

REPORT TO THE HEARING OFFICER

DATE ISSUED: July 3, 2025

HEARING DATE: July 15, 2025 AGENDA ITEM: #8

PROJECT NUMBER: PRJ2024-002230-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024003365

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 18348 West Avenue D, Fairmont

OWNER: MKK Properties LLC

APPLICANT: Crown Castle

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@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 PRJ2024-002230-(5), Conditional Use Permit ("CUP") No. RPPL2024003365, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

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

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2024003365 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with a waiver to maintain the tower’s current height of 85 feet and arm mount length of four feet, in the C-RU (Rural Commercial) Zone pursuant to Los Angeles County (“County”) Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.760 (Wireless Facilities).

B. Project

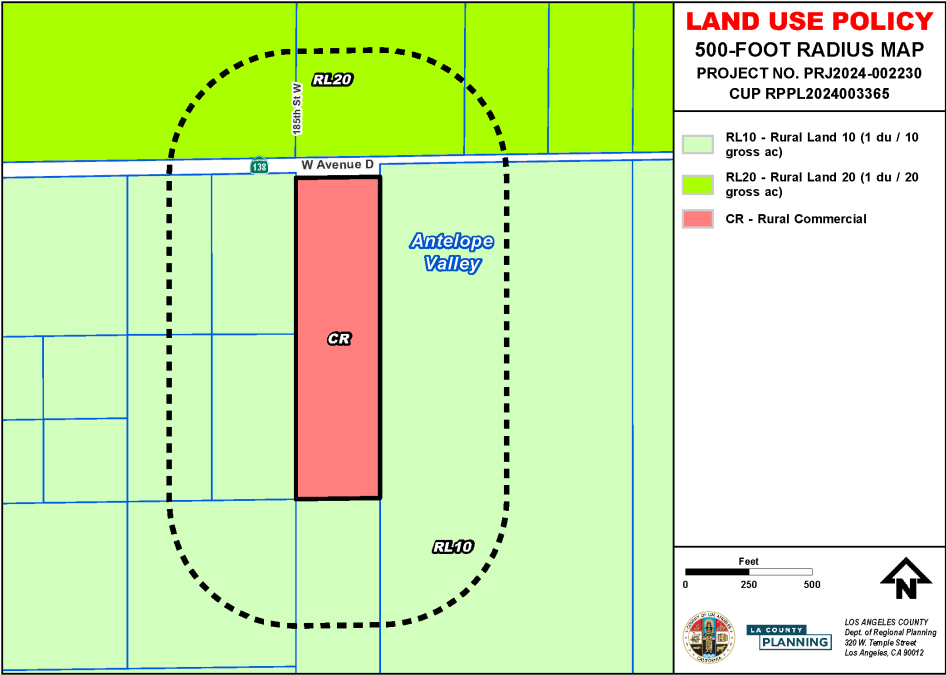
Crown Castle (“applicant”) requests a CUP to authorize the continued operation and maintenance of an existing WCF consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with a waiver to maintain the tower’s current height and arm mount length (“Project”), located at 18348 West Avenue D (“Project Site”) within the C-RU Zone. The WCF consists of 12 remote radio units (“RRUs”), 14 antennas, appurtenant facilities, and an eight-foot-tall chain-link fence around the WCF’s leased area to screen the equipment. The Project’s design modifications consist of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. The Project involves no modifications to the existing equipment.

