROJECT SITE-SPECIFIC CONDITIONS

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

24. Upon completion of construction of the facility, the Permittee shall provide upon request, written certification to the Zoning Enforcement Section of LA County Planning that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (“FCC”) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other wireless facilities are located on the subject property or on adjoining or adjacent properties, the written certification report shall include the radio frequency electromagnetic emissions of said wireless facility. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency electromagnetic emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
25. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
26. If any wireless facilities that subsequently co-locates on the facility shall be required, upon request, to provide the same written certification required in Condition No. 24.
27. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
28. If the subject property is adjoining or adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
29. The placement and height of all tower-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be maintained as depicted on the approved Exhibit "A".
30. Sufficient parking space for one maintenance vehicle shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
31. Upon request, the Permittee shall provide proof of liability insurance for the facility to the Land Use Regulation Division (Zoning Enforcement) of LA County Planning.
32. The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
33. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.

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

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 21, 2025
PROJECT NUMBER: PRJ2025-000276-(3)
PERMIT NUMBER(S): CONDITIONAL USE PERMIT NO. RPPL2025000384
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 24480 SADDLE PEAK RD (APN: 4453-018-019)
OWNER: SADDLE PEAK COMMUNICATIONS
APPLICANT: TAMMY HAMILTON
CASE PLANNER: William Chen, AICP, Senior Regional Planner
wchen@planning.lacounty.gov

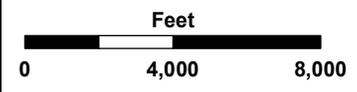
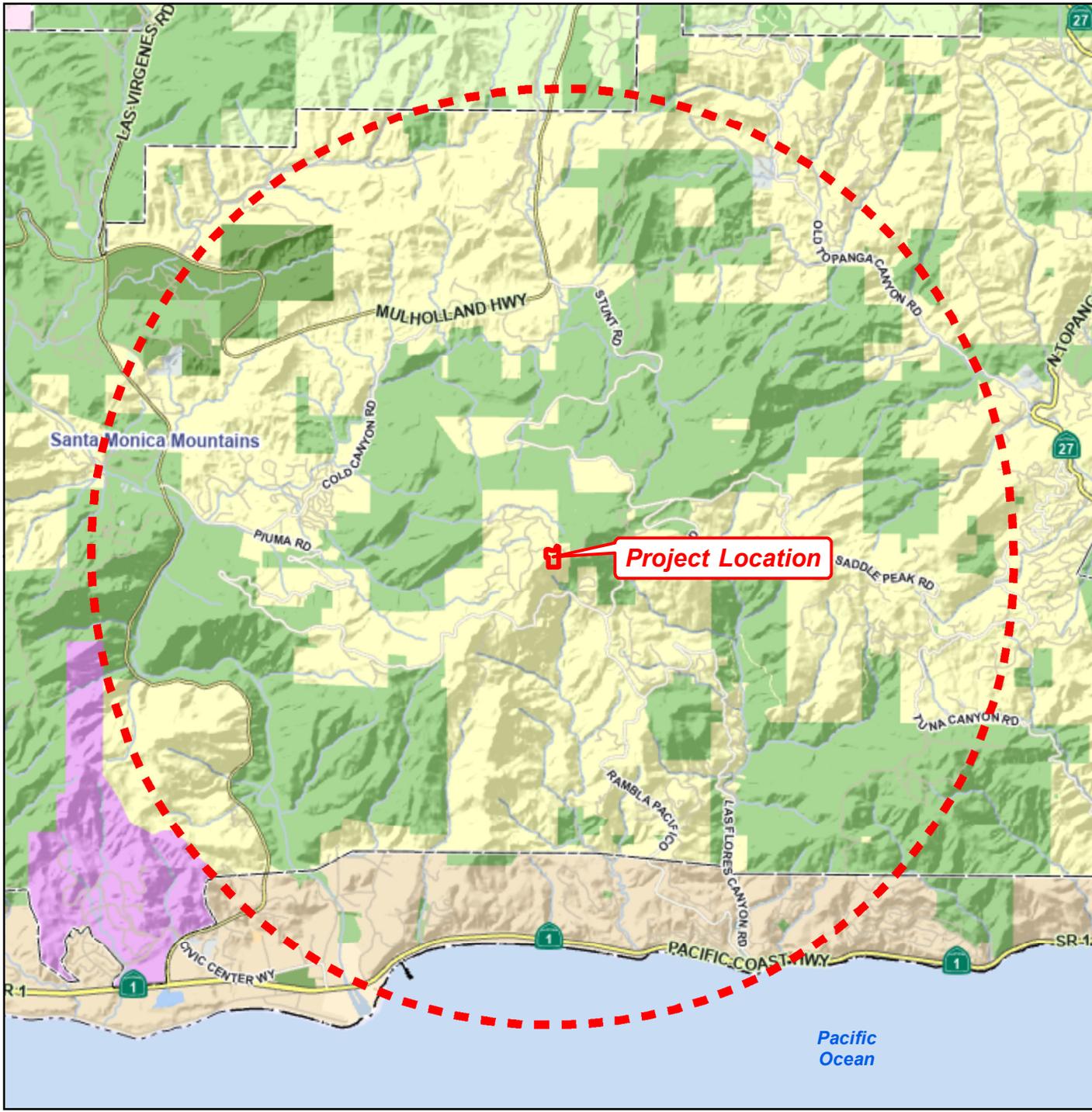
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1, Existing Facilities, Categorical Exemption under State CEQA Guidelines Section 15301 because the project is a request to continue operations of an existing WCF without new modification beyond previously approved development. Exceptions to the Class 1 Exemption are not applicable. The Project does not generate cumulative impacts because this is an existing use. The Project does not generate significant effect because this is an existing use. The Project does not damage scenic resources because this is an existing use. The Project will not be a hazardous waste site. The Project will not cause substantial adverse change to historical resources because this is an existing use.

