

REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 9, 2025	
HEARING DATE:	October 21, 2025	AGENDA ITEM:
PROJECT NUMBER:	PRJ2022-004570-(5)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Number ("No.") RPPL2022014120	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	10833 East Avenue R, Little Rock	
OWNER:	Antelope Valley Union School District	
APPLICANT:	Kevin Moe	
PUBLIC MEETINGS HELD:	N/A	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it is not a housing development.	
CASE PLANNER:	Soyeon Choi, Senior Planner schoi@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of the requested one-year time extension for Project Number PRJ2022-004570-(5), CUP No. RPPL2022014120.

Staff recommends the following motion:

I, THE HEARING OFFICER, APPROVE THE TIME EXTENSION FOR PROJECT NUMBER PRJ2022-004570-(5), CUP NUMBER RPPL2022014120.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the construction, operation and maintenance of a new 60-foot high wireless communications facility ("WCF") in the A-1-1 (Light Agricultural – One Acre

Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).

The permittee, Verizon Wireless (“Permittee”) is requesting a time extension for the approval of a CUP to authorize the construction, operation and maintenance of a new unmanned WCF consisting of a 60-foot-high pole and appurtenant facilities (“Project”) on approximately a 37.3-acre parcel that is part of the Littlerock High School located 10833 East Avenue R (“Project Site”), within the A-1-1 (Light Agricultural – One Zone and the Littlerock Zoned District. CUP No. RPPL2020014120 was approved on August 22, 2023.

A single one-year time extension is being requested pursuant to Condition No. 9 of the Conditions of Approval. Condition No. 9 states that the grant shall expire unless used within two (2) years from the date of final approval. Condition No. 3 defines the “date of final approval” as the date the County’s action becomes effective pursuant to Section 22.60.260 of the Los Angeles County (“County”) Code. Section 22.60.260 of the County Code stated that the effective date is on the 15th calendar day following the decision. County Code Section 22.60.260 has been replaced by County Code Sections 22.222.230, 22.240.020.B and 22.240.060.F, but the effective date remains the 15th calendar day following the date of the decision, if no appeal is filed. As there were no appeals of the approval, the effective date for CUP No. RPPL2022014120 was September 5, 2025.

The requested extension is necessary because the Project is still undergoing the plan check process with the Division of the State Architect (“DSA”), which is required in lieu of the County Department of Public Works Building and Safety Division since the Project is located on a public school campus. On September 5, 2025, the permittee emailed the Department of Regional Planning (“Department”) to request a time extension for the CUP, and subsequently provided DSA approval documentation on September 9, 2025. The DSA approval was issued on July 8, 2025, pending the required site inspection prior to start of the construction. The permitted paid the required fee for a CUP time extension on September 19, 2025.

The requested time extension would extend the expiration date to use the CUP from September 5, 2025 to September 5, 2026.

Report
Reviewed By:



Samuel Dea, Supervising Regional Planner

LIFT OF ATTACHED EXHIBITS	
EXHIBIT A	CUP Approval Package
EXHIBIT B	Time Extension Request Letter

August 22, 2023

Mr. Michael Hasegawa
2362 McGaw Avenue
Irvine, CA 92614

PROJECT NO. PRJ2022-004570-(5)
CONDITIONAL USE PERMIT NO. RPPL2022014120
10833 EAST AVENUE R, LITTLE ROCK (APN 3027-009-900)

Dear Mr. Hasegawa:

Hearing Officer Edward Rojas, by his action of **August 22, 2023**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 5, 2023**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Mr. Michael Hasegawa
August 22, 2023
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For questions or for additional information, please contact Soyeon Choi of the North County Development Services Section at (213) 974-6443, or schoi@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:SC