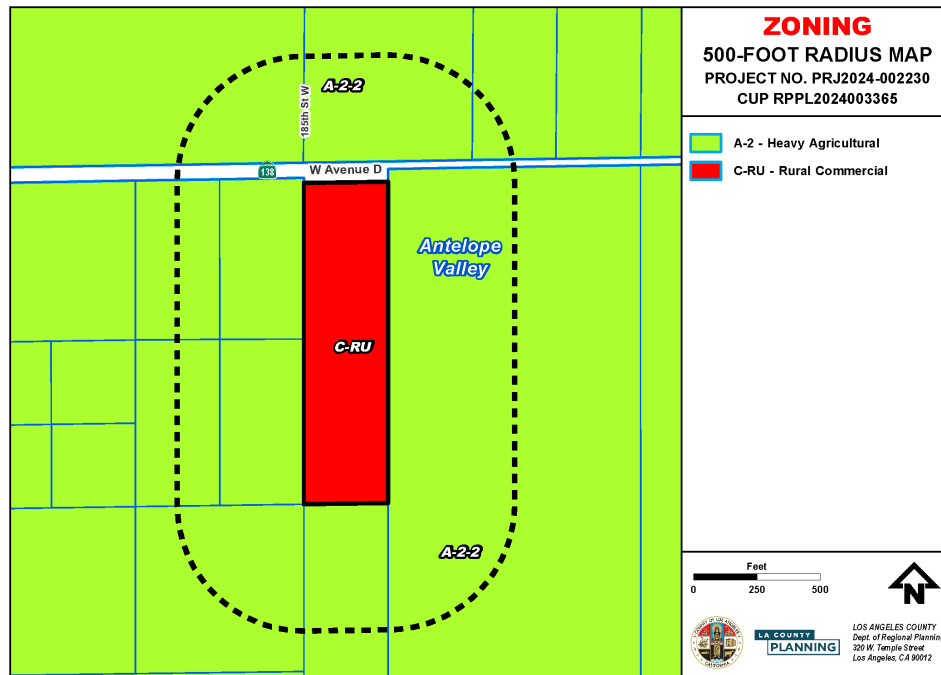
The Project Site is comprised of one parcel: Assessor’s Parcel Number (“APN”) 3238-005-029. The Project Site is a 9.62-acre rectangular-shaped parcel with flat terrain. The Project Site is developed with a convenience market and restaurant (Wee Vill Market), a 20-unit mobilehome park and recreational vehicle (“RV”) storage (Winter Haven Mobilehome Park), and the existing WCF. The WCF is located on the northern side of the parcel, adjacent to West Avenue D and Wee Vill Market; Winter Haven Mobilehome Park is located behind the storefront building façade. The rear five acres of the parcel remain undeveloped. The Project Site is accessible from West Avenue D, a proposed Expressway on the County Master Plan of Highways with an existing right-of-way of 80 feet. West Avenue D is currently improved with 30 feet of paving.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU	WCF, Convenience Market, Mobilehome Park
NORTH	RL20 (Rural Land 20 – One Dwelling Unit per 20 Acres)	A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)	Vacant Land
EAST	RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	A-2-2	Vacant Land
SOUTH	RL10	A-2-2	Vacant Land
WEST	RL10	A-2-2	Vacant Land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7086	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	January 15, 1957
7397	A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area)	September 23, 1958
20150021	C-RU	July 16, 2015

B. Previous Relevant Cases for APN 3238-005-029

CASE NO.	REQUEST	DATE OF ACTION
Zoning Exception Case No. 7923	Authorized the 20-unit mobilehome park, convenience store, and restaurant located on the Project Site.	Approved on April 5, 1966
CUP No. 97-149	Request for the sale of alcoholic beverages of beer and wine for off-site consumption at the convenience market located on the Project Site.	Approved on March 17, 1998; expired on February 17, 2008

CUP No. 99-210	The original CUP request for the subject WCF.	Approved on February 7, 2001; expired on February 7, 2010
CUP No. 201000029	Request to reauthorize CUP No. 97-149 for the sale of alcoholic beverages of beer and wine for off-site consumption at the convenience market located on the Project Site.	Approved on May 17, 2011; expires on May 17, 2026
CUP No. 201000072	Request to reauthorize CUP No. 99-210 for the subject WCF.	Approved on April 19, 2011; expired on February 7, 2025
Revised Exhibit "A" ("REA") No. 20110116	Request to modify the equipment on the subject WCF.	Approved on June 28, 2011
REA No. 20120259	Request to modify the equipment on the subject WCF.	Approved on March 6, 2013
REA No. 201400059	Request to add a new diesel backup generator and new equipment on the subject WCF.	Approved on March 17, 2014
REA No. 201400157	Request to modify the existing mobilehome park by reducing the number of units, from 31 to 20, to allow for wider mobilehome units, and add a picnic area for the convenience market and restaurant; related to ZEC No. 7923 and CUP No. 97-149.	Approved on August 12, 2014
REA No. 2017007205	Request to modify the equipment on the subject WCF.	Approved on July 26, 2017
REA No. 2017008879	Request to modify the equipment on the subject WCF.	Approved on September 20, 2017
REA No. RPPL2019000423	Request to modify the existing WCF with a 20-foot height extension, totaling 85-foot-tall; includes equipment modifications.	Approved on February 7, 2019
REA No. RPPL2020002243	Request to modify the equipment on the subject WCF.	Approved on April 27, 2020
REA No. RPPL2021008589	Request to modify the equipment on the subject WCF.	Approved on September 14, 2021
REA No. RPPL2022007377	Request to modify the equipment on the subject WCF.	Approved on July 13, 2022
REA No. RPPL2022012227	Request to modify the equipment on the subject WCF.	Approved on December 12, 2022