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384



LA COUNTY
PLANNING

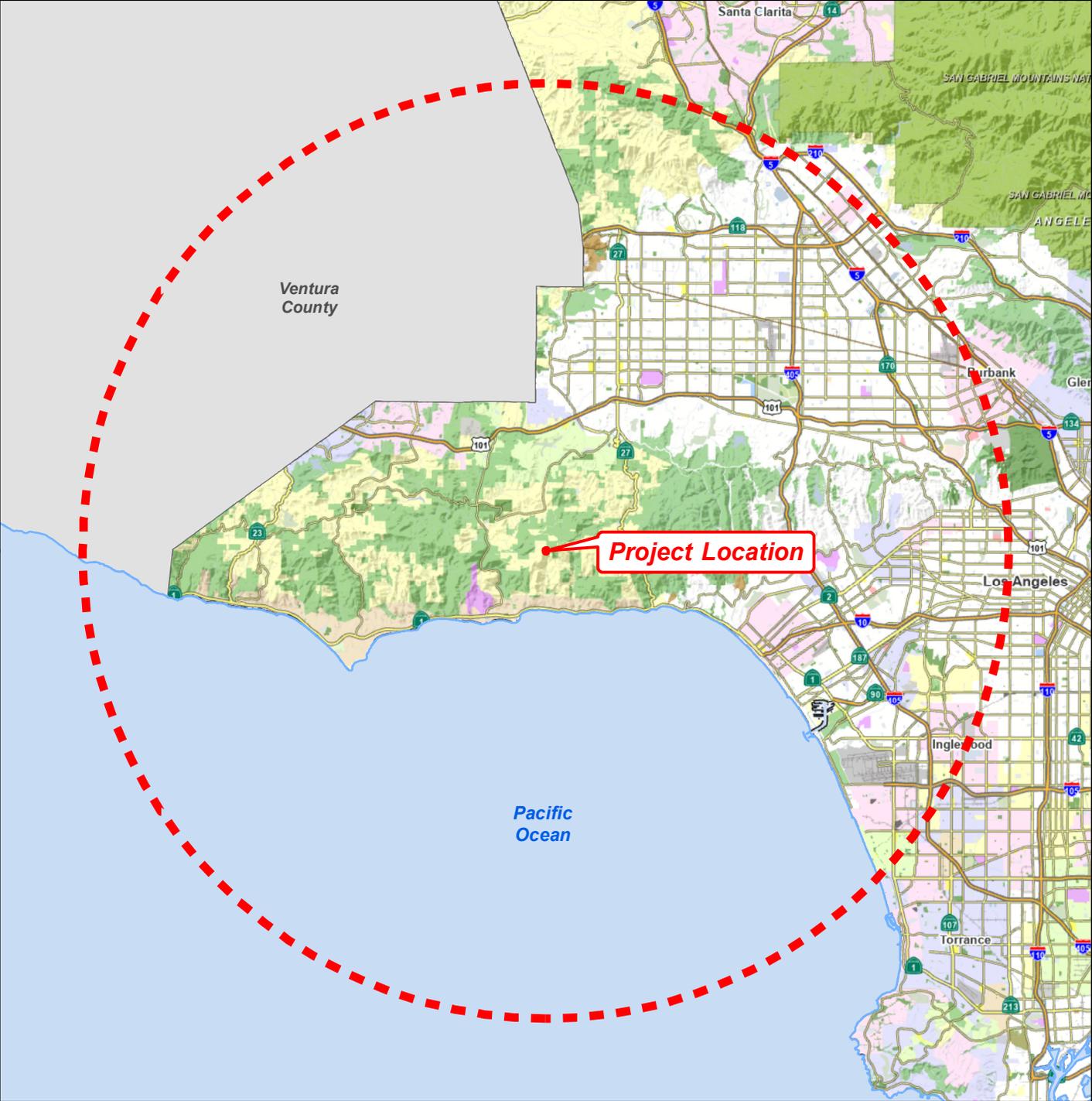
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

