

REPORT TO THE HEARING OFFICER

DATE ISSUED:	November 7, 2024	
HEARING DATE:	November 19, 2024	AGENDA ITEM: #6
PROJECT NUMBER:	PRJ2024-000447	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2024000640	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	19877 W Blue Cloud Road Santa Clarita, CA 91390	
OWNER:	James III and Renee Lindsay	
APPLICANT:	SBA 2012 TC Assets, LLC (Jacob Hamilton)	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it does not propose any dwelling units.	
CASE PLANNER:	Michelle Fleishman, Regional Planner mfleishman@planning.lacounty.gov	

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-000447, CUP No. RPPL2024000640, 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:

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

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024000640 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) to authorize the continued operation of an unmanned wireless communications facility (“WCF”) consisting of a 50-foot-high monopine (approximately 56-feet-high with additional branching) and appurtenant facilities, located on a lot in the A-1-1 (Light Agricultural – One 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 (WCF-Conditional Use Permit) of the Los Angeles County (“County”) Code.

B. Project

The applicant, SBA 2012 TC Assets, LLC, requests a CUP to authorize the continued operation and maintenance of an existing unmanned WCF consisting of a 50-foot-high monopine (approximately 56-feet-high with additional branching) and appurtenant facilities (“Project”), located at 19877 W Blue Cloud Road, known as Assessor Parcel Number (APN) 2812-005-030 (“Project Site”), in the south part of the parcel atop a hillside within the Sand Canyon Zoned District.

The Project Site is an approximately 7.9-acre parcel containing the facility lease area of approximately 1,065 square feet in size and the Project consists of an existing monopine with appurtenant equipment within a portion of the parcel atop a hill adjacent to the existing single-family residence (“SFR”). The perimeter of the monopine and ground equipment are screened with a 6-foot-high chain link fence with vinyl slats and barbed wire on top. Access is provided via Bouquet Canyon Road to Blue Cloud Road from the south.

The applicant proposes adding additional branches to the existing tower to further obscure the panels and cables, as well as add bark to the trunk and remove the barbed wire from the existing perimeter fencing, as required by County Code Section 22.140.760.D.2 (Conditional Use Permit). This will increase the total height of the facility to approximately 56-feet with additional branching, leaving the height of the antennas at 50-feet.

The existing WCF was previously approved under CUP No. 200400034 (“prior CUP”) on February 2, 2005. A notice of violation (“NOV”) was issued for the WCF on July 18, 2024 on the basis of an inspection which was conducted. Fallen branches of the monopine around the leased area were observed that needed to be removed. Currently, the code enforcement case is pending due to recent cleanup measures conducted by the WCF owner. The lease area is currently clean, and the excess branches have been removed from the Project Site.

The Project is subject to Section 22.140.760 (Wireless Facilities), which requires a CUP due to the waiver of the following design standards under Section 22.140.760.E (Wireless Facilities – Development Standards):

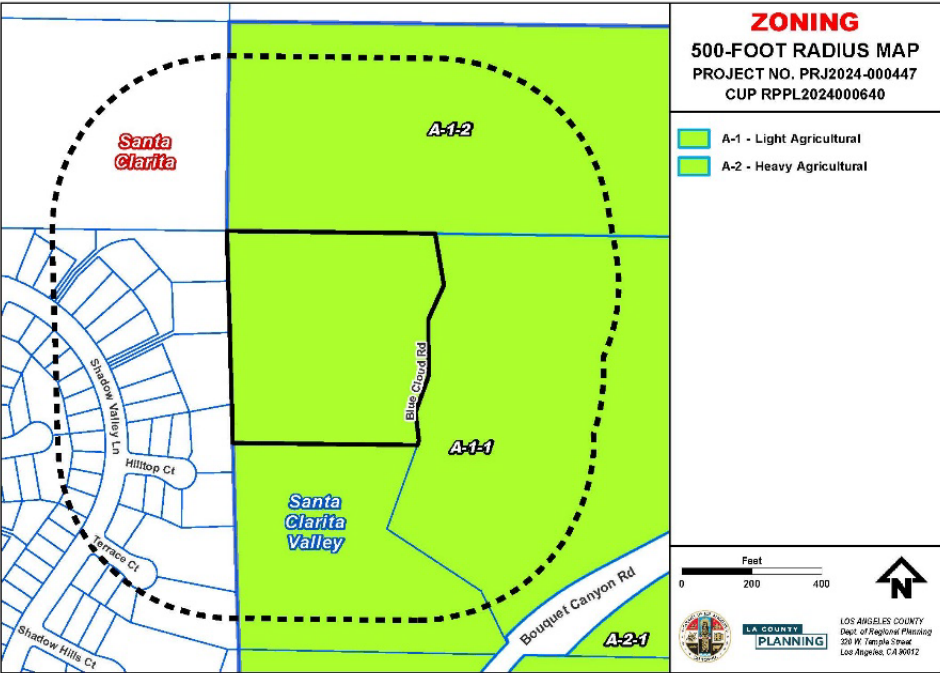
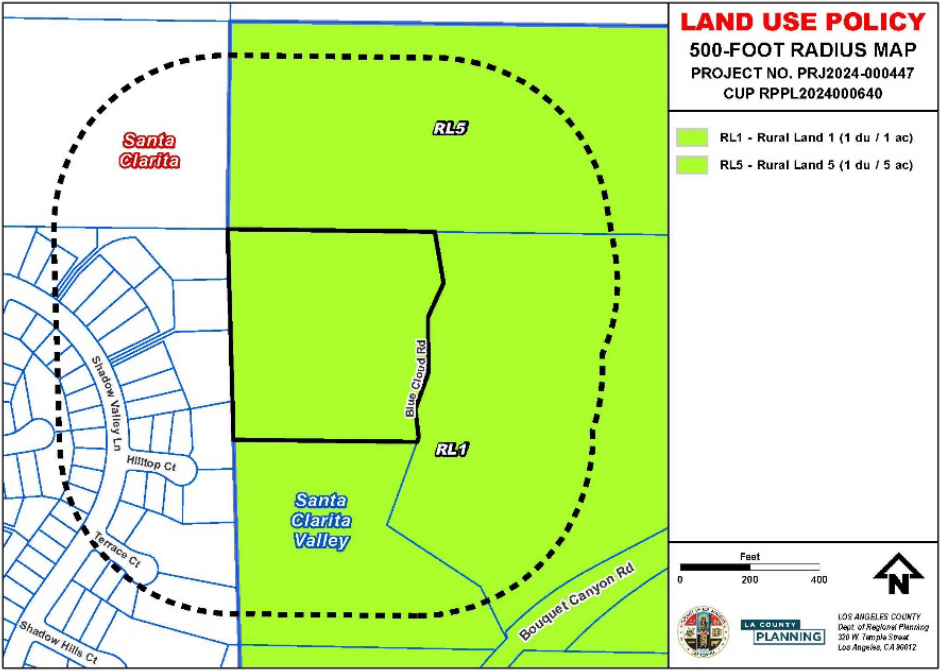
- All cables that serve the wireless facility shall be located within the interior of the structure, sheathed, or hidden to the fullest extent technically feasible; and
- Barbed wire fencing is prohibited.

Additionally, design standards for faux trees include requiring faux branching to conceal the antennas to the extent technically feasible and shall be weather resistant, as well as adding bark to the existing facility. Due to these design requirements not being met within the existing facility, a CUP was required.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1	SFR and WCF
NORTH	RL5 (Rural Land 5 – One Dwelling Unit per Five Acres)	A-1-2 (Light Agricultural, Two Acre Minimum Required Lot Area)	SoCal Edison transmission towers, vacant
EAST	RL1	A-1-1	Mobile home park (Lily of the Valley)
SOUTH	RL1	A-1-1	Vacant
WEST	N/A	N/A	SFRs, City of Santa Clarita



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7339	A-1-1	May 6, 1958

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RCUP-200400034 (R2004-00423)	CUP for a WCF disguised as a 45' monopine.	Approved 2/2/2005 Expires 2/1/2025
REA-201100054 (R2004-00423)	Revised Exhibit "A" ("REA") to replace existing and install new equipment.	Approved 3/24/2011
REA-201200017 (R2004-00423)	REA for modifications to existing WCF.	Approved 3/27/2013
REA-201300309 (R2004-00423)	REA for minor AT&T antenna reconfiguration.	Approved 12/23/2013
REA-201500074 (R2004-00423)	REA to remove and replace existing 8 antennas and add six remote radio units (RRU's).	Approved 4/27/2015
RPPL2017007785 (R2004-00423)	REA for modification to existing monopine WCF to install 3 new antennas, remote radio head (RRHs) and connecting cables and 4 new batteries and 1 BBU in an existing equipment cabinet.	Approved 7/5/2017
RPPL2017009245 (R2004-00423)	REA for upgrades to existing equipment.	Approved 9/18/2017
RPPL2019000867 (R2004-00423)	REA for removal of three existing panel antennas, three RRHs, and one hybrid cable. New equipment includes three new antennas, one cabinet, one junction box, one airtask in the cabinet, two airtask on an existing rack, a new hybrid cable, and additional branches to screen the equipment as shown on the photo-simulations.	Approved 2/14/2019
RPPL2020006675 (R2004-00423)	REA for upgrades to existing WCF disguised as a monopine (AT&T).	Approved 9/21/2020

RPPL2021010770 (R2004-00423)	REA for a minor modification that will consist of removing and replacing equipment on an existing cell tower. No Changes to height of tower or ground space.	Approved 12/13/2021
RPPL2022000371 (R2004-00423)	REA to remove and replace (9) panel antennas; Remove and replace (6) RRUs on new T-arm and collar; install new power units inside existing power cabinet within equipment compound.	Approved 1/25/2022
RPPL2022007429 (R2004-00423)	REA for new backup generator for an existing WCF	Approved 8/16/2022
RPPL2022011425 (R2004-00423)	REA for collocation of (3) new antennas and (6) radios on existing monopole and install one cabinet at ground level inside proposed fenced area for an existing WCF.	Approved 1/12/2023
RPPL2023000271 (R2004-00423)	REA to add emergency back up generator to existing WCF (AT&T) disguise as a 45' monopine.	Approved 4/20/2024
RPPL2023003846	REA to remove existing top cap and pine bark at reinforcing areas to allow for installation of new flange plate connection weldments; install new bolt-on flange plate connection weldments; install new 9 ft tall HSS monopine extension with branch receivers with new branches. New extension color to match existing tower color; Apply foundation coating.	Denied 7/18/2024

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2024003625	Condition 17: The property owner shall maintain the subject property in a neat and orderly fashion. Any equipment or furniture that is in disguise shall be	Opened 6/4/2024 Active – Monitoring/Hold

	removed from the landscaped or parking areas. The property owner shall maintain free of litter all areas on the premises over which the permittee has control.	
--	--	--

ANALYSIS

A. Land Use Compatibility

The Project Site is a 7.9-acre parcel within the RL1 land use category in the Santa Clarita Valley Area Plan (“Area Plan”), a component of the General Plan. The RL1 land use designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally one acre or greater), agricultural and equestrian uses, and the absence of urban services. Specific allowable uses are determined by the underlying zoning designation. The A-1 Zone allows WCFs with a CUP.

The Project Site is surrounded by SoCal Edison electrical transmission towers and vacant land to the north, a mobile home park to the east, vacant land to the south, and an SFR neighborhood in the City of Santa Clarita to the west. The Project Site is an irregularly shaped parcel with hilly topography. An existing SFR is located near the center of the Project Site and the WCF is located to the south. Access to the existing WCF site is available via Bouquet Canyon Road, a Secondary Highway on the County Master Plan of Highways with variable width, which connects to Blue Cloud Road, a private road. The entrance to the property is located off of Blue Cloud Road and includes a gated entry. Once on the property, the WCF is located up an access road that reaches the top of the hill adjacent to the existing SFR. The Project Site is consistent with surrounding land uses, which include vacant residential land and low to medium density residential uses. The Project would remain compatible with the surrounding land uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project would continue the operation and maintenance of an existing WCF in the Sand Canyon Zoned District. The applicant has provided cellular service coverage maps to demonstrate the necessity of continuing the operation of the existing WCF for the telecommunications infrastructure in the area. Based on the propagation maps, the WCF provides important coverage to the surrounding areas.