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

c: PW (Building and Safety)
Zoning Enforcement

CP_08222023_FINAL LETTER

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-004570-(5)
CONDITIONAL USE PERMIT NO. RPPL2022014120**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022014120** on August 22, 2023.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the Project was held on August 15, 2023 before the Hearing Officer. Staff gave a presentation of the Project, and the permittee, Mr. Michael Hasegawa ("permittee") spoke in support of the Project. There being no other speakers on this item, the Hearing Officer found that the Project is categorically exempt under CEQA approved the CUP and closed the public hearing.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a 60-foot high wireless communications facility ("WCF") ("Project") on a property located at 10833 East Avenue R in the unincorporated community of Littlerock ("Project Site") in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R and W).
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to authorize the construction, operation, and maintenance of a WCF in the A-1 zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1...).
5. **PREVIOUS ENTITLEMENT(S).** CUP No. RPPL2017007312 was approved to authorize the construction of a new 75-foot-tall WCF with appurtenant facilities adjacent to the sports stadium within the Littlerock High School on September 6, 2018. This approval has lapsed since the WCF has not been constructed.
6. **LAND USE DESIGNATION.** The Project Site is located within the P (Public) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Littlerock Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1...), a CUP is required for a macro WCF.
8. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1	Vacant
EAST	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-1-1	Vacant
SOUTH	RL1	A-1-1	Vacant, single-family residences (“SFRs”)
WEST	P	A-1-1	School, SFRs

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 59 gross acres in size and consists of three (3) parcels (APNs 3027-009-900, 3027-009-901 and 3027-009-902). The Project Site is currently developed with a public high school campus with gently sloping terrain. The campus consists of a main building for classroom and offices and associated facilities, including a parking lot, sports fields, a sports stadium, accessory buildings and structures, and access driveways.

B. Site Access

The Project Site is accessible via East Avenue R to the south. Primary access to the Project Site will be via an entrance/exit on East Avenue R, a 100-foot-wide public street. Secondary access to the Project Site will be via an entrance/exit on 110th Street East to the east, an 80-foot-wide designated Secondary Highway on the County Master Plan of Highways.

C. Site Plan

The site plan depicts the Project Site developed with a public high school (Littlerock High School). The campus consists of a two-story main building in the western portion, a surface parking lot in the southeastern portion, sports stadium and field in the northeastern portion, and accessory building and structures connected with access driveways off of the public streets. The proposed WCF is located in the central portion of the Project Site, to the west of the sports fields and stadium, east of the main building, and north of the surface parking lot, adjacent to other existing light poles. The WCF consists of a 60-foot-high pole with outdoor lighting fixtures for the sports field affixed at approximately 47 feet and wireless panel antennas at 56 feet above the ground. The appurtenant equipment will be enclosed within an approximately 302-square-foot lease area screened with an eight (8)-foot high concrete masonry unit wall. A non-exclusive parking space is provided for a maintenance vehicle to the southwest of the Project area. The pole consists of panel antennas in three (3) sectors for the permittee. Each sector contains two (2) panel antennas, one (1) Citizens Broadband Radio Service antenna, one (1) C-Band antenna, and four (4) remote radio units (“RRUs”). These panel antennas will be screened with graphic associated with Littlerock High School as approved by the

school administration. A parabolic antenna and walkway light will be mounted at 40 feet and 20 feet above ground, respectively.

10. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for Class 3, Construction or Conversion of Small Structures categorical exemptions 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 involves the construction of new structures and facilities that are relatively small in size within a parcel that is developed with a public high school.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway, historic resources, scenic highway, or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. It is not reasonably possible that the Project will have a significant effect on the environment due to unusual circumstances. Therefore, there are no exceptions to the exemption and staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

11. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, staff received a letter dated April 11, 2023 from Antelope Valley Union High School District in support of the proposed WCF as part of the school's outdoor lighting system. The letter stated that the proposed outdoor lighting will provide both economic and functional benefit to the school, especially during events and games.

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

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper Antelope Valley Press, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 13, 2023, a total of 89 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 10 notices to those on the courtesy mailing list for the Littlerock Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. The Public land use designation is intended for public buildings and campuses, schools, and other major public facilities. Specific allowable uses and development standards shall be determined by the underlying zoning designation. A WCF is allowed in the underlying A-1 zone subject to a CUP.

The Hearing Officer therefore finds that the use is consistent with the P land use category of the Area Plan.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the following policies of the General Plan are applicable to the Project.

- *General Plan Public Services and Facilities Policy PS/F 6.2: “Improve existing wired and wireless telecommunications infrastructure.”*
- *General Plan Public Services and Facilities Policy PS/F 6.3: “Expand access to wireless technology networks, while minimizing impacts through co-location and design.”*
- *General Plan Public Services and Facilities Policy PS/F 6.4: “Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services.”*
- *General Plan Safety Policy S 4.1: “Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.”*

The Project WCF fills a coverage gap for wireless service in the neighboring residential area and motorists along Palmdale Boulevard and the vicinity. The Project will enhance the communication infrastructure of the surrounding area while minimizing visual impacts through stealth design feature in the form of a light pole for the sports fields and screening provided for the mounted equipment. Future upgrades will be installed as communications technology changes. The residents in the surrounding area and motorists in vehicles increasingly rely on cellular phone service for emergencies and for routine communication. Improving the existing wireless coverage will be beneficial for the public. The Project will also enhance the readiness and response capabilities of first responders during potential disasters which may affect the area and local residents’ access to information online using mobile devices.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.16.030 (Land Use Regulations for A-1...).