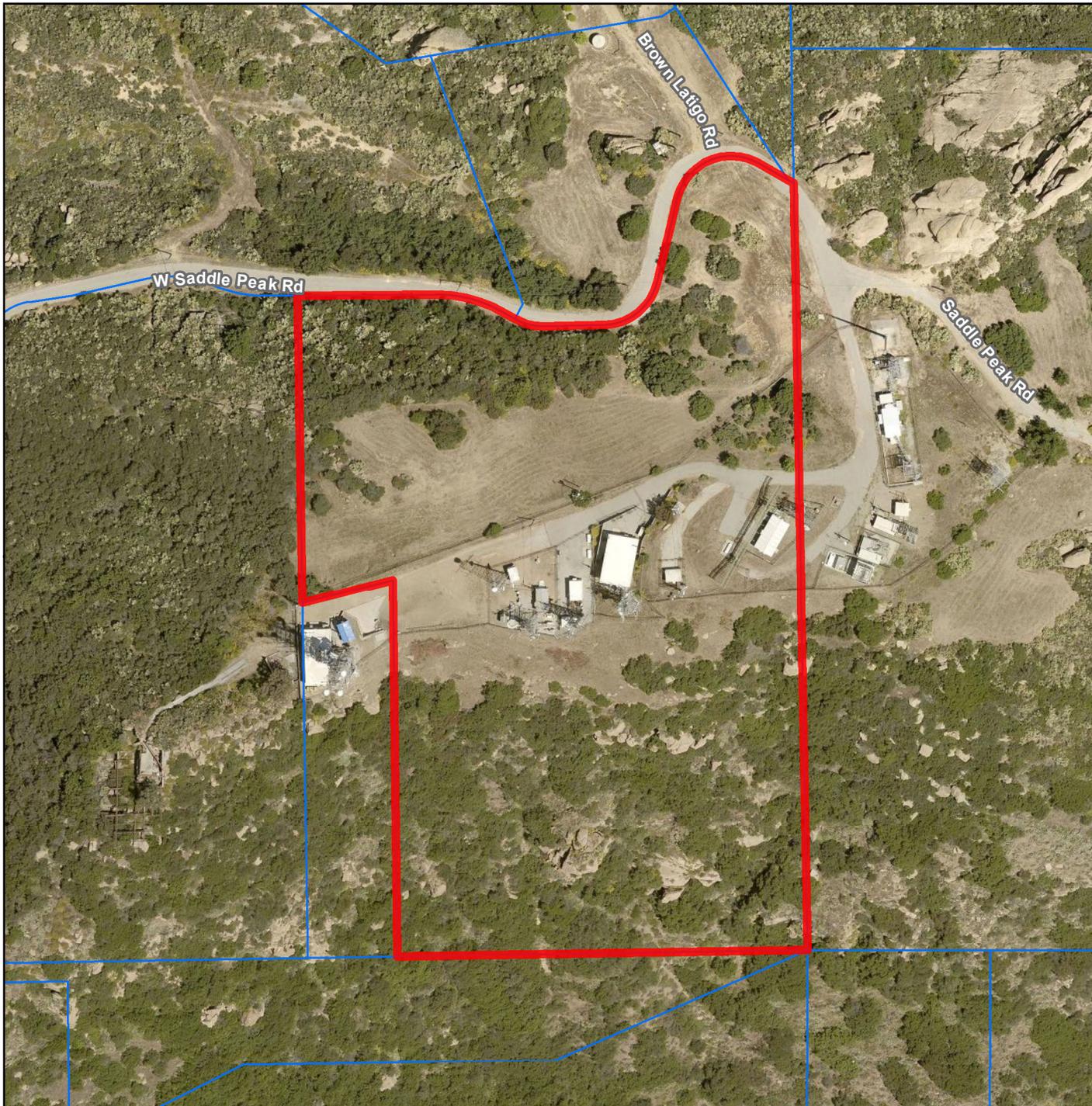
LOCATOR MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384



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



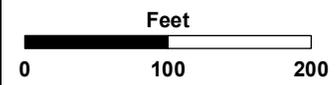
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384