C. Design Compatibility

The existing WCF was approved on February 2, 2005 as a 45-foot-tall faux pine tree (“monopine”). This original design was proposed prior to the adoption of Ordinance Ord. 2023-0001 (“Wireless Facilities Ordinance”). According to the Wireless Design

Guidelines (included in the ordinance update approved January 2023), monopines are preferred structures in areas that are not exposed to extreme weather conditions, such as high-wind areas. Additionally, barbed wire fencing is no longer permitted for WCF sites. After consultation with Staff, Staff recommended to add branching to the existing facility design in order to further obscure the attached equipment and to remove the existing barbed wire fencing. With these changes, the WCF design would be consistent with the Wireless Facilities Ordinance.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050.B (Conditional Use Permit, Findings and Decision) and Section 22.140.760.I (Wireless Facilities – Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, (Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the continued operation and maintenance of an existing unmanned WCF. Only minor alterations are proposed to the subject WCF, including adding branching for a total height of approximately 56-feet, which will also extend past the antennas, to further obscure them from view; removing existing barbed wire from the perimeter fencing; and adding bark to the existing trunk. The underlying use of the Project Site, an existing SFR and the subject WCF, will remain unchanged. The Project does not result in 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. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

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

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report
Reviewed By:



Richard Claghorn for

Samuel Dea, Supervising Regional Planner

Report
Approved By:



Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

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



PROJECT: LOS ANGELES COUNTY CUP RENEWAL

SITE NAME: JAMES LINDSAY

SBA SITE NUMBER: CA45710

SITE ADDRESS: 28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

SITE TYPE: MONOPINE

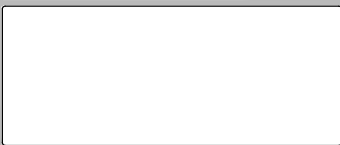
LEASE AREA: 1,065 SQ FT

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



JAMES LINDSAY

CA45710

28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

COVER SHEET

T-1

PROJECT CONTACT LIST

PROPERTY OWNER:
JAMES B. AND RENEE M. LINDSAY
19877 BLUE CLOUD RD
SANTA CLARITA, CA 91390

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

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

LATITUDE (NAD83):
N 34° 27' 55.4"
N 34.465389°

LONGITUDE (NAD83):
W 118° 29' 0.04"
W -118.484444°

COUNTY:
LOS ANGELES COUNTY

ZONING JURISDICTION:
LOS ANGELES COUNTY

ZONING DISTRICT:
A-1-1

POWER COMPANY:
SOUTHERN CALIFORNIA EDISON

TELCO COMPANY:
AT&T

CONSTRUCTION TYPE:
V-B

OCCUPANCY TYPE:
UTILITY

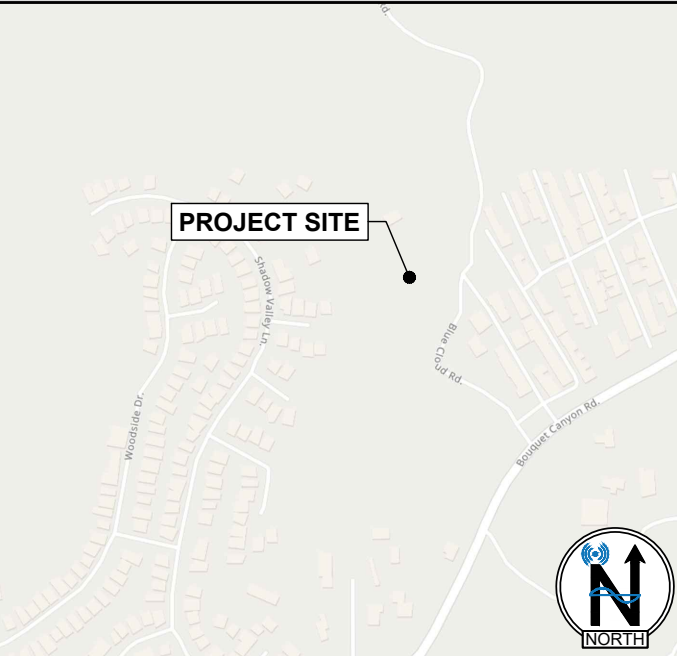
PARCEL NUMBER:
2812-005-030

PARCEL SIZE:
8.19 ACRES

LEASE AREA:
1,065 SQ FT



AREA MAP



LOCATION MAP



SCOPE OF WORK

NOTE:

THE PURPOSE OF THIS PROJECT IS THE RENEWAL OF THE CUP AND OPERATIONS FOR 10+YEARS. THE EXISTING MONOPINE WILL BE RE-BRANCHED AND BARK WILL BE ADDED TO THE TRUNK. BARBED WIRE WILL BE REMOVED FROM THE EXISTING FENCE.

APPLICABLE CODES

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

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

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

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

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- A-1 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE PLANS
- A-2 EQUIPMENT SHELTER PLAN
- A-2 EXISTING ANTENNA PLAN & SCHEDULE
- A-3 SOUTH ELEVATION
- A-4 NORTH ELEVATION
- A-5 EAST ELEVATION
- A-6 WEST ELEVATION

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

AT&T / CONSULTANT SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
RF ENGINEER		
DEVELOPMENT MANAGER		
OPERATIONS		
REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED		
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.		
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF AT&T AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF AT&T.		

GENERAL NOTES

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GRAPHIC REPRESENTATION OF THE FINAL INSTALLATION. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 5 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE, AND KEEP SAME ON SITE WHENEVER ANY PERSONNEL ARE ON SITE.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER AND/OR LANDLORD.
12. ON A DAILY BASIS: KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
13. CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
14. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
15. ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
17. ALL ITEMS REMOVED OR DAMAGED DURING CONSTRUCTION WORK WILL BE REPLACED OR REPAIRED TO MATCH EXISTING.
18. ALL ELEMENTS OF EXISTING STRUCTURE TO REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE. EXISTING STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY ALL ELEMENTS OF EXISTING STRUCTURE AFFECTED BY THIS MODIFICATION AND NOTIFY ENGINEER OF RECORD IF ANY DAMAGE, DETERIORATION OR DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE DEPICTED ON THESE CONSTRUCTION DRAWINGS ARE FOUND.

5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
6. ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
7. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
9. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
11. ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.

SPECIAL INSPECTION

1. IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.
2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
3. ANY MATERIAL WHICH FAILS TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
4. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS FOR THE MATERIAL USED IF THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

STANDARD STRUCTURAL STEEL NOTES:

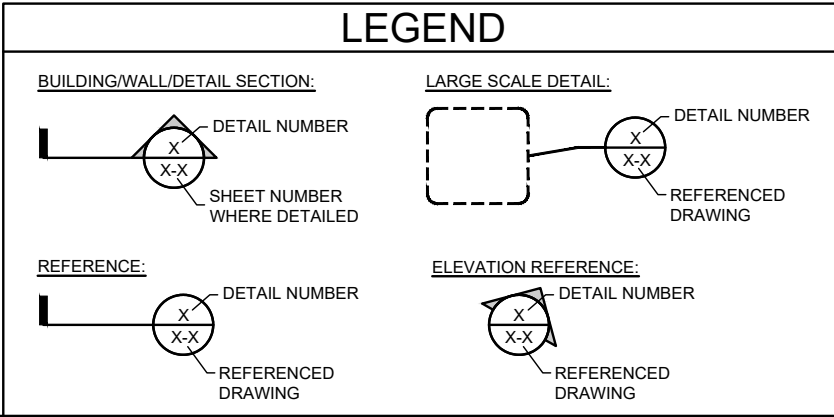
1. ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A123-A123M-02 UNLESS NOTED OTHERWISE.
2. STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GRADE B.
3. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
4. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALV. ASTM A325 BOLTS (5/8" DIA. UNO) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O AND SHALL INCLUDE HEAVY-HEX NUTS AND STANDARD CUT WASHERS.
5. NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS U.N.O.
6. ALL STRUCTURAL PIPE ASTM A53, TYPE E OR S, GRADE B.

SPECIAL INSPECTION:

1. IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER CODE FOR THE FOLLOWING ITEMS:
- A. CONTINUOUS DURING THE INSTALLATION OF EXPANSION AND/OR ADHESIVE ANCHORS, IF UTILIZED: INSPECT HOLE SIZE, DEPTH, CLEANLINESS, AND INSTALLATION PER ICC REPORT.
- B. PERIODIC FOR HIGH STRENGTH BOLT INSTALLATIONS (A325), IF UTILIZED.

STRUCTURAL NOTES

1. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
3. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T-MOBILE AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF T-MOBILE OR THE ARCHITECT/ENGINEER.



IMPORTANT NOTICE

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

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS



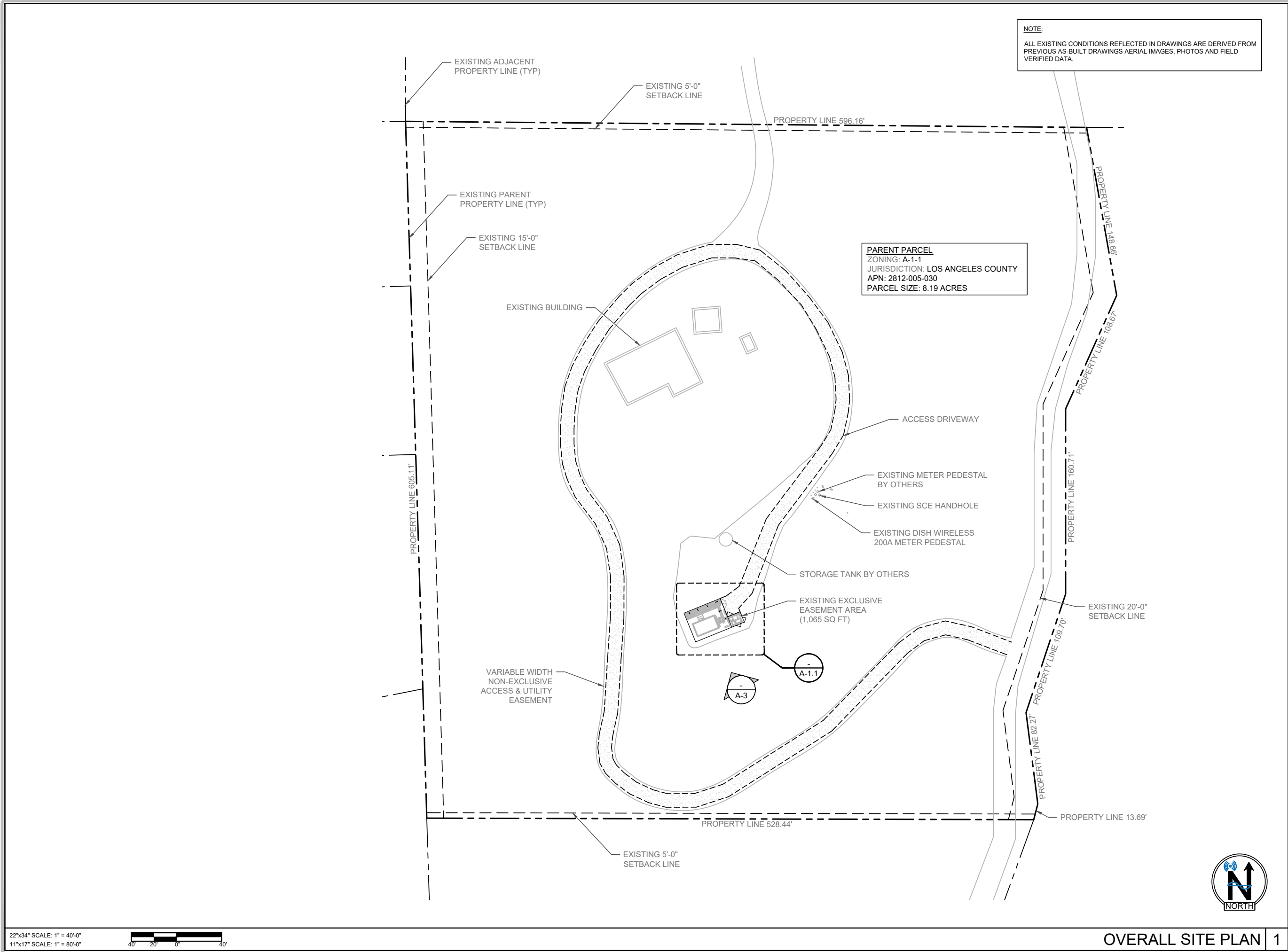
JAMES LINDSAY

CA45710

28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

GENERAL NOTES
AND SYMBOLS

T-2



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:

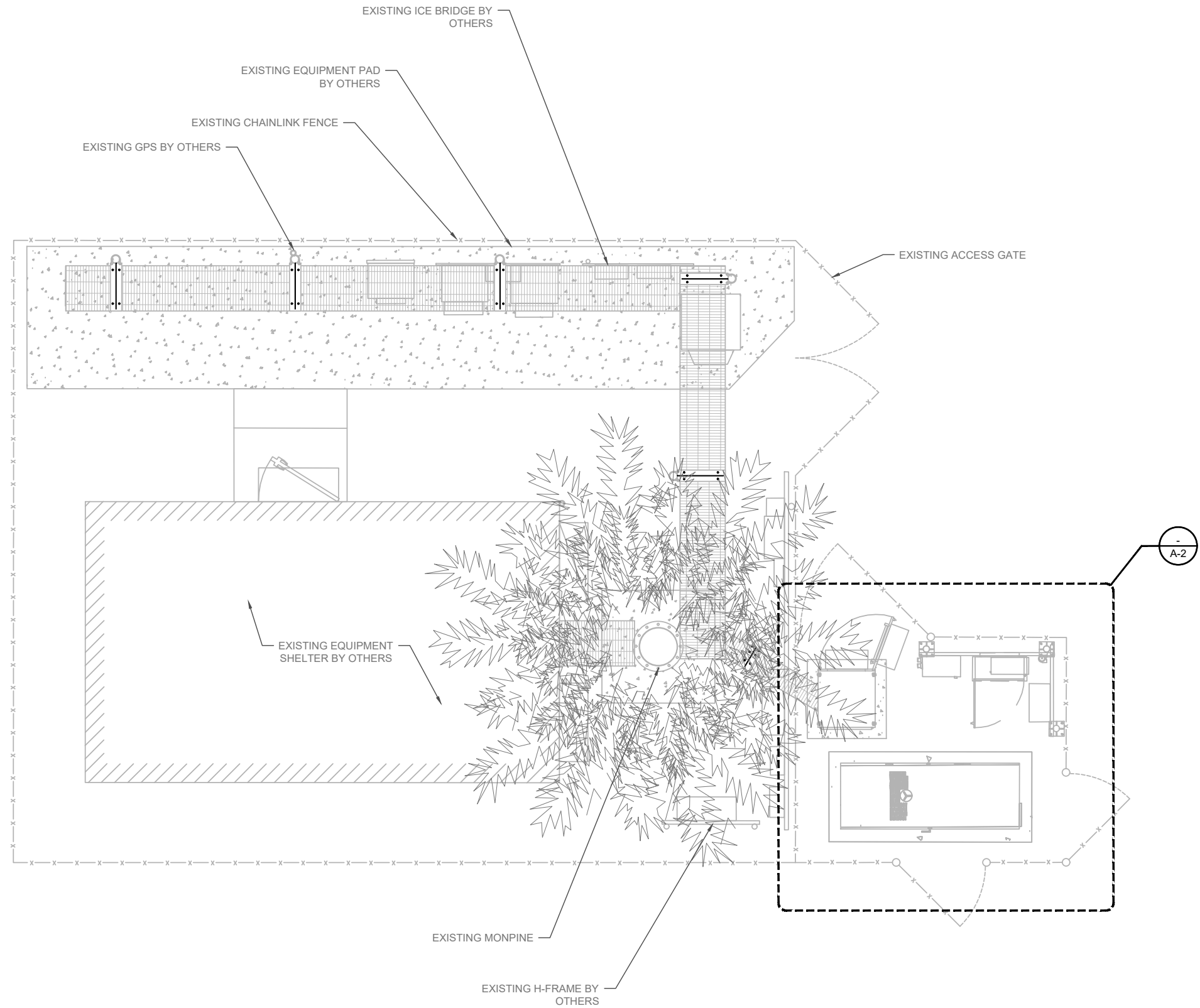
A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