REA No. RPPL2023002269	Request to modify the existing 20-unit mobilehome park and upgrade the water system to comply with potable water standards, related to ZEC No. 7923.	Approved on June 8, 2023
REA No. RPPL2025001252	Request to modify the existing convenience market and restaurant's parking and restrooms to be compliant with accessibility law, related to ZEC No. 7923.	Applied on March 26, 2025; Open

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Enforcement Case No. RPZPE2025001983	Operating the subject WCF with an expired CUP. This CUP abates the violation.	Opened February 7, 2025

ANALYSIS

A. Land Use Compatibility

The Project Site includes a convenience store and market, a 20-unit mobilehome park and RV storage, and the existing WCF. The surrounding area is undeveloped rural land; the nearest single-family residence ("SFR") is located approximately 1,500 feet east of the Project Site. The subject parcel is a 9.62-acre rectangular-shaped parcel with flat terrain, with access from West Avenue D. The existing WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the mobilehome park residents located on the Project Site, nearby rural residents, and motorists driving on West Avenue D.

B. Neighborhood Impact (Need/Convenience Assessment)

Based on the propagation maps, the WCF provides important coverage along West Avenue D that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for motorists driving on West Avenue D, which is a proposed Expressway on the County Master Plan of Highways. The Project Site contains a 20-unit mobilehome park and RV Storage, which relies on the existing WCF for wireless coverage. The WCF is located approximately 1,500 feet from the nearest SFR. The surrounding land is undeveloped.

C. Design Compatibility

The WCF design is deemed appropriate for the surrounding area which is vacant land in a rural area. The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District pursuant to County Code Chapter 22.80 (Rural Outdoor Lighting District). All lighting on the Project Site will be shielded and follow the maximum height requirements of 20 feet in the A-2 Zone. Any lighting established at this location in the future would also be required to comply with these standards. The Project involves aesthetic modifications consisting of painting the existing monopole a uniform dark grey

color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. Staff considered alternative camouflaging techniques but deemed the proposed aesthetic modifications sufficient because of the low visual impact due to the tower's location. Furthermore, due to the tower collocating three carriers (AT&T, T-Mobile, and Verizon), the applicant substantiated considerable restraints to camouflaging the monopole as a faux water tower. The monopole is not in compliance with two development standards: the height of the monopole and the length of the equipment arm mount. Pursuant to County Code Sections 22.140.760.E.1.c.i (Wireless Facilities, Development Standards, General Standards, Height) and 22.140.760.E.1.d.i (Wireless Facilities, Development Standards, General Standards, Design, Cables), the WCF may be a maximum height of 75 feet without requesting a waiver and the equipment arm mount may be a maximum length of two-feet without requesting a waiver. The existing tower is 85 feet tall and is not in compliance; the existing arm mount length is four feet long and is not in compliance. Therefore, a CUP is required for this WCF rather than a Site Plan Review, and a waiver for two development standards is needed to maintain the tower at its current height and equipment arm mount length.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Antelope Valley 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. The Project requires a waiver, pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers), to modify the development standards for the existing tower's height and arm mount length. 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 Sections 22.158.050.B (Conditional Use Permits, Findings and Decision – Findings) and 22.140.760.I (Wireless Facilities, Findings) of the County Code. The Burden of Proof form 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 required findings for the entitlement and the waiver to modify the development standards for the existing tower's height and arm mount length.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of an 85-foot-tall monopole and appurtenant facilities with no modifications beyond the existing development footprint, which will have no significant effect on the environment. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment.

Therefore, no exceptions to the exemptions are applicable and 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. No review by County departments is required based on the scope of the Project.

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report
Reviewed By:


Samuel Dea, Supervising Regional Planner

Report
Approved By:


Susan Tae, 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	Photosimulations



SITE NAME:FAIRMONT BUTTE

SITE TYPE:MONOPOLE

TOWER HEIGHT:84'-0"