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



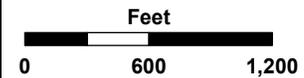
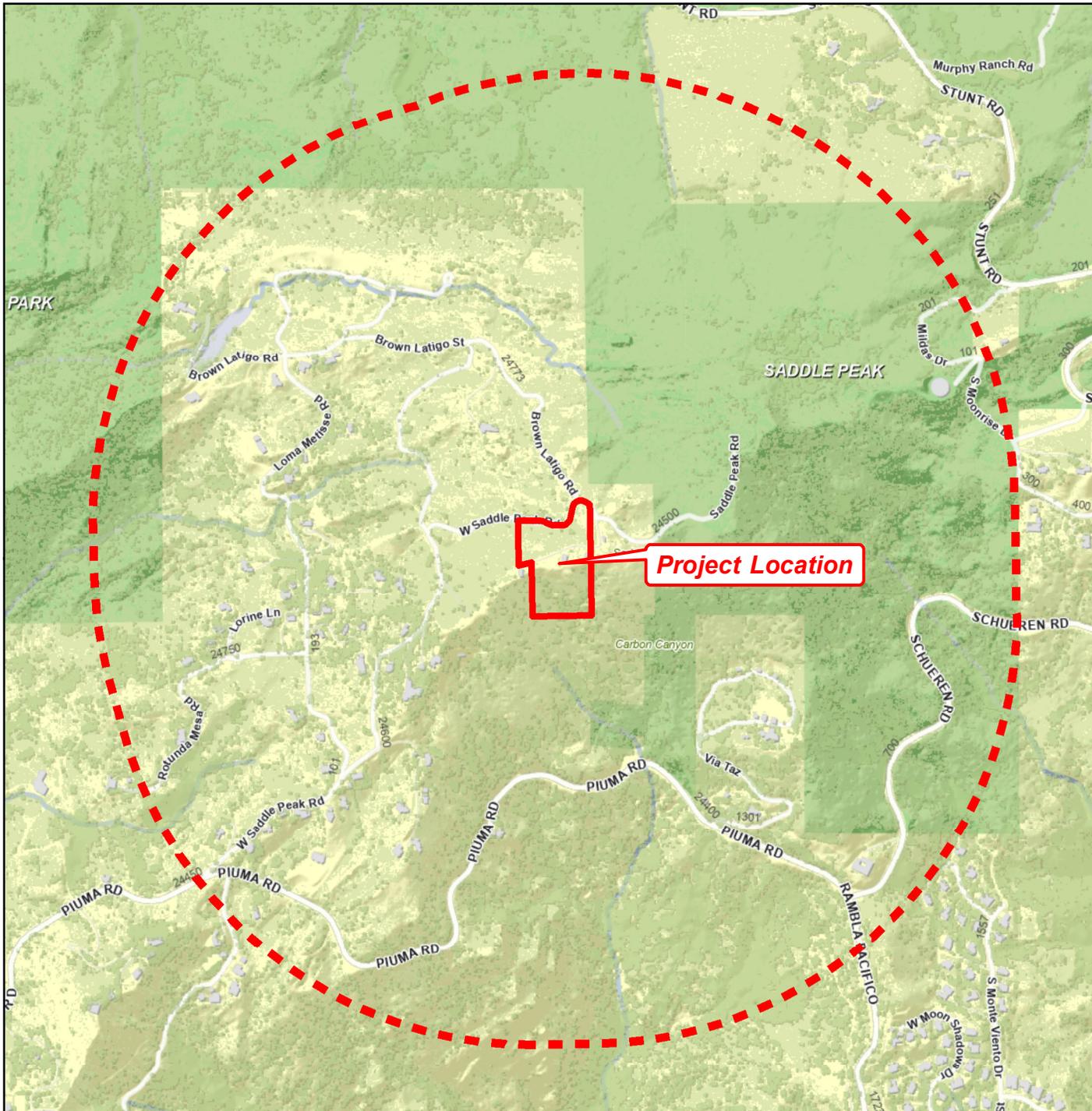
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384