JAMES LINDSAY

CA45710
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

**OVERALL
SITE PLAN**

A-1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



JAMES LINDSAY

CA45710
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

**ENLARGED
SITE PLAN**

A-1.1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



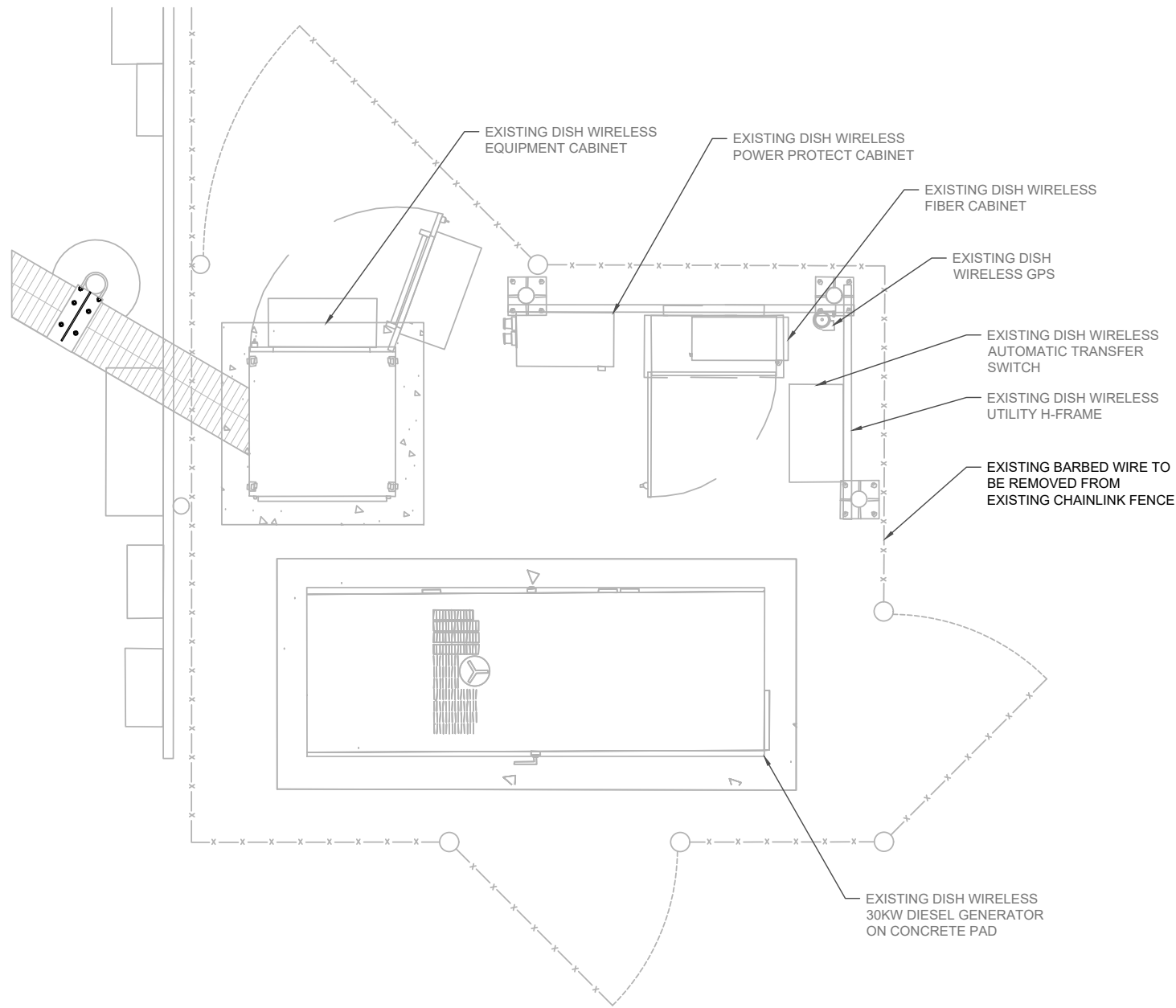
JAMES LINDSAY

CA45710

28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

EQUIPMENT
SHELTER PLAN

A-2



NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN. NO
CHANGES ARE PROPOSED AT THIS TIME.

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1' 6" 0" 1'

EXISTING AT&T ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE									
ALPHA SECTOR									
POSITION	ANTENNA MODEL	ACTIVE TECH.	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
3	JMA MX08FR0665-21 (REMAIN)	-	80°	47.00'	-	(1) TA08025-B605 (REMAIN) (1) TA08025-B604 (REMAIN) (1) RAYCAP 9181-PF-48 (REMAIN)	-	(1) 2" CONDUIT (REMAIN)	75'
BETA SECTOR									
POSITION	ANTENNA MODEL	ACTIVE TECH.	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
3	JMA MX08FR0665-21 (REMAIN)	-	160°	47.00'	-	(1) TA08025-B605 (REMAIN) (1) TA08025-B604 (REMAIN)	-	-	-
GAMMA SECTOR									
POSITION	ANTENNA MODEL	ACTIVE TECH.	AZIMUTH	RAD CENTER	TMA / RAYCAP / DIPLEXER MODEL	RRH / RRU MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH
3	JMA MX08FR0665-21 (REMAIN)	-	250°	47.00'	-	(1) TA08025-B605 (REMAIN) (1) TA08025-B604 (REMAIN)	-	-	-

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:

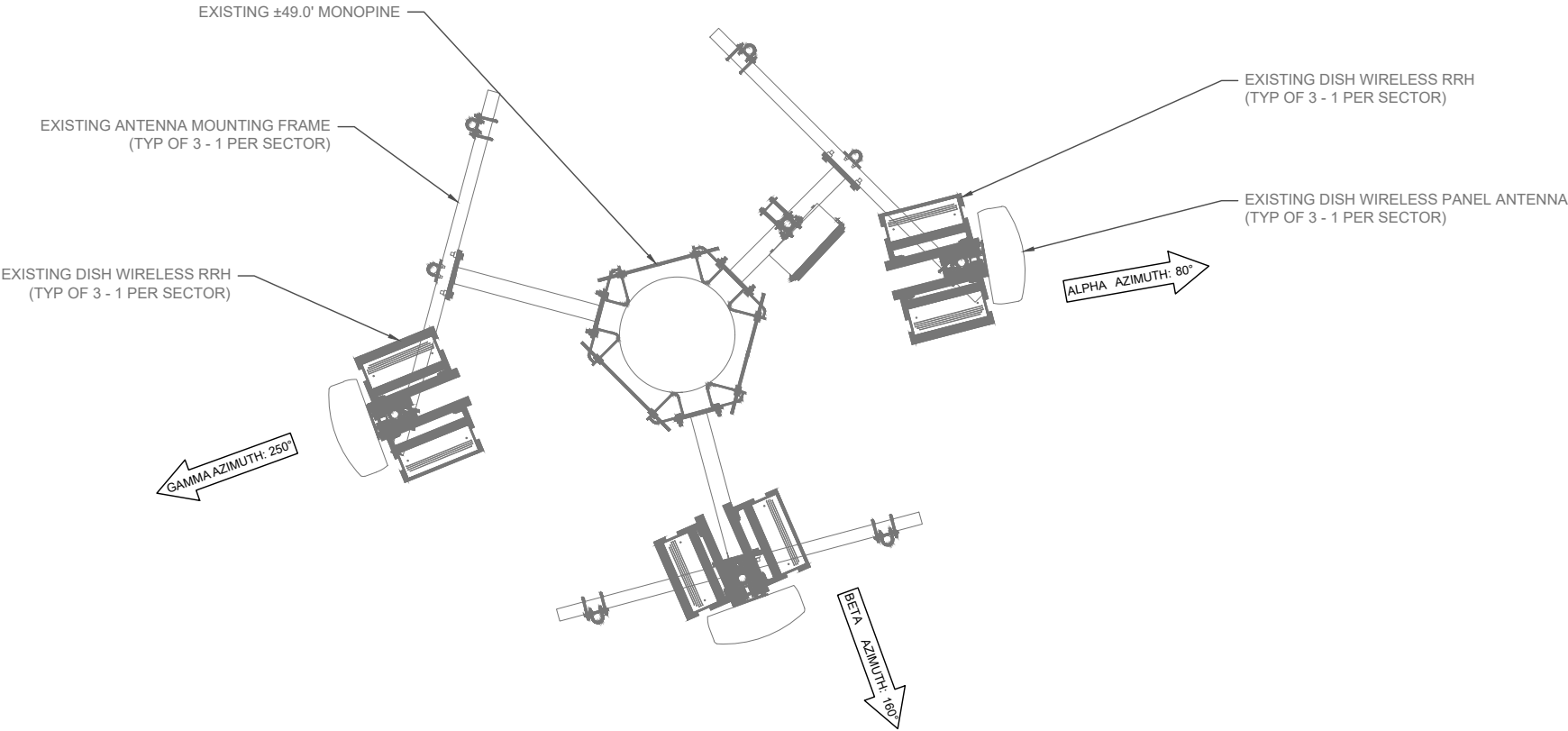


A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



EXISTING ANTENNA SCHEDULE

1



NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN. NO CHANGES ARE PROPOSED AT THIS TIME.



EXISTING ANTENNA PLAN

2

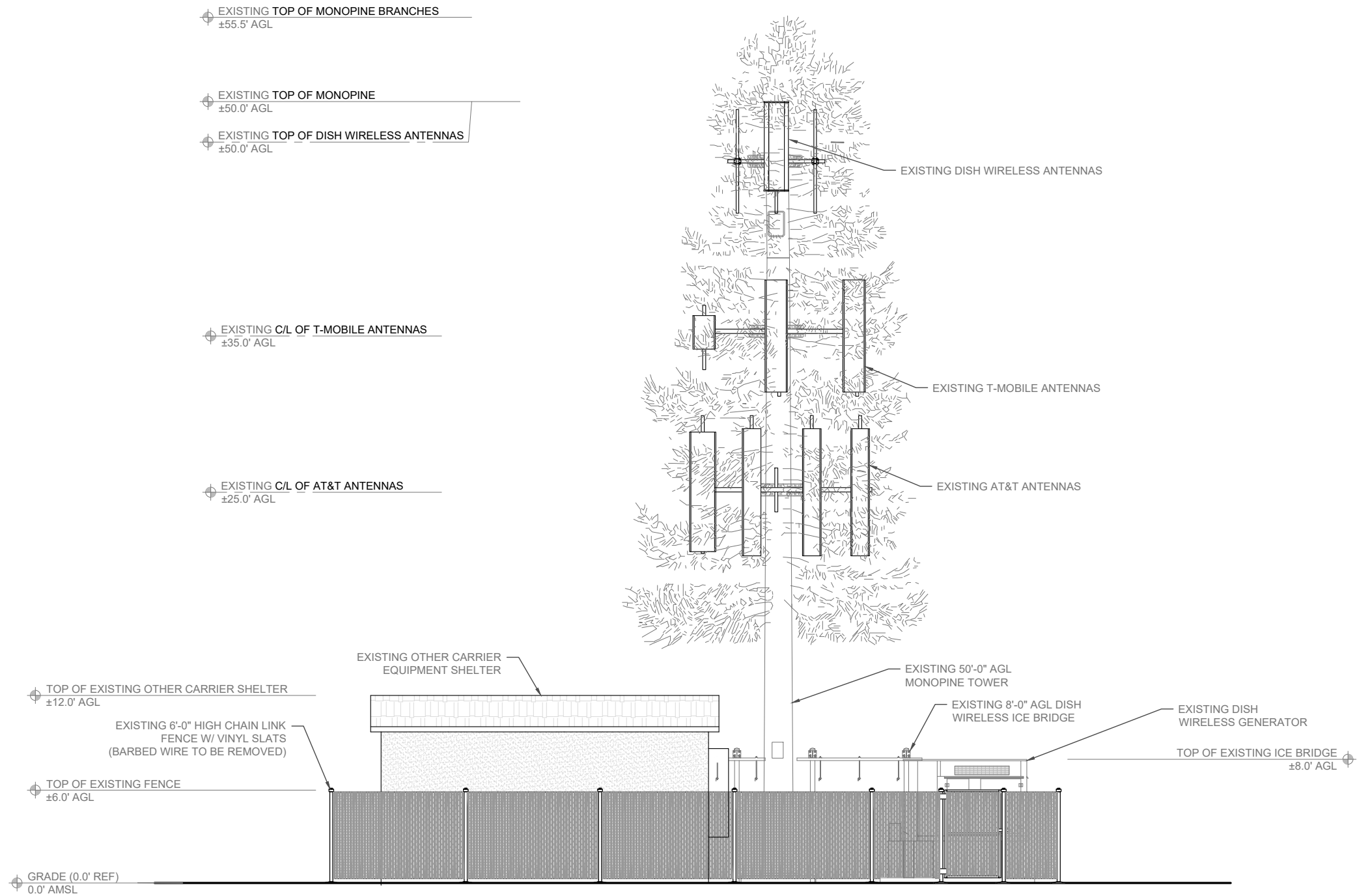
JAMES LINDSAY

CA45710
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

ANTENNA PLAN
& SCHEDULE

A-2

- NOTE:
1. ALL EXISTING EQUIPMENT SHALL REMAIN.
 2. EXISTING BARB WIRE TO BE REMOVED FROM EXISTING CHAINLINK FENCE.
 3. ANTENNAS SHALL BE PAINTED, COATED OR COVERED TO MATCH THEIR BACKGROUND.
 4. THE EXISTING MONOPINE WILL BE RE-BRANCHED AND BARK WILL BE ADDED TO THE TRUNK.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS



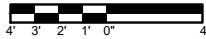
JAMES LINDSAY

CA45710

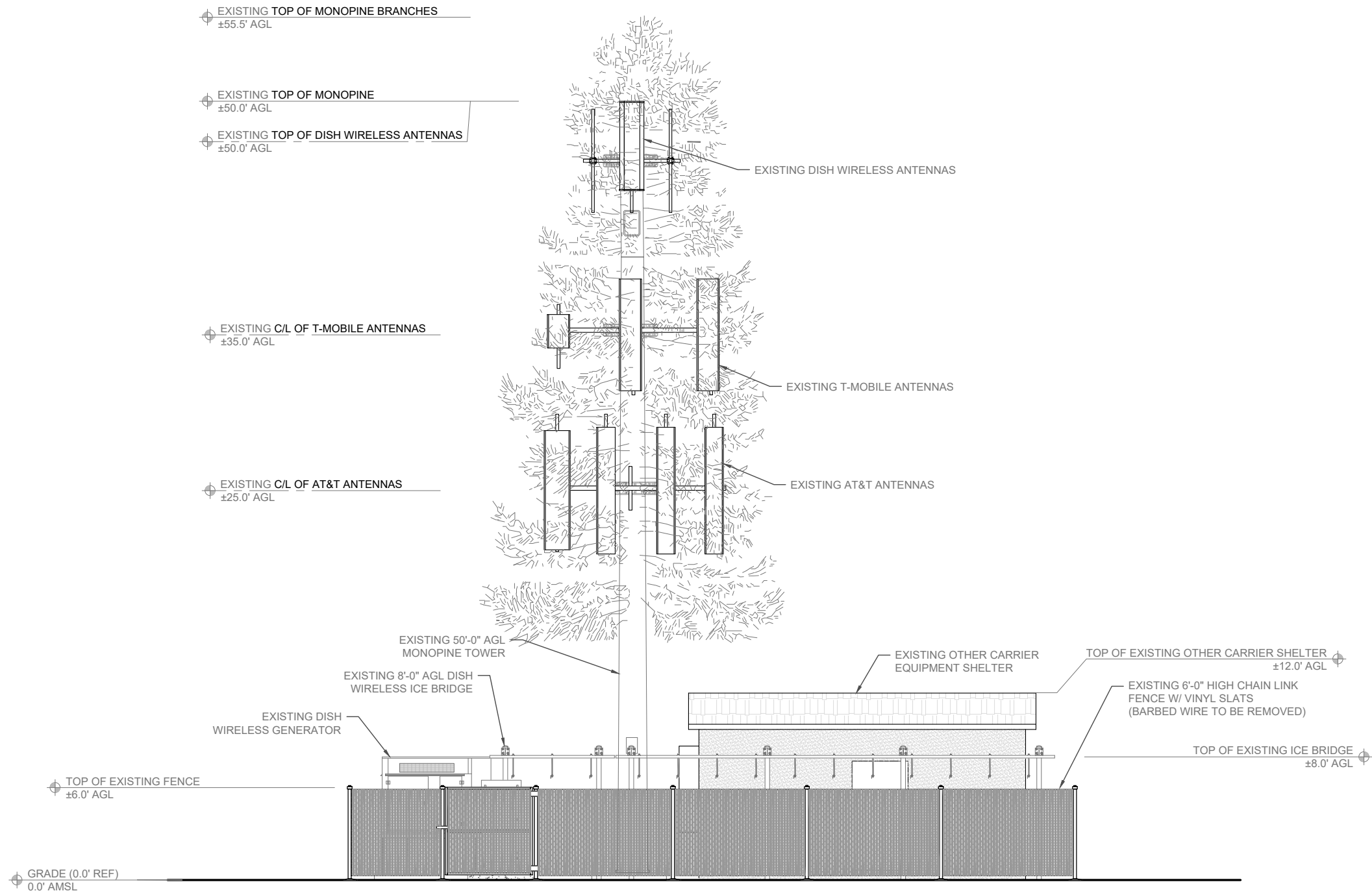
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

EXISTING
SOUTH ELEVATION

A-3



- NOTE:
1. ALL EXISTING EQUIPMENT SHALL REMAIN.
 2. EXISTING BARB WIRE TO BE REMOVED FROM EXISTING CHAINLINK FENCE.
 3. ANTENNAS SHALL BE PAINTED, COATED OR COVERED TO MATCH THEIR BACKGROUND.
 4. THE EXISTING MONOPINE WILL BE RE-BRANCHED AND BARK WILL BE ADDED TO THE TRUNK.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS



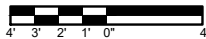
JAMES LINDSAY

CA45710

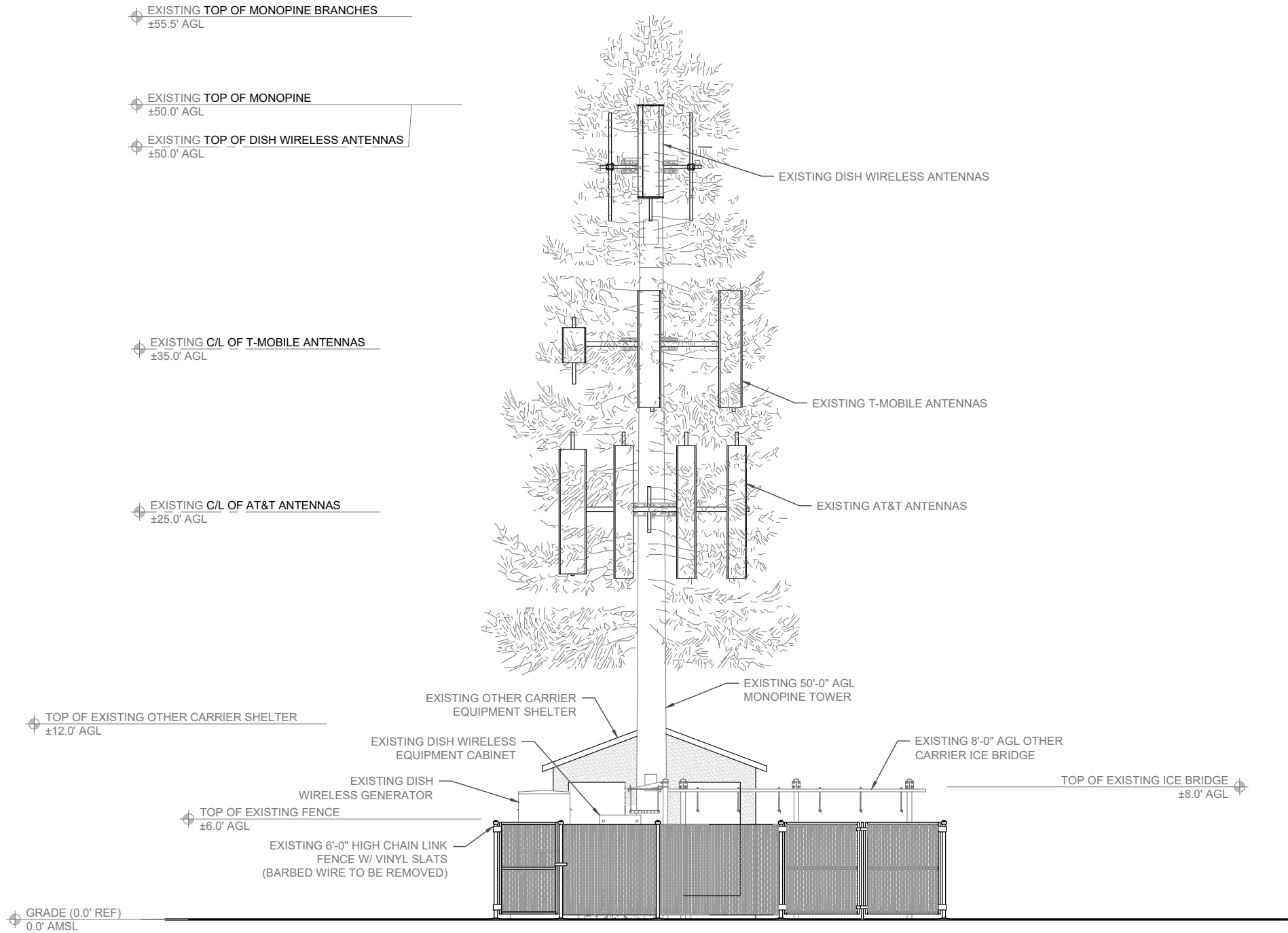
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

EXISTING
NORTH ELEVATION

A-4



- NOTE:
1. ALL EXISTING EQUIPMENT SHALL REMAIN.
 2. EXISTING BARB WIRE TO BE REMOVED FROM EXISTING CHAINLINK FENCE.
 3. ANTENNAS SHALL BE PAINTED, COATED OR COVERED TO MATCH THEIR BACKGROUND.
 4. THE EXISTING MONOPINE WILL BE RE-BRANCHED AND BARK WILL BE ADDED TO THE TRUNK.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS

CONSULTANT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



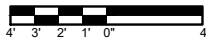
JAMES LINDSAY

CA45710

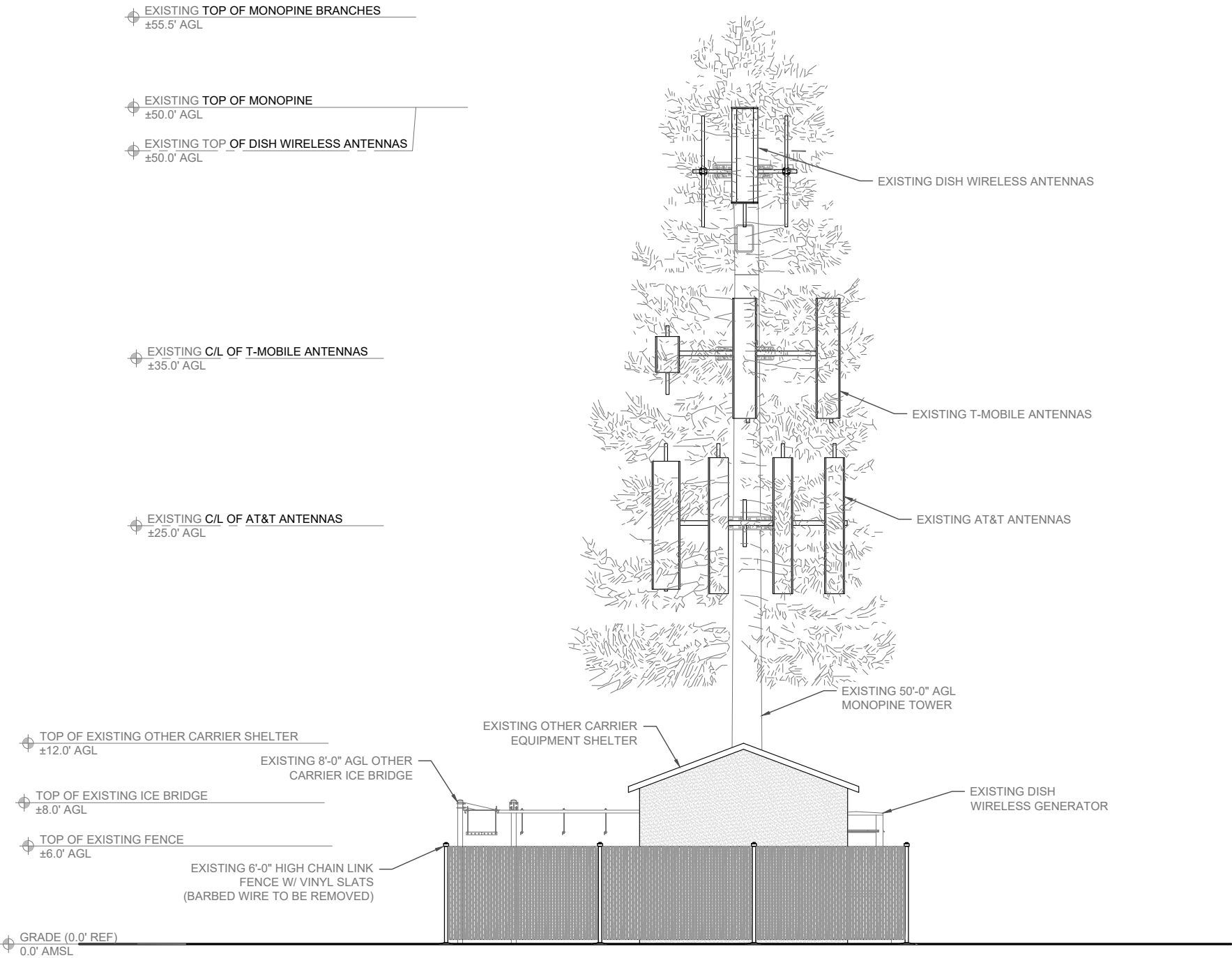
28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

