

October 22, 2024

Jillianne Newcomer
32794 Chadlyn Court
Wildomar, CA 92595

PROJECT NO. PRJ2024-000060-(5)
CONDITIONAL USE PERMIT NO. RPPL2023004807
2023 W Avenue O Palmdale, CA 93551 (3001-018-045)

Dear Jillianne Newcomer:

Hearing Officer Ms. Diane Temple, by her action of **October 22, 2024**, 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 **November 5, 2024**. 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.

Jillianne Newcomer
October 22, 2024
Page 2

For questions or for additional information, please contact Michelle Fleishman of the North County Development Services Section at (213)974-6411 or mfleishman@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:MF

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

c: PW (Building and Safety)
Zoning Enforcement

CP_10222024_FILENAME

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

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP) No. **RPPL2023004807** on October 22, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was conducted for the Project both in person and virtually on October 22, 2024. Staff provided a presentation on the Project. The applicants, Jillianne Newcomer and Katie Alvarenga, were present and staff confirmed that they received and agreed to the draft conditions. There being no other public comments, the Hearing Officer closed the hearing and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Crown Castle (“Permittee”), requests the CUP to authorize the continued operation and maintenance of an unmanned wireless communications facility (“WCF”) consisting of a 72-foot-high monopalm and appurtenant facilities, with minor changes (“Project”), on a property located at 2023 West (“W”) Avenue O, also known as Assessor Parcel Number (“APN”) 3001-018-045 (“Project Site”) in the A-2-2 (Heavy Agriculture, Two-Acre Minimum Required Lot Area) Zone pursuant to Section 22.16.030 (Land Use Regulations for Agricultural Zones) and Section 22.140.760.D.2 (Wireless Facilities – Conditional Use Permit) of the Los Angeles County (“County”) Code. Proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure.
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 03-350, approved April 20, 2004, authorized the construction, operation, and maintenance of a new unmanned WCF disguised as a 72-foot-tall palm tree. The CUP was set to expire on April 6, 2014 and was granted an additional ten (10) year term with an application for co-location that was approved on February 5, 2014. CUP No. 03-350 expired on April 6, 2024 after the extension ended.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 – One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030.C (Land Use Regulations

for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for WCFs in compliance with Section 22.140.760.D.2 (Wireless Facilities) of the County Code.

7. SURROUNDING LAND USES AND ZONING

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

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

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

D. Parking

Pursuant to Section 22.112.070.B (Parking – Uses Not Specified) of the County Code, the required parking provided for uses not specified in the County Code may

be determined by the Director of the County Department of Regional Planning (“LA County Planning”) to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. As such, there is sufficient area for maintenance vehicle parking within the unpaved Project Site.

9. CEQA DETERMINATION.

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

10. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comment.

11. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Antelope Valley Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On September 18, 2024, a total of 56 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

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

that the Project promotes necessary infrastructure and utilities to support the underlying and intended land uses of the RL2 land use designation of the Area Plan.

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

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

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

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

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

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

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

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

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

ZONING CODE CONSISTENCY FINDINGS

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

- d. **FAUX TREE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.H.2.b for a faux tree (Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). The existing monopalm is located within 200 feet of another monopalm WCF and two other real palm trees are located within the immediate vicinity. The subject WCF includes faux fronds and bark to appropriately conceal the tower. The antennas are currently painted to match the palm fronds, but additional fronds will be added and the panels and cables will be repainted to match. These improvements will help further camouflage the WCF and provide consistency with the Wireless Facilities Ordinance.

16. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). The Project Site is located within a Rural Outdoor Lighting District and is subject to the applicable lighting standards. Any existing lighting and additional lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

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

landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project would authorize the continued operation and maintenance of an existing WCF located within a 2.3-acre Project Site. The WCF is screened with perimeter fencing and juniper bushes along the front, and accessed via 20th Street W, a public ROW of sufficient width east of the Project Site. The WCF is unmanned and there is sufficient area for maintenance vehicle parking and all necessary fences and other facilities within the Project Site. Additionally, in order to comply with the Wireless Facilities Ordinance, proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure, replacement of monopalm fronds, and the addition of vinyl slats on the existing equipment enclosure.

19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The unmanned WCF will require occasional maintenance and will be accessible from the public ROW of 20th Street W. 20th Street W is identified as a mapped Major Highway on the County Master Plan of Highways and has a width of 90 feet at the Project Site. The access driveway and surrounding streets have the capacity to accommodate the Project's maintenance needs and the existing infrastructure is sufficient for the needs of the Project.

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

SUPPLEMENTAL FINDINGS – WIRELESS COMMUNICATION FACILITIES

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

22. The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location. The Project consists of the continued operation and maintenance of an existing unmanned WCF consisting of a 72-foot-high monopalm and appurtenant facilities. Additionally, in order to comply with the Wireless Facilities Ordinance, proposed changes include the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure, replacement of monopalm fronds, and the addition of vinyl slats on the existing equipment enclosure. As proposed, the Project will sufficiently conceal equipment, including antennas, with the faux palm tree design to imitate existing palm trees in the vicinity and blend in with the surrounding environment.

ENVIRONMENTAL FINDINGS

23. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the continued operation and maintenance of an existing unmanned WCF, designed as a 72-foot tall monopalm. The underlying use of the Project Site, a Water District Facility with two WCFs, will remain unchanged. Only minor changes are proposed to the subject WCF on the Project Site, including the removal of existing barbed wire from the north, south, and west sides of the chain link fence enclosure; replacement of monopalm fronds; and the addition of vinyl slats on the existing equipment enclosure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in nor any cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project is exempt.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in

the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities).
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023004807**, subject to the attached conditions.

ACTION DATE: October 22, 2024

SD:MF

10/22/2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility (“WCF”) consisting of a 72-foot-high monopalm and appurtenant facilities, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (“Recorder”). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on October 22, 2039.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the unmanned WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$441.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **December 21, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

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

23. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
25. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed 72 feet above finished grade.
27. The permittee shall maintain current contact information with Zoning Enforcement.
28. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
30. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
31. The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
32. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A". All fencing, walls, and/or gates shall be used for screening or securing the facility. Any new barbed wire fencing shall be prohibited.
33. Upon termination of this grant or after the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

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