LA COUNTY
PLANNING

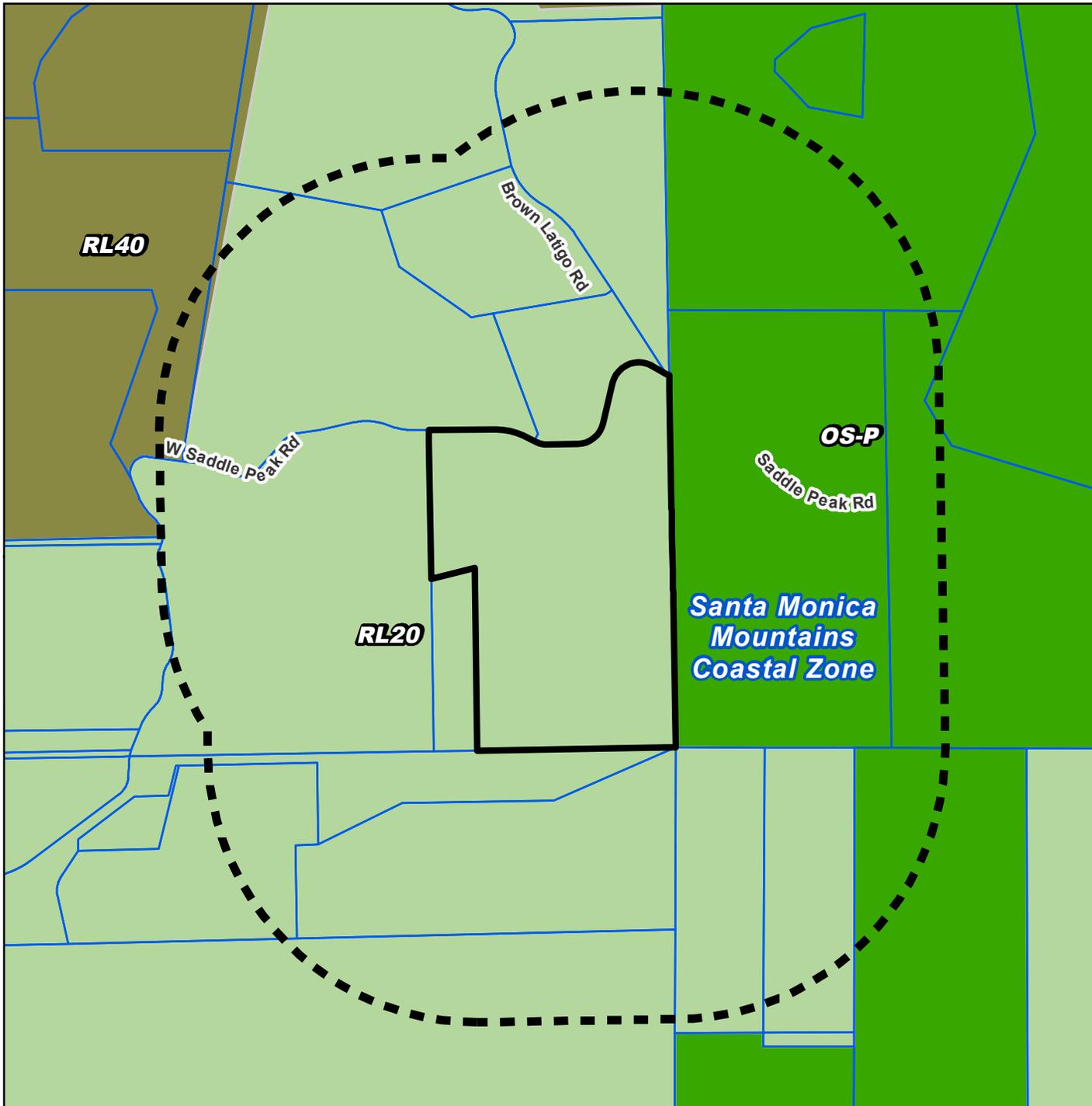
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

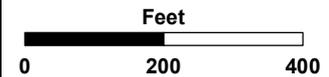
500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384



-  RL40 - Rural Lands (1 du / 40 ac)
-  RL20 - Rural Lands (1 du / 20 ac)
-  OS-P - Open Space-Parks