EXISTING
EAST ELEVATION

A-5



- NOTE:
1. ALL EXISTING EQUIPMENT SHALL REMAIN.
 2. EXISTING BARB WIRE TO BE REMOVED FROM EXISTING CHAINLINK FENCE.
 3. ANTENNAS SHALL BE PAINTED, COATED OR COVERED TO MATCH THEIR BACKGROUND.
 4. THE EXISTING MONOPINE WILL BE RE-BRANCHED AND BARK WILL BE ADDED TO THE TRUNK.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
C	04/16/24	KM	CLIENT COMMENTS
D	07/17/24	KM	CLIENT COMMENTS
E	08/20/24	KM	CLIENT COMMENTS
F	08/26/24	KM	CLIENT COMMENTS
G	09/03/24	KM	CLIENT COMMENTS
H	11/04/24	KM	CLIENT COMMENTS



JAMES LINDSAY

CA45710

28941 BOUQUET CANYON RD
SANTA CLARITA, CA 91390

EXISTING
WEST ELEVATION

A-6





PROJECT NUMBER PRJ2024-000447	HEARING DATE November 19, 2024
REQUESTED ENTITLEMENT(S) Conditional Use Permit No. RPPL2024000640	

PROJECT SUMMARY

OWNER / APPLICANT

James Lindsay III/ SBA 2012 TC Assets, LLC (Jacob Hamilton)

MAP/EXHIBIT DATE

November 4, 2024

PROJECT OVERVIEW

The applicant requests a Conditional Use Permit (“CUP”) to authorize the continued operation of an existing unmanned wireless communications facility, consisting of a 50-foot-high (up to 56-feet tall with additional branches to be proposed) faux pine tree (monopine) and appurtenant facilities, in the A-1-1 Zone (Light Agricultural – One Acre Minimum Required Lot Area) in the Sand Canyon Zoned District. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

LOCATION

19877 W Blue Cloud Road Santa Clarita, CA 91390

ACCESS

Blue Cloud Road

ASSESSORS PARCEL NUMBER(S)

2812-005-030

SITE AREA

7.9 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Sand Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

RL1 (Rural Land 1 – One Dwelling Unit per Acre)

ZONE

A-1-1

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 dwelling unit/acre

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and the Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.760 (Wireless Facilities)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Michelle Fleishman

PHONE NUMBER:

(213) 893 - 7018

E-MAIL ADDRESS:

mfleishman@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000447
CONDITIONAL USE PERMIT NO. RPPL2024000640

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on November 19, 2024, in the matter of Project No. PRJ2024-000447, consisting of Conditional Use Permit ("CUP") No. RPPL2024000640.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, SBA 2012 TC Assets, LLC ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an unmanned wireless communications facility ("WCF") consisting of a 50-foot-high monopine (approximately 56-feet-high with additional branching) and appurtenant facilities ("Project"), on a property located at 19877 W Blue Cloud Road, also known as Assessor Parcel Number ("APN") 2812-005-030 ("Project Site") in the A-1-1 (Light Agricultural – One 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 (WCF-Conditional Use Permit) of the Los Angeles County ("County") Code.
4. **PREVIOUS ENTITLEMENT(S).** Conditional Use Permit No. 200400034, approved on February 2, 2005, authorized the construction, operation, and maintenance of a the subject unmanned WCF disguised as a 45-foot-tall pine tree. This CUP expires on February 1, 2025.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL1 (Rural Land 1 – One Dwelling Unit Per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Sand Canyon Zoned District and is currently zoned A-1-1. 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 wireless facilities in compliance with Section 22.140.760.D.2 (Wireless Facilities – Application Requirements) of the County Code. The Project is subject to Section 22.140.760 (Wireless Facilities), which requires a CUP due to the waiver design standards under Section 22.140.760.E (Wireless Facilities – Development Standards), including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL5 (Rural Land 5 – One Dwelling Unit per Five Acres)	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	SoCal Edison transmission towers, vacant
EAST	RL1	A-1-1	Mobile home park (Lily of the Valley)
SOUTH	RL1	A-1-1	Vacant
WEST	City of Santa Clarita	City of Santa Clarita	Single-Family Residences (“SFR”), City of Santa Clarita

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site consists of one 7.9-acre lot and is irregular in shape with sloping and hillside topography and is currently developed with an SFR and the subject WCF. The WCF lease area is approximately 1,065 square feet.

B. Site Access

The Project Site is accessible via Blue Cloud Road to the east, which connects to Bouquet Canyon Road to the south. Bouquet Canyon Road is classified as an Secondary Highway on the County Master Plan of Highways, and is a two-lane highway with a public right-of-way (“ROW”) of variable width to the south of the Project Site. Primary access to the Project Site is provided via an entrance/exit on Blue Cloud Road, an approximately 10-foot wide private road.

C. Site Plan

The site plan depicts the Project Site with the existing unmanned WCF consisting of a 50-foot-high faux pine tree (approximately 56-feet-high with additional branching) within a 1,065-square-foot lease area. The Project proposes additional branching on the faux pine tree to further obscure the panels and cables. The existing WCF also includes appurtenant ground equipment such as equipment cabinets, GPS, automatic transfer switch, a generator, and ice bridge. The monopine, equipment cabinets and other ground-mounted equipment are screened by an existing 6-foot-high chain link fence with vinyl slats and barbed wire. The barbed wire will be removed from the existing perimeter fencing.

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 50-foot-high faux pine tree (approximately 56-feet-high with additional branching). Only minor alterations are proposed to the subject WCF, including adding branching for a total height of 56-feet, which will also extend past the antennas to further obscure them from view; removing existing barbed wire from the perimeter fencing; and adding bark to the existing facility. The Project Site is not located within or near a historical resource, an active hazardous waste site, or a scenic highway. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. The underlying use of the Project Site, an existing SFR, will remain unchanged. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

10. PUBLIC COMMENTS.

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

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, newspaper (*The Signal*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On October 10, 2024, a total of 133 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 15 notices to those on the courtesy mailing list for the Sand Canyon 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 RL1 land use designation is intended for single-family homes at a maximum density of one dwelling unit per acre as well as agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. 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-1 Zone allows WCFs with a

CUP, if subject to Section 22.140.760.E (Wireless Facilities – Development Standards), the facility requires a waiver of one or more design standards. The Project requires a waiver of design standards under Section 22.140.760.E (Wireless Facilities – Development Standards), including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted. The Hearing Officer further finds that the Project promotes necessary infrastructure and utilities to support the underlying and intended land uses of the RL1 land use designation of the Area Plan.

13. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Area Plan. The following policies of the General Plan and the Area Plan are 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 provides important coverage for residents located north and south of Bouquet Canyon Road that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for residents and motorists. The Project design is appropriate for the area and is compatible with the existing uses in the vicinity. The existing wireless service is essential for the public, both in normal routine situations and emergency situations, as a vital part of the local communications network.

- *Area Plan Objective CO-6.1:* Protect the scenic character of local topographic features.

The Project would continue the operation and maintenance of an existing faux monopine located on top of a hill. The Project does not detract from the local topographic character of the hills and mountains visible from Bouquet Canyon and the faux monopine blends in with surrounding similar pine trees occurring naturally in the area. The scenic character of the area would be maintained with the Project.

- *Area Plan Policy LU-4.4.1:* Promote extension of state of the art communication facilities to serve commercial and industrial areas, including fiber optic cable, telecommunication facilities, and other technology as deemed appropriate.

The Project would not provide services to commercial and industrial uses since they do not occur in the area. However, the Project would provide communication services to the various surrounding residences. The Project would help improve coverage along Bouquet Canyon Road that would not exist otherwise. Without the WCF, there would be a coverage gap. Connecting the existing wireless service is essential for the public, both for normal routine as well as in emergency situations, by having it readily available for the local communications network.

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1-1 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, due to the waiver of one or more design standards as listed in Section 22.140.760.E (Wireless Facilities – Development Standards). This facility required a waiver of two design standards including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted. The Project would include the continued operation and maintenance of an existing unmanned WCF disguised as a pine tree, including minor alterations to the facility in order to be consistent with the Wireless Facilities Ordinance, and therefore falls under the requirements of the previously stated County Code sections.
15. **WIRELESS FACILITIES** The Hearing Officer finds that the Project is consistent with the applicable standards identified in County Code Section 22.140.760 (Wireless Facilities).
- 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 – Location). The Project is located within a 1,065-square-foot lease area within the 7.9-acre Project Site and does not encroach into any required yard areas (setbacks for structures) established by 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 150 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 – Development Standards – Height). The Project will not exceed the maximum 75 feet in height established by the County Code, and proposes to maintain a 50-foot high existing monopine (up to approximately 56-feet-tall with additional branching).
 - 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 WCF ordinance, the submittal was revised to add branching to the existing monopine and to remove the existing barbed wire atop the perimeter fencing. Access to the WCF is provided by Blue Cloud Road via Bouquet Canyon Road. The entrance to the WCF begins along Blue Cloud Road at a gated entrance to the existing SFR, and continues up an access road to the top of the hill on the

Project Site. The existing monopine blends in with the surrounding vicinity and existing pine trees nearby.

- d. **FAUX TREE.** The Hearing Officer finds that the Project is consistent with the standards identified for a faux tree in County Code Section 22.140.760.H.2.b (Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). The existing monopine is not located within 50 feet of an existing live pine tree. However, there are existing live pine trees within the immediate vicinity of the WCF such as to the west and north of the Project Site. The Project proposes to include additional branching on the existing WCF and removal of existing barbed wire from the perimeter chain link fencing. These improvements will help further obscure the WCF and provide consistency with the WCF 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 the Rural Outdoor Lighting District and is subject to the applicable lighting standards. All existing lighting is shielded and pointed towards the facility to prevent light spillover. Any 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 50-foot-high monopine (approximately 56-feet-tall with additional branching) and appurtenant facilities in the A-1-1 zone in the Sand Canyon Zoned District. The WCF is located in an agricultural zone with SoCal Edison transmission towers and vacant land to the north, a mobile home park to the east, vacant land to the south, and the City of Santa Clarita to the west. The Project WCF is located approximately 170 feet south from the nearest residence, the SFR on the Project Site, and is also approximately 280 feet west from the nearest mobile home park residence and approximately 330 feet east from the nearest off-site SFR. The WCF has stealth design features in the form of a monopine, which is deemed appropriate considering the proximity to existing pine trees in the vicinity. The ground equipment is enclosed with screening in the form of a 6-foot-high chain link fence with beige vinyl slats to further obscure the equipment; the existing barbed wire that tops the fence will be removed. The WCF is visible from surrounding properties and roads. However, the WCF is camouflaged as a faux pine tree within the vicinity of existing pine trees, which will make the WCF less visible to passersby and would blend in with the surrounding environment. 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 remote 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 monopine WCF located in the south portion of the 7.9-acre Project Site. The WCF is screened with perimeter fencing and accessed via a private driveway of sufficient width, to the east along Blue Cloud Road. The existing WCF is unmanned and there is sufficient area for maintenance vehicle parking within the unpaved lease area.
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 be accessible from the private driveway connected to the east along Blue Cloud Road, a private road which is accessible from Bouquet Canyon Road. Bouquet Canyon Road is designated as a Secondary Highway on the County Master Plan of Highways. The access roads have the capacity to accommodate the Project's maintenance needs.
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 (Wireless Facilities). The design and placement of the WCF are the least visually intrusive that are technically feasible and appropriate for the location. The wireless facility at the proposed location is necessary to close a significant gap in coverage along Bouquet Canyon Road. The location of the facility 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 50-foot-high, up to 56-foot-high with additional branching proposed, monopine and appurtenant facilities. Minor modifications are proposed such as additional branching, bark added to the trunk, and barbed wire to be removed. As existing with additional minor modifications, the Project will sufficiently

conceal equipment, including antennas, with an enhanced faux pine tree design to imitate existing pine 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 50-foot-high (approximately 56-foot-high with additional branching) faux pine tree. Minor modifications are proposed such as additional branching, bark added to the trunk, and barbed wire to be removed. The Project Site is not located within or near a historical resource, an active hazardous waste site, or a scenic highway. The existing SFR use of the Project Site will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

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. RPPL2024000640**, subject to the attached conditions.

ACTION DATE: November 19, 2024

SD:MF

11/7/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000447
CONDITIONAL USE PERMIT NO. RPPL2024000640

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility ("WCF") consisting of a 50-foot-high (approximately 56-feet-high with additional branching) faux pine tree and appurtenant facilities located in a 1,065-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 (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on November 19, 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 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 including all leased areas and access.
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.

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 **January 18, 2025**.

16. 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 (WCF)

17. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
18. 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 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.
19. 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.
20. 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.
21. 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
22. 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.

23. 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.
24. 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.
25. Additional branching shall be added to the facility to fill in between the existing branches and extend beyond the antennas as shown in the Exhibit "A". The maximum height of the facility shall not exceed 56 feet above finished grade including the additional branching.
26. The permittee shall maintain current contact information with Zoning Enforcement, including access code necessary to perform the required inspections to the site.
27. 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.
28. 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.
29. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
30. 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.
31. 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. All existing barbed wire fencing surrounding the lease area, shall be removed from the premises within 180 days of approval of this permit.
32. 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.

33. Appurtenant equipment boxes shall be screened or camouflaged.
34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. Antennas shall be painted or covered to match the branches or trunk of the monopine. The antennas shall not extend beyond the monopine branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible.
36. 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. The addition of faux bark cladding shall be completed within 180 days of approval of this permit.

CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

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

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

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

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

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

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

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

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

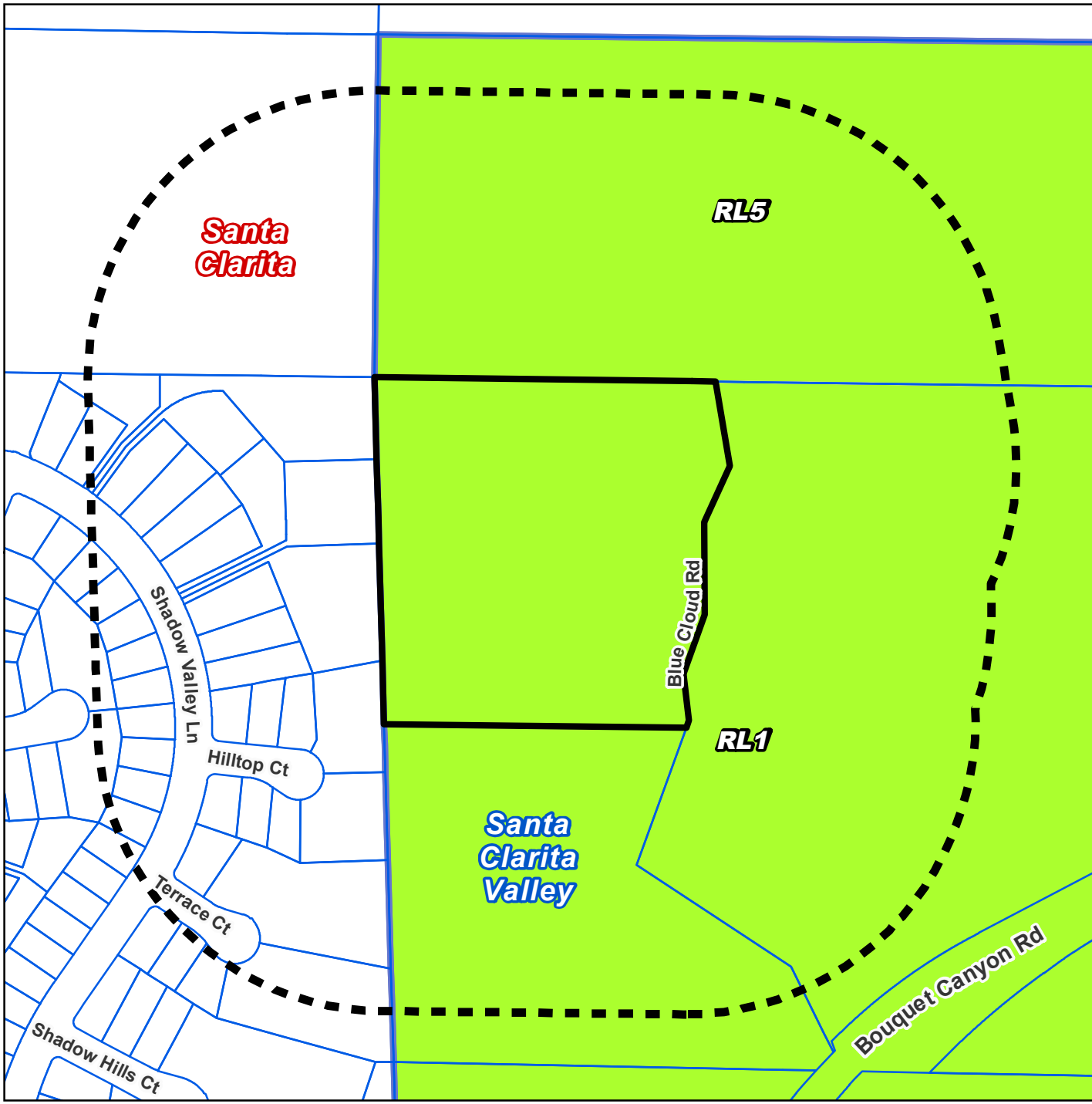
F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

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

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 19, 2024
PROJECT NUMBER: PRJ2024-000447
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2024000640
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 19877 W Blue Cloud Road, Santa Clarita, CA 91390
OWNER: James III and Renee Lindsay
APPLICANT: SBA 2012 TC Assets, LLC (Jacob Hamilton)
CASE PLANNER: Michelle Fleishman, Regional Planner
mfleishman@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies for a Class 1 (Existing Facilities) categorical exemption under State CEQA Guidelines Section 15303 because this project is an existing facility proposing minor changes including adding branching, removing existing barbed wire from fencing, and adding bark to the trunk, with no significant effect on the environment. The project does not result in 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.





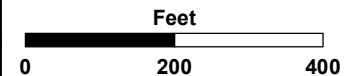
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000447

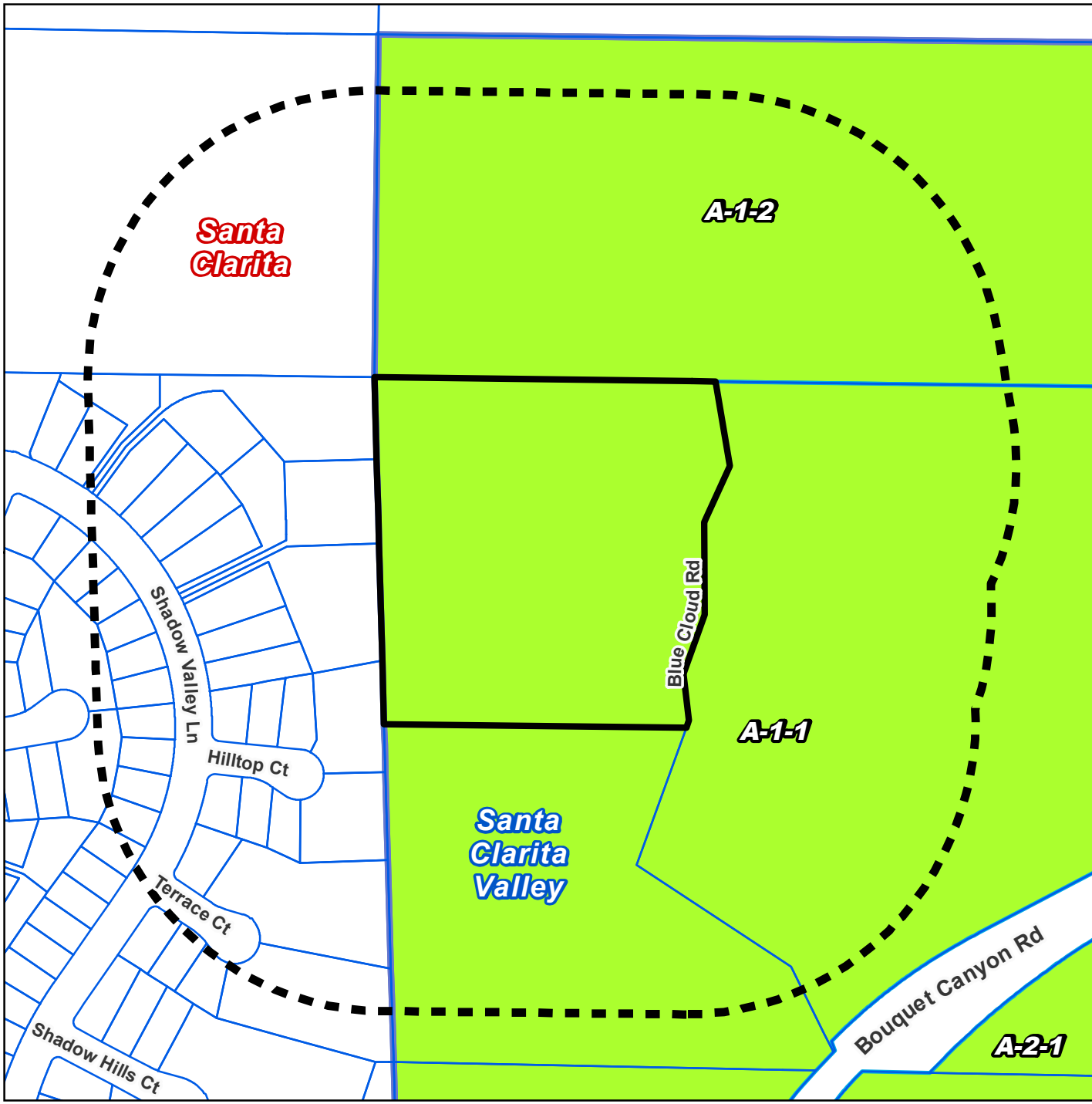
CUP RPPL2024000640

-  RL1 - Rural Land 1 (1 du / 1 ac)
-  RL5 - Rural Land 5 (1 du / 5 ac)



LA COUNTY
PLANNING

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



ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000447

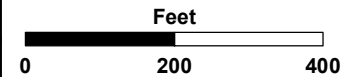
CUP RPPL2024000640



A-1 - Light Agricultural



A-2 - Heavy Agricultural



LA COUNTY
PLANNING

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



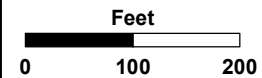
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000447

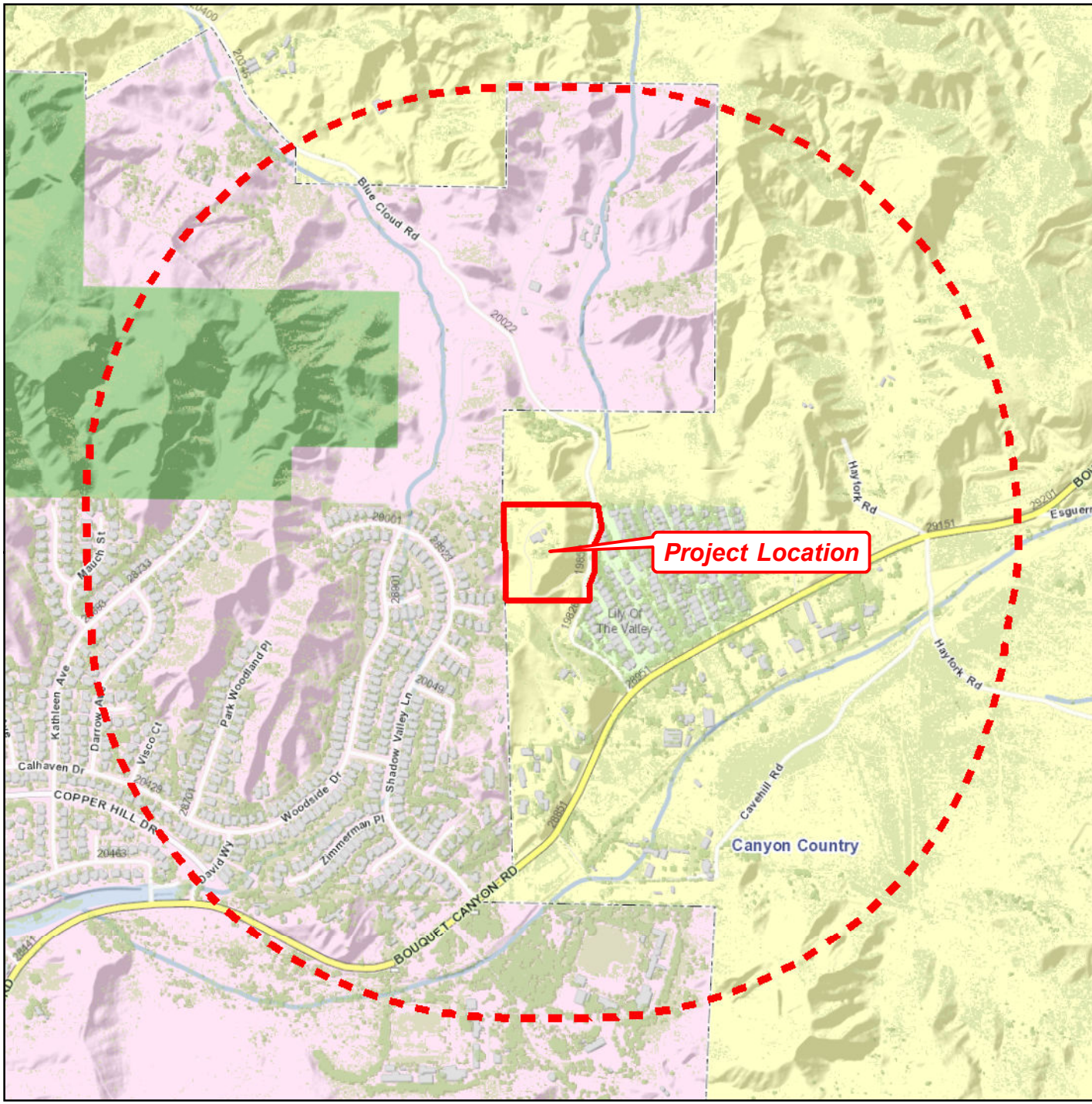
CUP RPPL2024000640

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



LA COUNTY
PLANNING

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



HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2024-000447
CUP RPPL2024000640