BUSINESS UNIT #: 878023

SITE ADDRESS:18348 W AVENUE D
LANCASTER, CA 93536

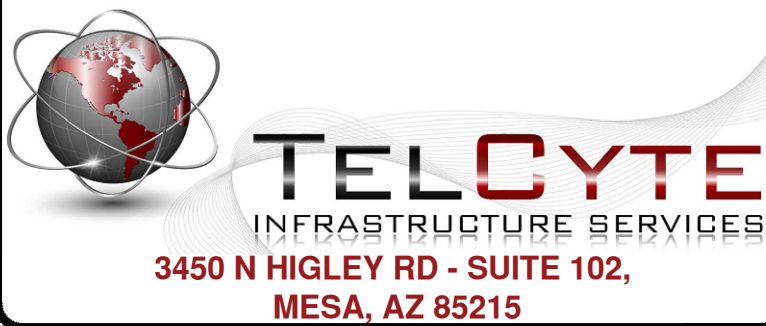
COUNTY:LOS ANGELES

JURISDICTION:LOS ANGELES
COUNTY

JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



BU #: 878023
FAIRMONT BUTTE
18348 W AVENUE D
LANCASTER, CA 93536
EXISTING 84'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	04/04/24	JD	CUP RENEWAL	CW
1	04/08/25	CW	CUP RENEWAL	CM

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:

T-1

REVISION:

1

SITE INFORMATION

CROWN CASTLE USA INC.
SITE NAME:FAIRMONT BUTTE

SITE ADDRESS:18348 W AVENUE D
LANCASTER, CA 93536

COUNTY:LOS ANGELES

MAP/PARCEL #:3238005029

AREA OF CONSTRUCTION:EXISTING

LATITUDE:34.774417

LONGITUDE:-118.457667

LAT/LONG TYPE:NAD83

GROUND ELEVATION:2,850.9'

CURRENT ZONING:A-2-5

JURISDICTION:LOS ANGELES COUNTY

OCCUPANCY CLASSIFICATION:U

TYPE OF CONSTRUCTION:IIIB

A.D.A. COMPLIANCE:FACILITY IS UNMANNED AND NOT FOR
HUMAN HABITATION

PROPERTY OWNER:TERRY SOLOMAN
18348 AVENUE D
LANCASTER, CA 93536

TOWER OWNER/APPLICANT:CROWN CASTLE
4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CA 94588

ELECTRIC PROVIDER:SOUTHERN CALIFORNIA EDISON
800-445-6555

TELCO PROVIDER:VERIZON
PENDING

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE
C-3.1	EXISTING ANTENNA PLAN & SCHEDULE
C-3.2	EXISTING ANTENNA PLAN & SCHEDULE
C-3.3	EXISTING ANTENNA PLAN & SCHEDULE
C-3.4	EXISTING ANTENNA PLAN & SCHEDULE

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

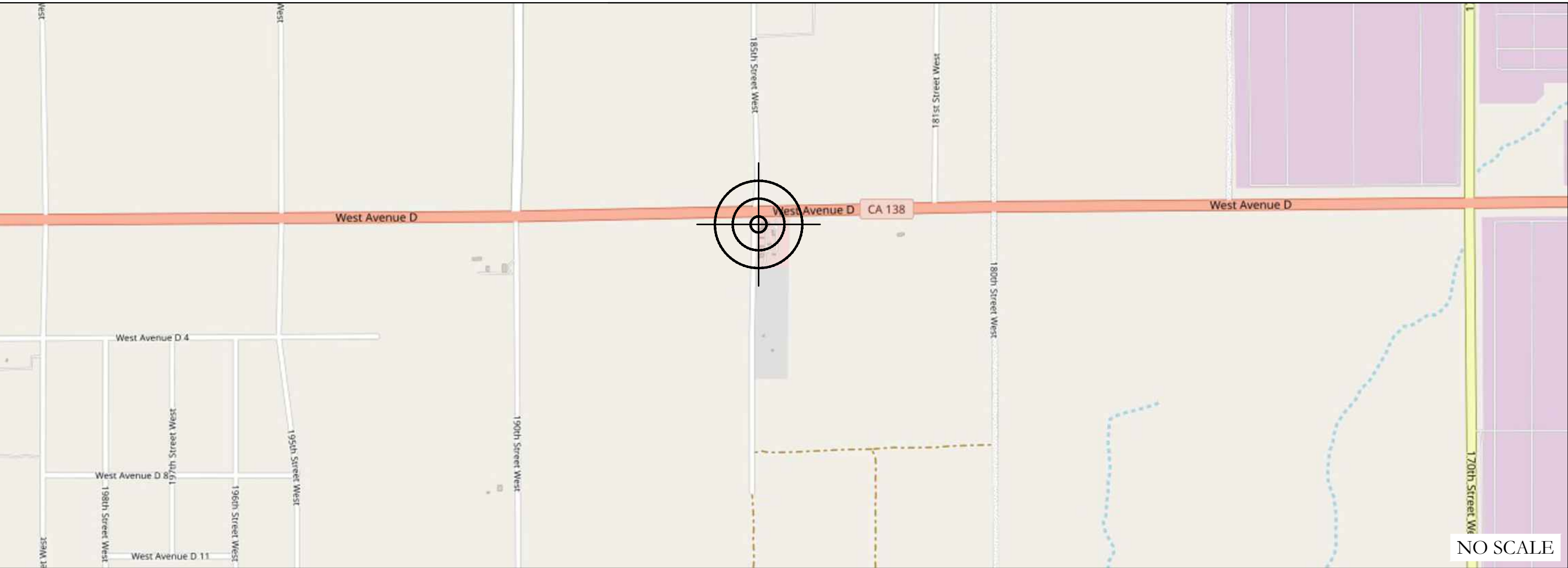
PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- EXISTING MONOPOLE, MOUNTS, AND EQUIPMENT SHALL BE PAINTED DARK GREY
- ALL LOOSE OR LOW-HANGING CABLING TO BE BUNDLED