17. **WIRELESS ORDINANCE.** The Hearing Officer finds that the Project is not subject to Wireless Ordinance as the Project was deemed complete on February 8, 2023, which is prior to the effective date of the ordinance.

18. **DESIGN.** The Hearing Officer finds that the Project is subject to the applicable development standards identified in LA County Planning Policy No. 01-2010 (“WCF Memo”) and meets the applicable development standards for the WCF Memo. The

proposed WCF provides adequate camouflaging and screening design was found to be suitable by staff for the area in which the Project is located. The WCF design consists of a new light pole for an existing outdoor lighting system for a school, screening of pole-mounted antennas and equipment with solid panels, and wall enclosure for appurtenant equipment on the ground. Existing structures, including solar panel covers for a surface parking lot and stadium bleachers as well as numerous trees provide screening from the nearby streets. The proposed light pole is integrated with the existing outdoor lighting system the school's sports field and a stadium. Solid panels with school logo conceal the antennas and other appurtenant equipment mounted on the light pole, and such concealment is found to be appropriate disguise feature for the Project Site. Therefore, the proposed WCF will not be out of character for the area.

19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in WCF Memo. The maximum height allowed for a ground-mounted wireless facility not located on a public right-of-way is 75 feet. The proposed WCF consists of a 60-foot-high pole where both WCF equipment and lighting fixtures will be mounted.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070.B (Required Parking Spaces). The required parking provided for uses not specified in the County Code shall be determined by the Director of LA County Planning in an amount sufficient to prevent traffic congestion and excessive on-street parking. The WCF will be unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. A designated parking space is depicted on the site plan to the west of the equipment enclosure.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. Since the proposed WCF is located at a public high school in P zone and intended to illuminate outdoor sports field, the maximum height of the lighting fixture may not exceed 75 feet. The WCF memo also requires that any exterior lighting for wireless facilities be fully shielded. The proposed lighting fixture will be mounted at 47 feet above ground and fully shielded so that the light beams fall onto the sports field and prevent unacceptable light trespass onto surrounding residential areas. The lighting source will be high pressure sodium or metal halide lamp. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE FINDINGS

22. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is sufficiently buffered from surrounding residences with distance, existing mature landscaping, existing buildings and

structures, and using a light pole as part of the existing outdoor lighting system at the school in the immediate vicinity. The solid block walls will screen the ground mounted equipment and cabinets and provide a more natural appearance. The WCF will operate in accordance with Federal Communications Commission requirements to provide safe communication services to the area. The WCF will provide means for emergency and normal communications within the vicinity, and it will contribute to greater public safety and the general welfare.

23. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The 40-acre Project Site has sufficient area to accommodate the required parking, access driveway, screening walls, site facilities, and other development features associated with the WCF. The Project Site is designated as Public in the Area Plan and currently developed with a public high school, consisting of large classroom buildings, surface parking lots, multiple sports fields, a stadium, and support service buildings and structures. The proposed WCF is located adjacent to the sports field and a stadium in the central portion of the Project Site, approximately 390 feet from 110th Street East and 640 feet from East Avenue R, and only accessible through an existing driveway connecting to 110th Street East. The WCF is sufficiently buffered from the residences with existing school facilities such as school buildings, sports fields, a stadium, a main surface parking lot, and existing landscaping and will be integrated into the existing stadium lighting.
24. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The WCF will be unmanned requiring only occasional maintenance, and will be accessible from an existing private access driveway off of 110th Street East, a designated Secondary Highway on the County Master Plan of Highways. The Project will not significantly increase the level of traffic in the area, and such roads have the capacity to accommodate the Project's maintenance and construction traffic. A designated parking space for the occasional maintenance vehicle is provided adjacent to the WCF, at the end of the private driveway to the southwest.
25. 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

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) categorical exemption. The Project is for the construction of a new WCF that is relatively small in size on a developed site

without modifying any other existing structures or development. No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near sensitive environmental resources, a historical resource or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

27. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 13, 2023, a total of 89 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 10 notices to those on the courtesy mailing list for the Littlerock Zoned District and to any additional interested parties.