LA COUNTY
PLANNING

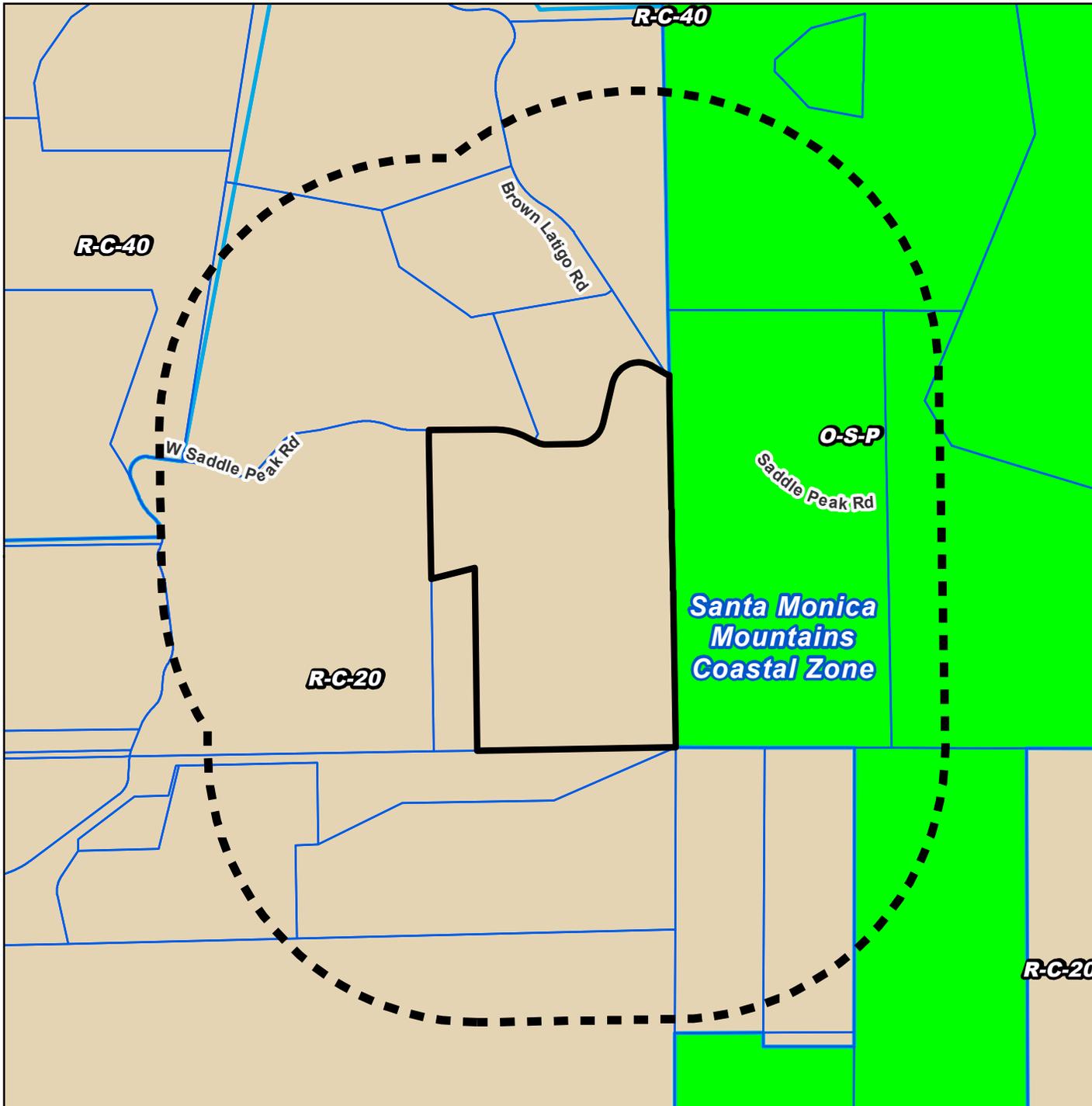
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

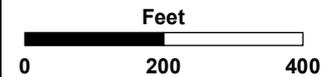
500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000276