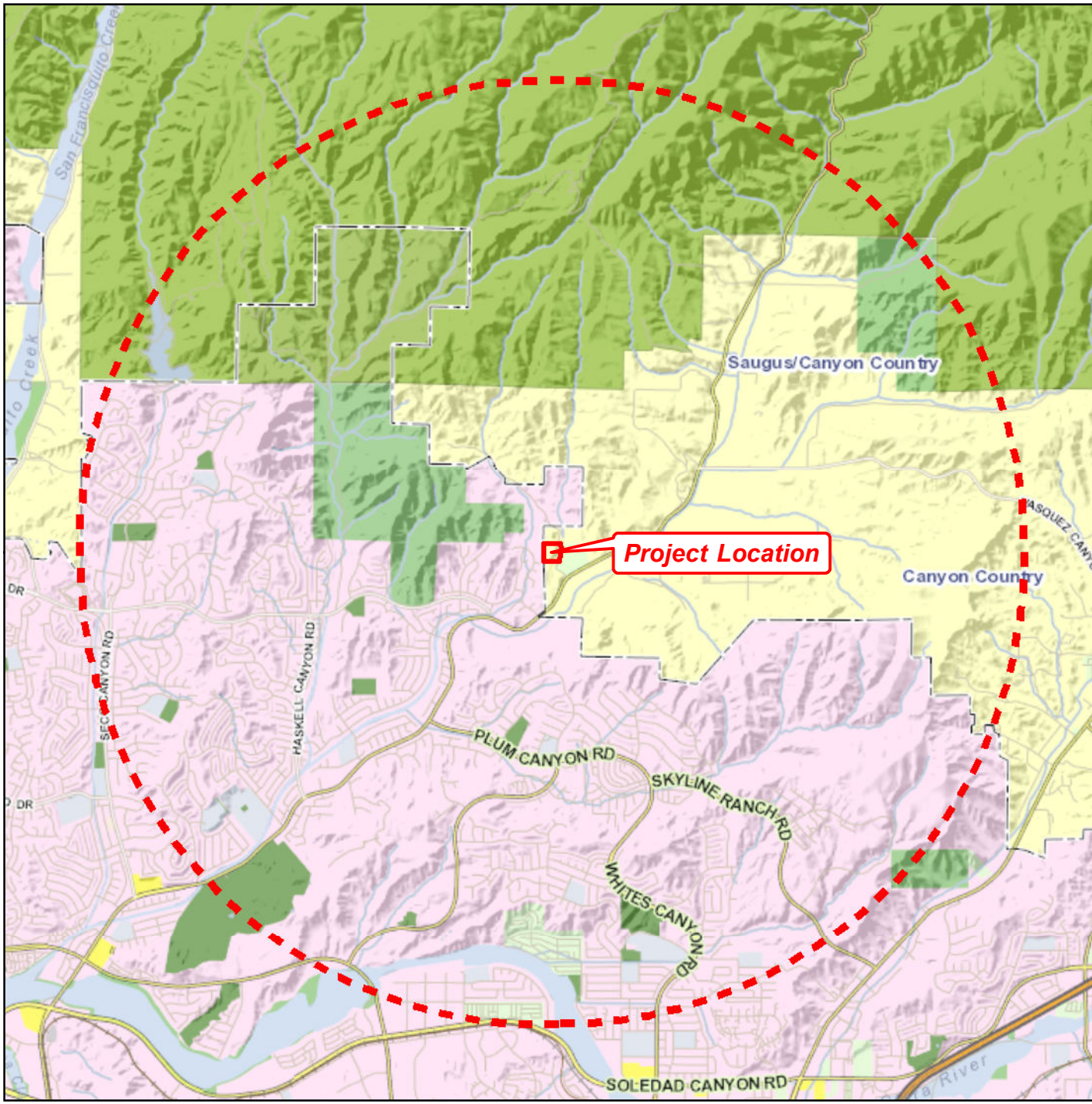


Feet

0 600 1,200

LA COUNTY
PLANNING

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

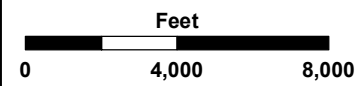


3-MILE RADIUS

LOCATOR MAP

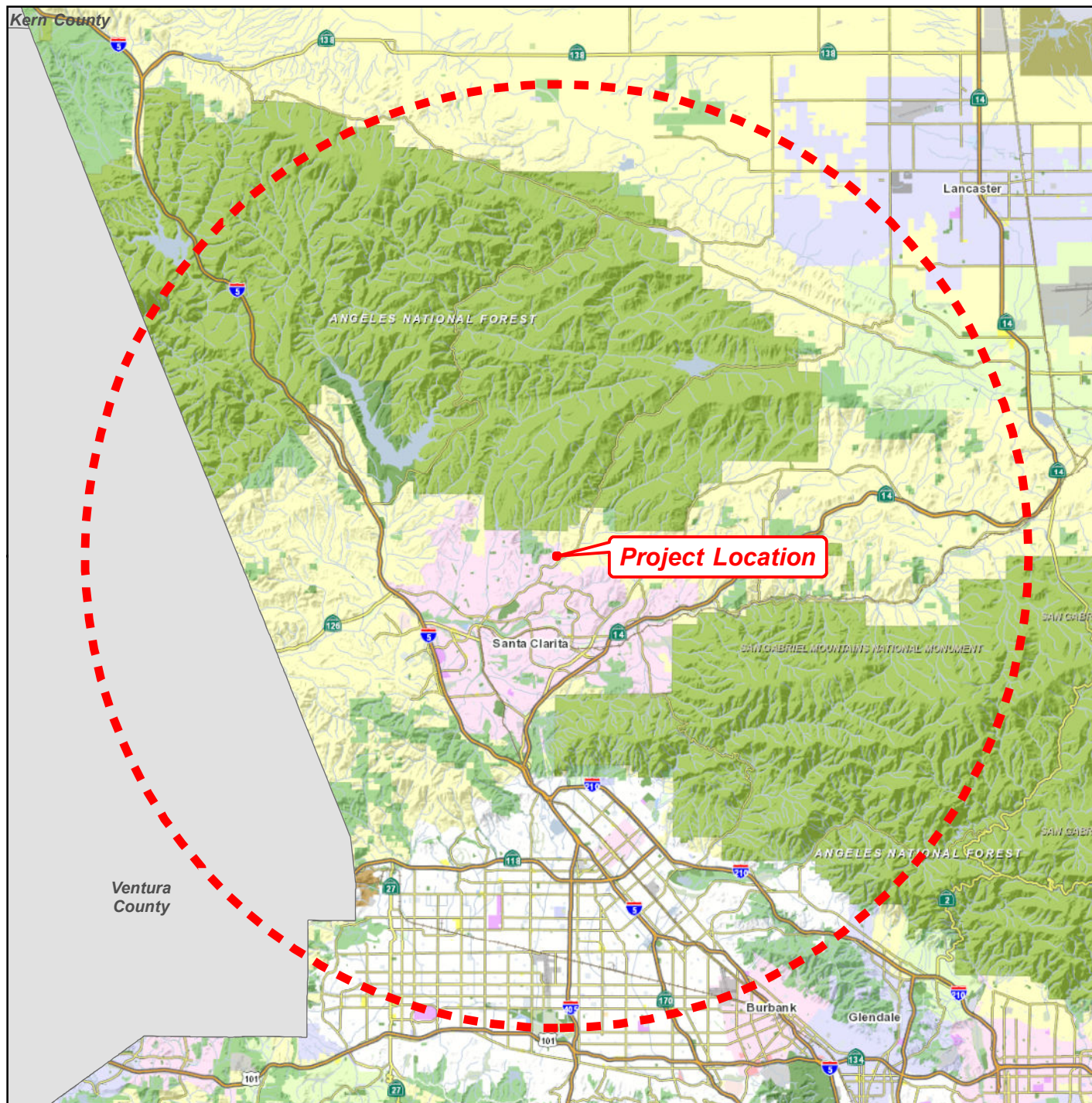
PROJECT NO. PRJ2024-000447

CUP RPPL2024000640

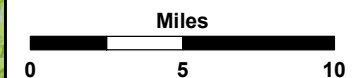


LA COUNTY
PLANNING

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



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2024-000447
CUP RPPL2024000640

LA COUNTY
PLANNING

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



ATTENTION
Safety Shield May Be
Damaged. Use Care
When Removing. Do Not
Remove Until Properly
Inspected.
PROCEED WITH
CAUTION
For Assistance
Call 800-455-5177
SBA

CAUTION
Radio Frequency
Fields (RFR)
May Be Present
When Using
Equipment
DO NOT CLIMB
TOWER WITHOUT
OWNERS WRITTEN
AUTHORIZATION!

SBA
SITE ID# CA45710
FCC# 1270200
LEASING 800-455-5177 (7483)
EMERGENCY 888-950-SITE (7483)
LIFE, SE, OR VIO SBA 114 CSE
1-800-455-5177 (7483) 20-0007

INFORMATION
This is a restricted area.
No entry without proper
authorization.
For more information
call 800-455-5177
SBA

NOTICE
Radio Frequency
Fields (RFR)
May Be Present
When Using
Equipment
DO NOT CLIMB
TOWER WITHOUT
OWNERS WRITTEN
AUTHORIZATION!

NO TRESPASSING
AUTHORIZED
ENTRY ONLY
IN CASE OF
EMERGENCY
CALL
1-800-455-5177
SBA

AT&T
FOR FUEL & OTHER
ENVIRONMENTAL
EMERGENCIES
CALL EHS
1-800-566-9347
(1-800-KNOW EHS)

DIESEL FUEL
COMBUSTIBLE
NO SMOKING
NO OPEN FLAMES
FUEL TANK CAPACITY 1000 GALS









Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CLL02071

Site Address : 28941 Bouquet Canyon Road, Santa Clarita, CA 91350

ATOLL Completion Date: March 11, 2024

Assumptions

- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Existing and Proposed 4G-LTE Coverage of AT&T users in buildings, in vehicles, and outdoors. The threshold for reliable in-building coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications indoors, taking into consideration the built and natural environment. The threshold for reliable in-vehicle coverage is based on known signal attenuation from an outdoor signal to the inside of a vehicle. The threshold for reliable outdoor coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications outdoors taking into consideration the built and natural environment.
- ❖ For your reference, the scale shown ranges from Reliable to Unreliable Coverage for AT&T users in buildings, in vehicles, and outdoors.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
 - Existing 4G-LTE Coverage Before the Proposed Site: Assuming all other existing neighboring sites are On-Air and the Proposed Site is Off-Air, the propagation is displayed with the legends provided.
 - Planned 4G-LTE Coverage With the Proposed Site: Assuming all other existing neighboring sites along with the Proposed Site are On-Air, the propagation is displayed with the legends provided.
 - Standalone 4G-LTE Coverage of the Proposed Site: Assuming all other existing neighboring sites are Off-Air and only the Proposed Site is On-Air, the propagation is displayed with the legends provided.

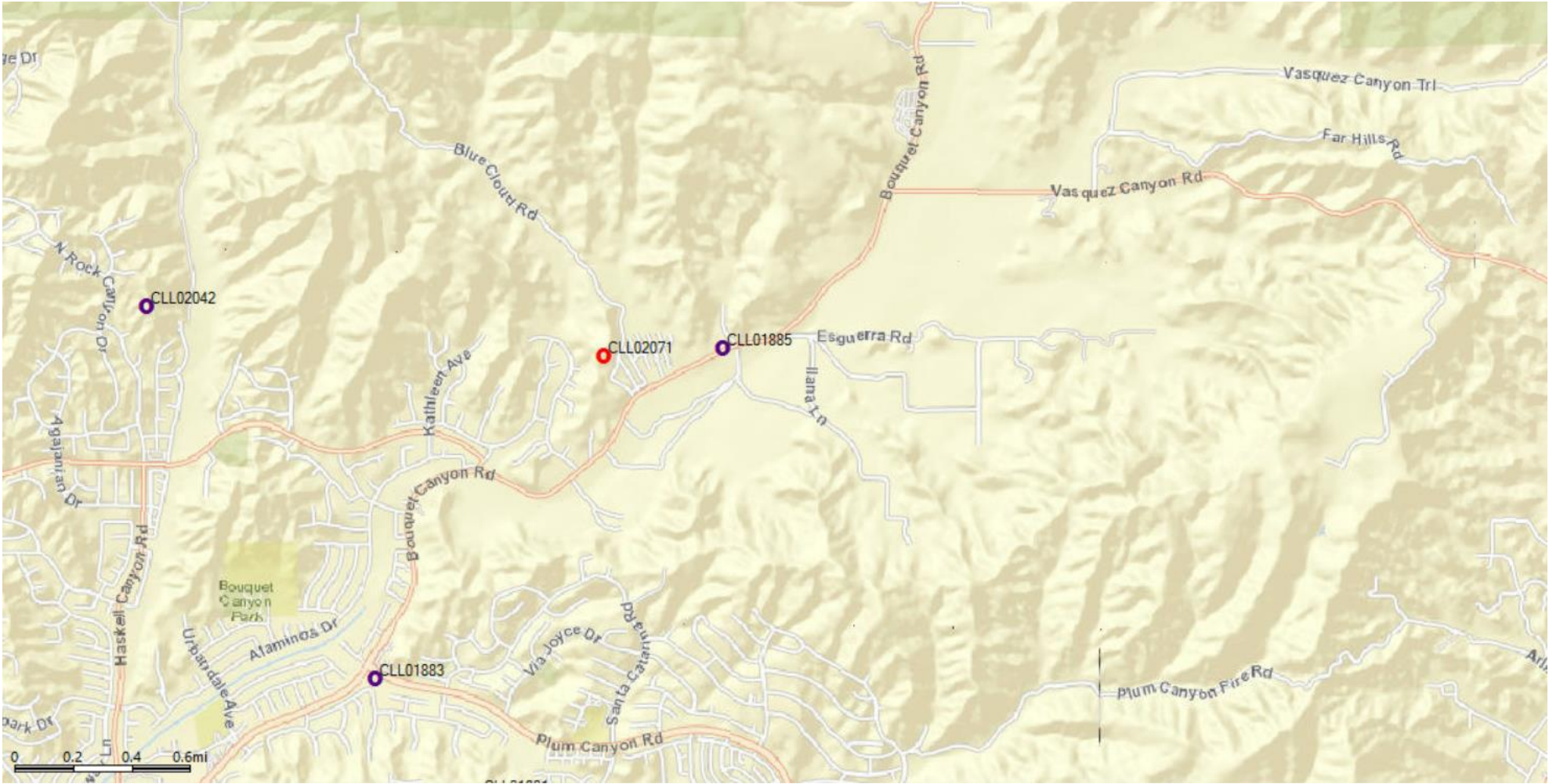
Proposed Site CLL02071 (Terrain Map)