28. 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.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption) and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022014120**, subject to the attached conditions.

ACTION DATE: August 22, 2023

SD:SC

8/22/23

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-004570-(5)
CONDITIONAL USE PERMIT NO. RPPL2022014120

PROJECT DESCRIPTION

The project is to authorize the construction, operation, and maintenance of a new unmanned wireless communications facility ("WCF") consisting of a new 60-foot-high light pole and appurtenant facilities located in a 302-square-foot lease area 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 August 22, 2038.** 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$1,400.00**, 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 **seven (7)** 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 \$200.00 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 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 **October 25, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATIONS FACILITY)

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 Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency ("RF") 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. 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 RF emissions in accordance with LA County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review application pursuant to Subsection G of County Code Section 22.140.760 (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
22. Any proposed WCF that subsequently co-locates on the facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement.
23. If any external lighting is proposed to illuminate the facility and not for other purposes, including security lighting, it shall be on motion sensors, be of low

intensity, fully shielded and directed away from any adjacent residences. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.

24. The 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.
25. Placement and height of all pole-mounted 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.
26. 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.
27. The maximum height of the facility shall not exceed 60 feet above finished grade of the existing concrete pad. Notwithstanding the preceding sentence, in accordance with Condition No. 21, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review pursuant to Section G of Section 22.140.760 (Modifications to Existing Macro Facilities). The height increase shall only be approved if it is within the limits of established by the FCC.
28. The permittee shall maintain current contact information with Zoning Enforcement.
29. 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.
30. 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; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause, excluding graffiti, 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.
31. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
32. 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.

33. The facility shall be secured by walls, gates and locks as shown on the approved Exhibit "A". Chain link, chain link with slats, barbed and other types of wire fencing are prohibited.
34. If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with subsection M (Abandonment) of County Code Section 22.140.760. Any permit or other approvals associated with that facility shall be deemed terminated and discontinued, unless before the end of the 90-day period, the Director determines that the facility has resumed operation, or an application has been submitted to transfer the approval to another operator. After 90 consecutive days of non-operation, the permittee shall remove the abandoned wireless facility and restore the site to its original conditions. The permittee shall provide written verification to LA County Planning of the removal of the facility within 30 days of the date the removal is completed. If the facility is not removed within 30 days after the permit/approval has been terminated pursuant to subsection M, the WCF shall be deemed to be a nuisance, and the County may cause the WCF to be removed at the expense of the permittee/operator or by calling any bond or other financial assurance to pay for removal.
35. 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.
36. New equipment added to the facility shall not compromise the stealth design of the facility.
37. Appurtenant equipment boxes shall be screened or camouflaged as shown on the approved Exhibit "A".

PROJECT SITE-SPECIFIC CONDITIONS

38. The solid coverings for antennas and other appurtenant equipment mounted on the light pole shall be maintained as shown on the approved Exhibit "A" and shall not be removed on any occasions.

From: Kevin Moe <Kevin.Moe@nextedgenetworks.com>

Sent: Friday, September 5, 2025 8:56 AM

To: Samuel Dea <sdea@planning.lacounty.gov>; info@planningf.lacounty.gov

Cc: Ben Foust <Ben.Foust@nextedgenetworks.com>; Ranck, Melissa
<melissa.ranck@verizonwireless.com>

Subject: RE: Conditional Use Permit No:RPPL2022014120 time extension request_JackRabbit

CAUTION: External Email. Proceed Responsibly.

Hello

My name is Kevin Moe and I represent Verizon Wireless. Verizon Wireless has an approved CUP, RPPL2022014120. The project is on High School property (LittleRock Highschool) in LittleRock.

We have been working with DSA to get approval of the facility. DSA approved the site in May, 2025 but we have not collected all of the sign-offs and certified inspector assignment necessary to begin construction.

The CUP granted to Verizon will expire on 9/6/2025 if it is not used. I would like to request an extension of the CUP.

Please let me know who or how to request an extension of CUP RPPL2022014120.

Thank you,



Kevin Moe

Site Development Specialist

(951) 440-3736

kevin.moe@nextedgenetworks.com