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

LOCATION MAP



FROM LOS ANGELES INTERNATIONAL AIRPORT:
GET ON I-405 N IN CULVER CITY FROM CA-1 N AND CULVER BLVD FOR 6.9 MI, FOLLOW I-405 N AND I-5 N TO CA-138 E. TAKE THE ROUTE 138/LANCASTER EXIT FROM I-5 N FOR 62.0 MI, FOLLOW CA-138 E TO YOUR DESTINATION

APPLICABLE CODES/REFERENCE DOCUMENTS

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

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



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



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

JURISDICTIONAL APPROVAL:



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



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

BU #: 878023
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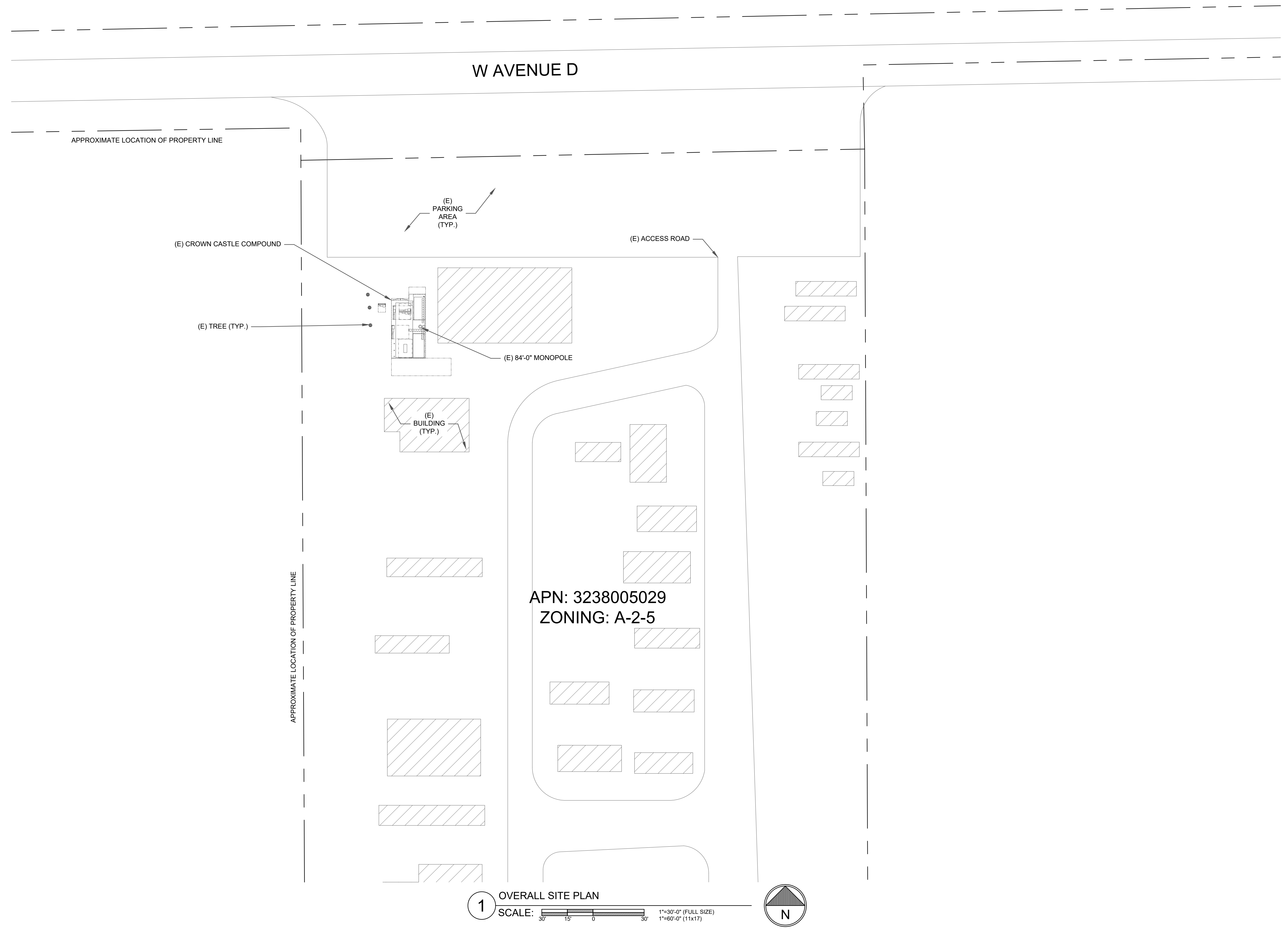
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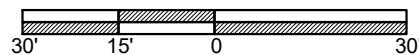
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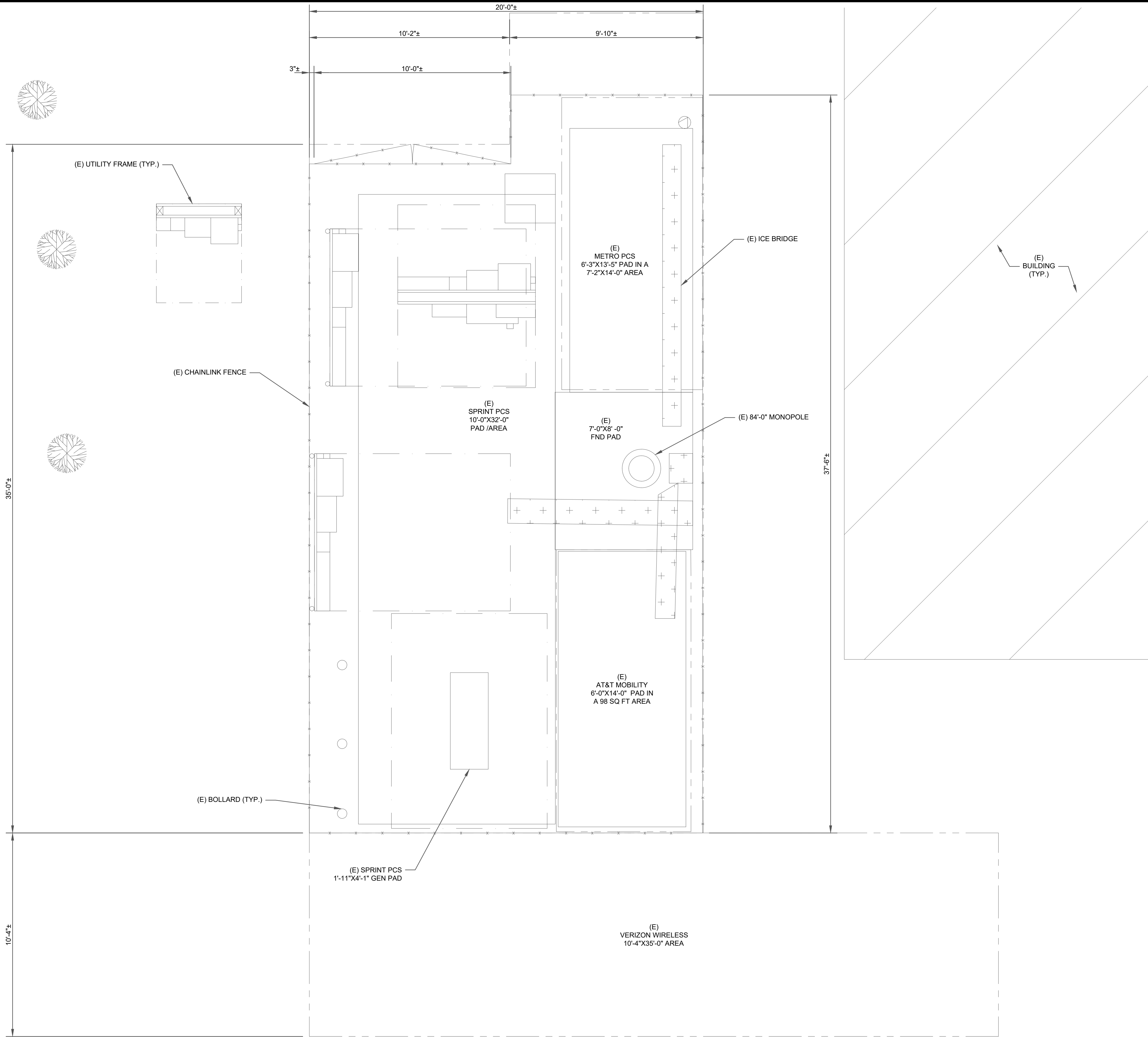