- Proposed Macro Site
- Existing Macro Sites



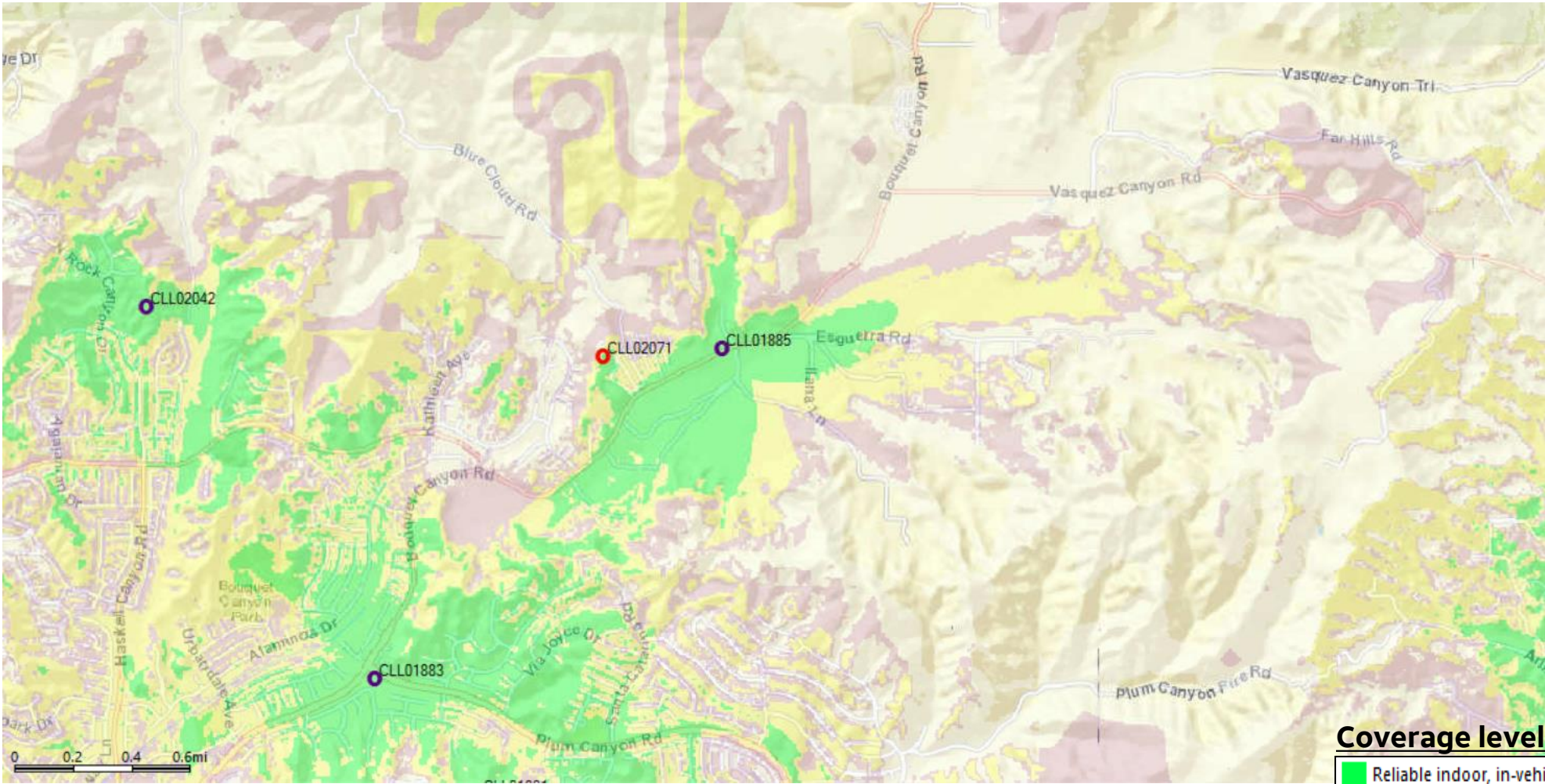
Proposed Site CLL02071 (Road Map)

- Proposed Macro Site
- Existing Macro Sites



Existing 4G-LTE Coverage Before Proposed Site CLL02071

- Proposed Macro Site
- Existing Macro Sites

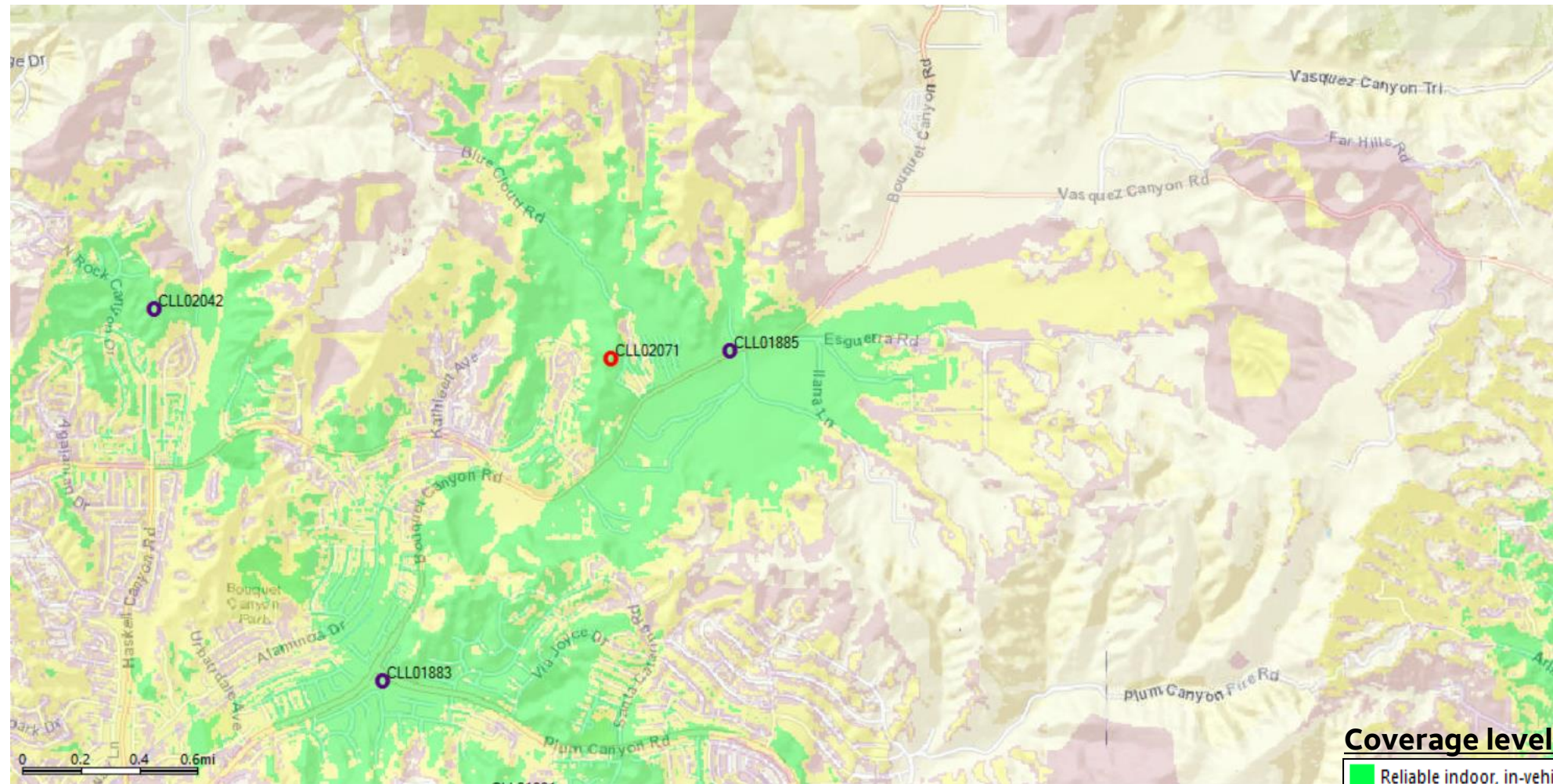


Coverage levels:

Green	Reliable indoor, in-vehicle and outdoor
Yellow	Unreliable indoor / Reliable in-vehicle and outdoor
Purple	Unreliable indoor and in-vehicle / Reliable outdoor
White	Unreliable indoor, in-vehicle and outdoor

Planned 4G-LTE Coverage With Proposed Site CLL02071 On Air

- Proposed Macro Site
- Existing Macro Sites

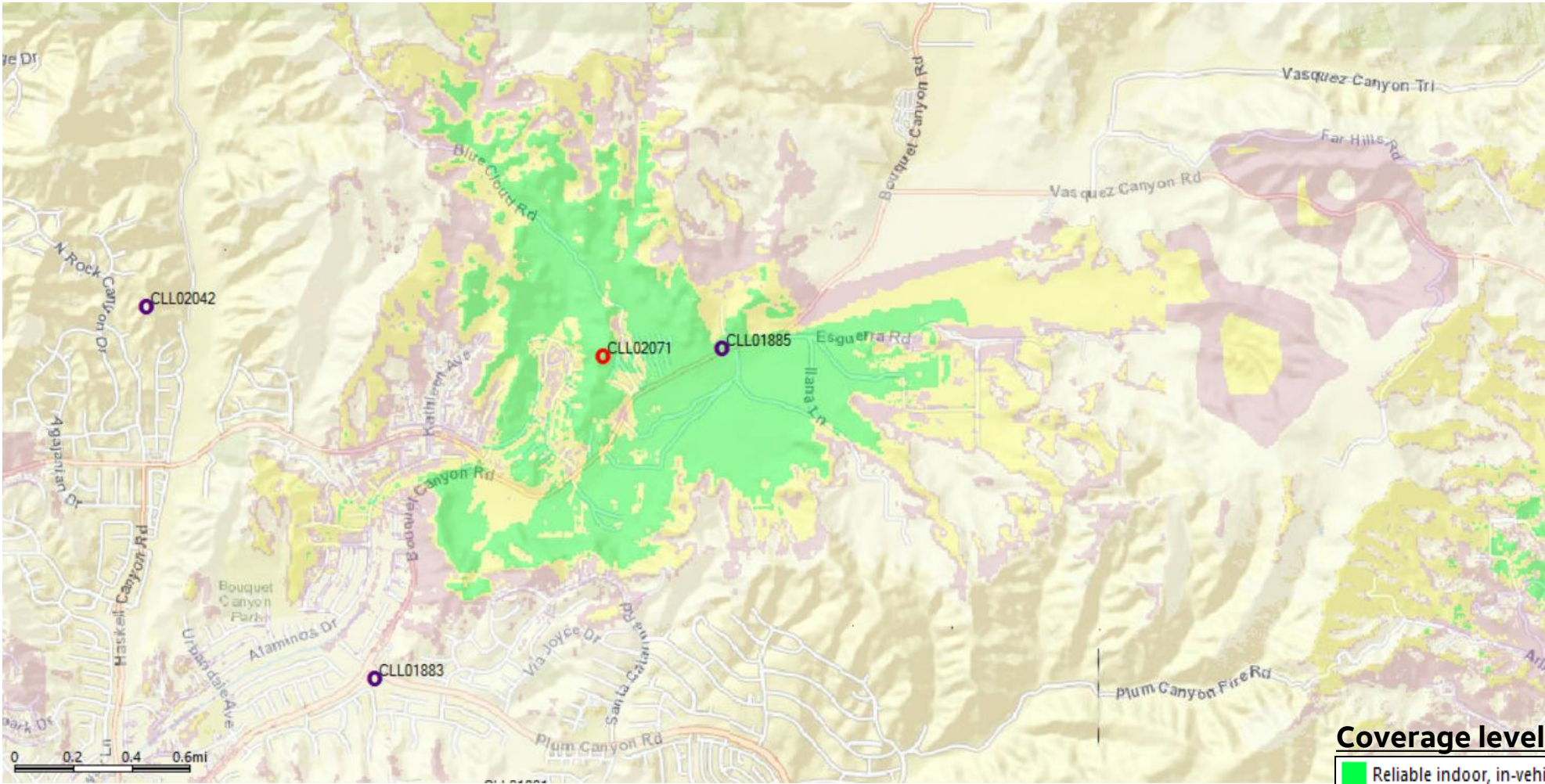


Coverage levels:

Green	Reliable indoor, in-vehicle and outdoor
Yellow	Unreliable indoor / Reliable in-vehicle and outdoor
Purple	Unreliable indoor and in-vehicle / Reliable outdoor
White	Unreliable indoor, in-vehicle and outdoor

Standalone 4G-LTE Coverage Of Proposed Site CLL02071

- Proposed Macro Site
- Existing Macro Sites



Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

Coverage Legend

Reliable indoor, in-vehicle and outdoor coverage: In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

Unreliable indoor / Reliable in-vehicle and outdoor: The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.

Unreliable indoor and in-vehicle / Reliable outdoor: The areas shown in purple should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.





CA45710

JAMES LINDSAY

28941 BOUQUET CANYON RD SANTA CLARITA CA 91390



VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM BOUQUET CANYON ROAD



CA45710

JAMES LINDSAY

28941 BOUQUET CANYON RD SANTA CLARITA CA 91390



VIEW 2



EXISTING



PROPOSED

LOOKING NORTHEAST FROM SHADOW VALLEY LANE



CA45710

JAMES LINDSAY

28941 BOUQUET CANYON RD SANTA CLARITA CA 91390



VIEW 3



EXISTING



PROPOSED

LOOKING WEST FROM BLUE CLOUD ROAD