CUP RPPL2025000384



-  R-C - Rural Coastal
-  O-S-P - Open Space - Parks



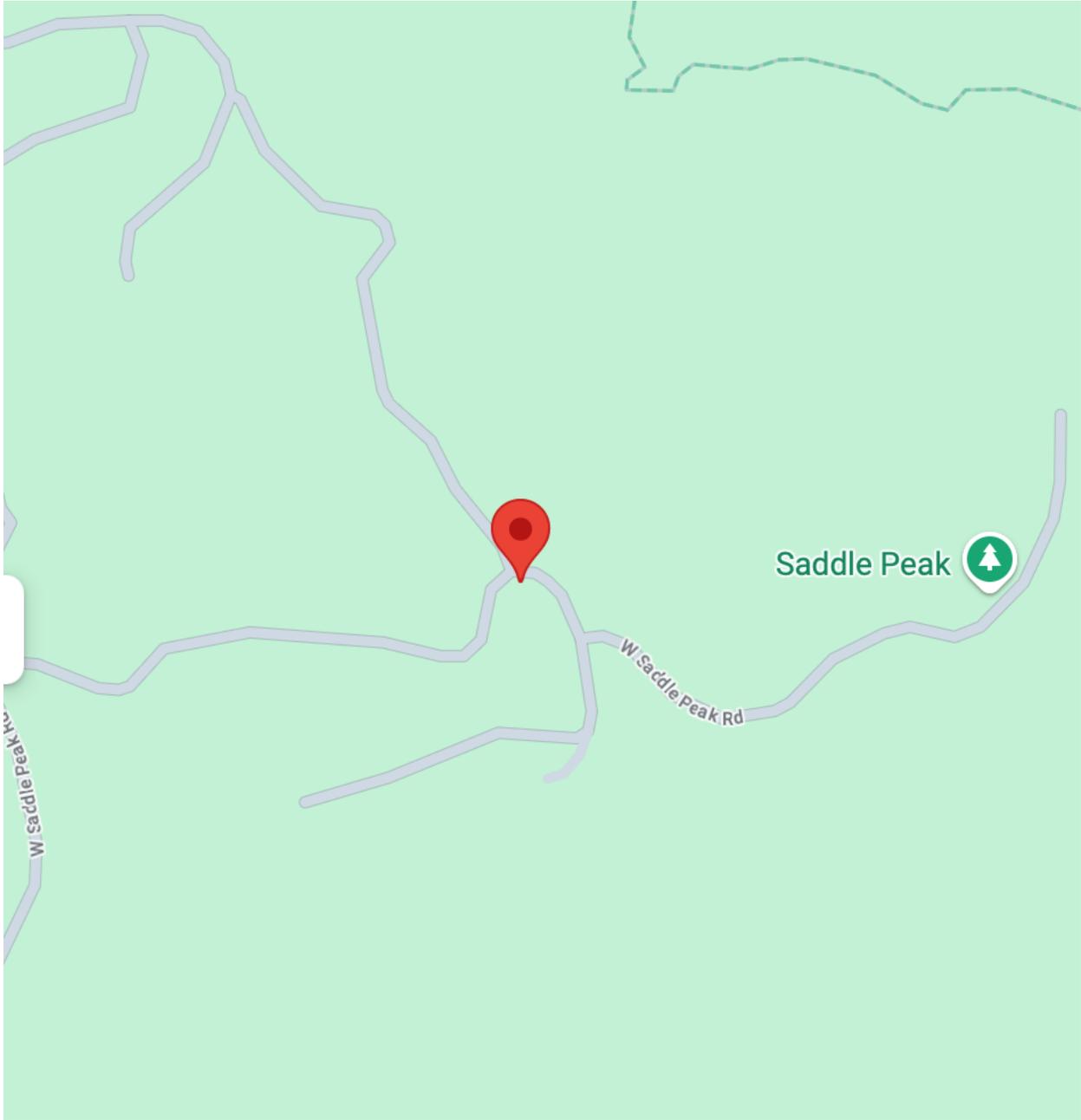
LA COUNTY
PLANNING

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

Wireless Telecommunication Facility Photo Key and Photosim

Site Name: 870681 Malibu Saddle Creek 1/870682 Malibu Saddle Creek 2

Site Address: 24574 Saddle Peak Rd, Malibu, CA





View 1



View 2



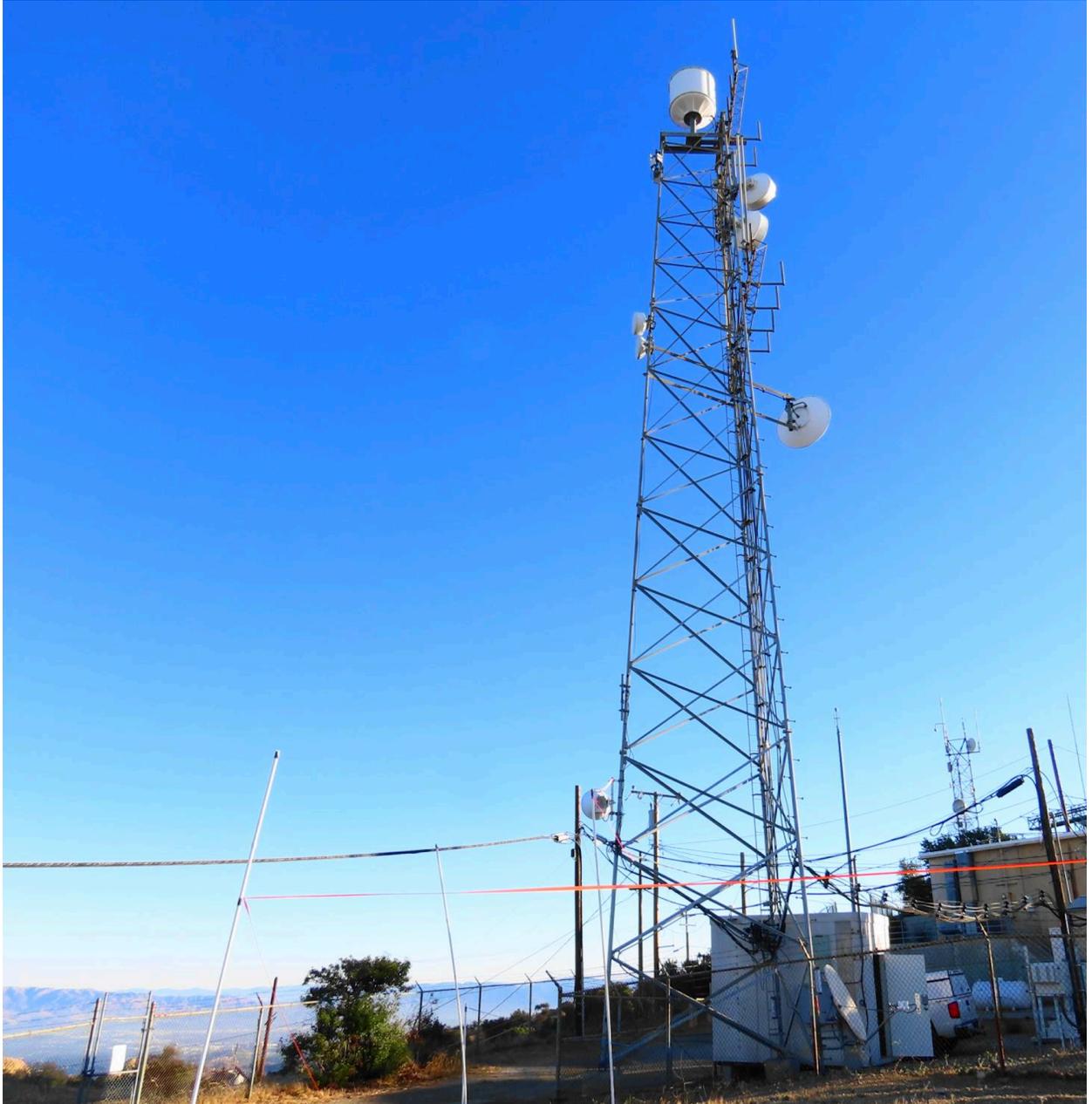
View 3
Malibu Saddle Creek 1- 60' Tower



View 4 - 80' Tower



View 5



View 6





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

July 14, 2025

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: William Chen

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
24480 SADDLE PEAK ROAD MALIBU CA 90265
RPPL2025000384**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is seeking renewal for the continued operation and maintenance of an existing radio and wireless facility consisting of two towers and related shelter and equipment.

The facility is unmanned / not for human habitation; therefore, no wastewater will be generated. The Drinking Water and Onsite Wastewater Treatment programs have no comments or recommendations.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

Robert Glaser

July 14, 2025

Page 2 of 2

- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

[ENTER PROGRAM NAME] comments are below.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_24480 SADDLE PEAK ROAD MALIBU CA 90265_RPPL2025000384_07.14.2025



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2025000384 PROJECT NUMBER: Saddle Peak WCF
CITY/COMMUNITY: Santa Monica Mountains STATUS: Cleared
PROJECT ADDRESS: 24480 Saddle Peak Road DATE: 06/27/2025
Malibu, CA 90265