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OVERALL SITE PLAN

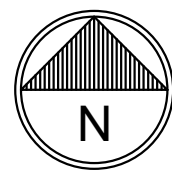
SCALE:  1"=30'-0" (FULL SIZE)
1"=60'-0" (11x17)





1 SITE PLAN

SCALE: 3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)



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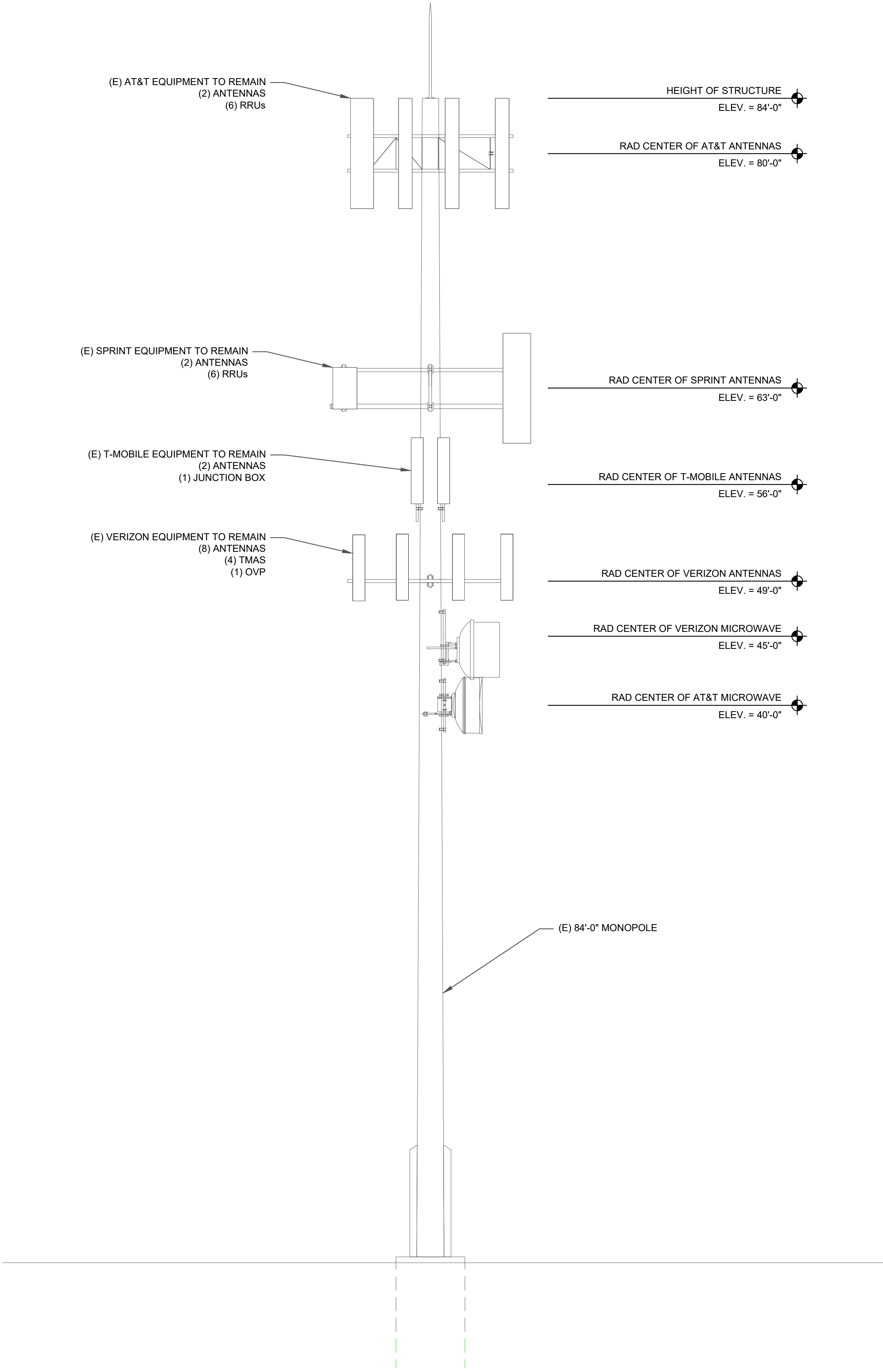
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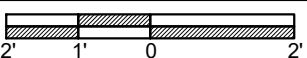
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NOTE:
EXISTING MONOPOLE, MOUNTS, AND
EQUIPMENT SHALL BE PAINTED DARK GREY.