CONDITIONS

1. No changes to the proposed CUP. This project is cleared to proceed to public hearing.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by:

From: [Toan Duong](#)
To: [Aracely Lasso](#); [Daniel Keyribaryan](#); [William Chen](#)
Subject: RE: RPPL2025000384 - Consultation Review - No proposed changes
Date: Wednesday, June 18, 2025 10:05:42 AM
Attachments: [image001.png](#)

William,

I have verified and cleared PW review as NOT REQUIRED. This is a renewal for and existing WFC with no new improvements proposed. A clearance memo from PW is not required.

Thanks.

From: Aracely Lasso <ALASSO@dpw.lacounty.gov>
Sent: Tuesday, June 17, 2025 4:44 PM
To: Toan Duong <TDUONG@dpw.lacounty.gov>; Daniel Keyribaryan <DKeyribaryan@dpw.lacounty.gov>
Subject: Fw: RPPL2025000384 - Consultation Review - No proposed changes

Hello Toan and Daniel,

Please take note. Thanks.

Aracely C. Lasso, P.E.
Senior Civil Engineer
Los Angeles County Public Works
Office: (626) 458-5915
Mobile: (626) 759-0354

From: William Chen <WChen@planning.lacounty.gov>
Sent: Tuesday, June 17, 2025 4:34 PM
To: Tony Le <Tony.Le@fire.lacounty.gov>; Loretta Quach <LQuach@parks.lacounty.gov>; Veronica Aranda <varanda@ph.lacounty.gov>; Aracely Lasso <ALASSO@dpw.lacounty.gov>
Subject: RPPL2025000384 - Consultation Review - No proposed changes

Greetings,

Please note that this project proposes no changes to the existing development. Your prompt attention to this is appreciated.

Regards,

WILLIAM CHEN, AICP

SENIOR PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (213) 893-1090

Email: wchen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](http://planning.lacounty.gov) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.