ALL LOOSE OR LOW-HANGING CABLING TO BE
BUNDLED



1 EXISTING NORTH ELEVATION
SCALE:  3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)

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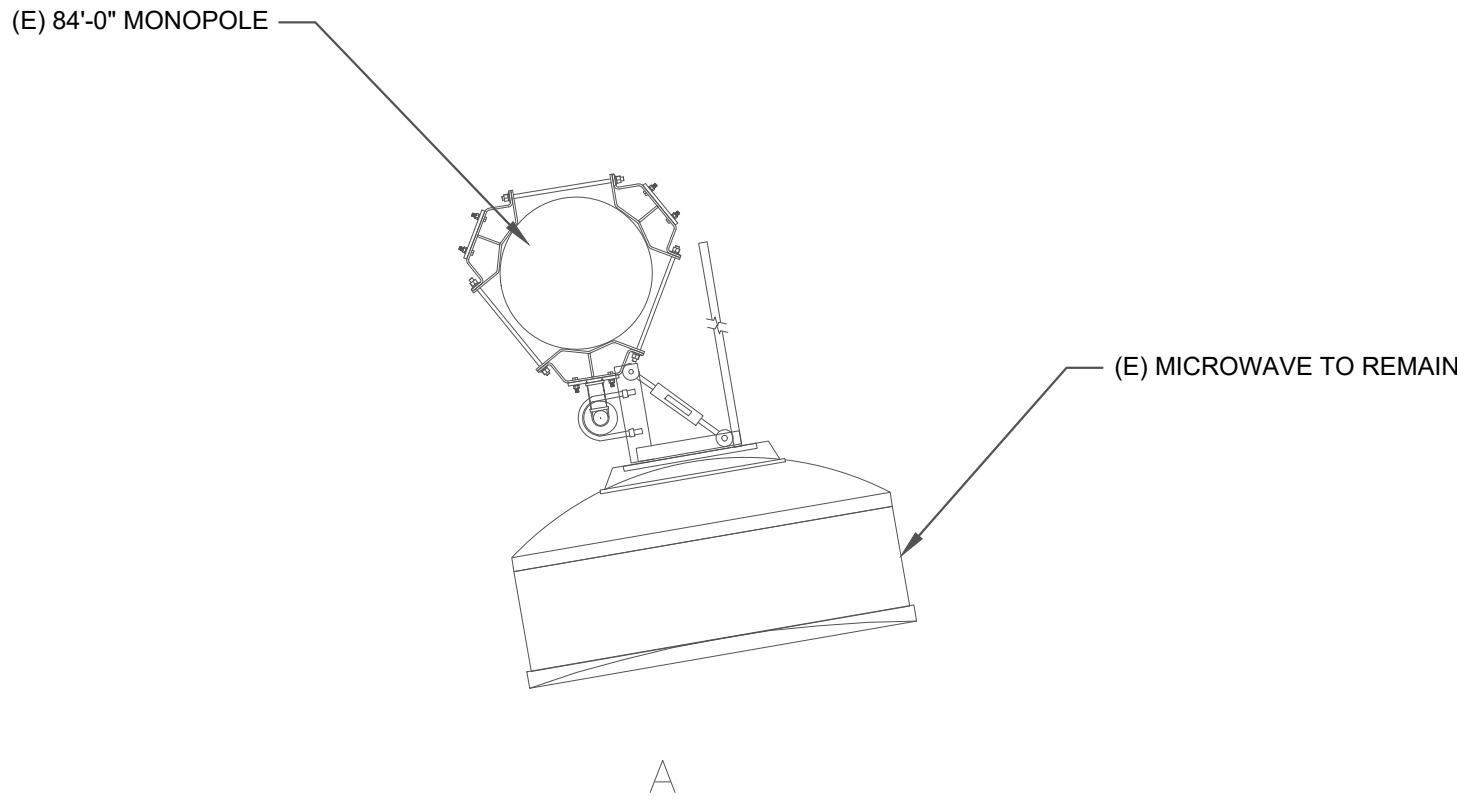
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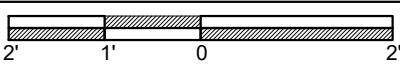
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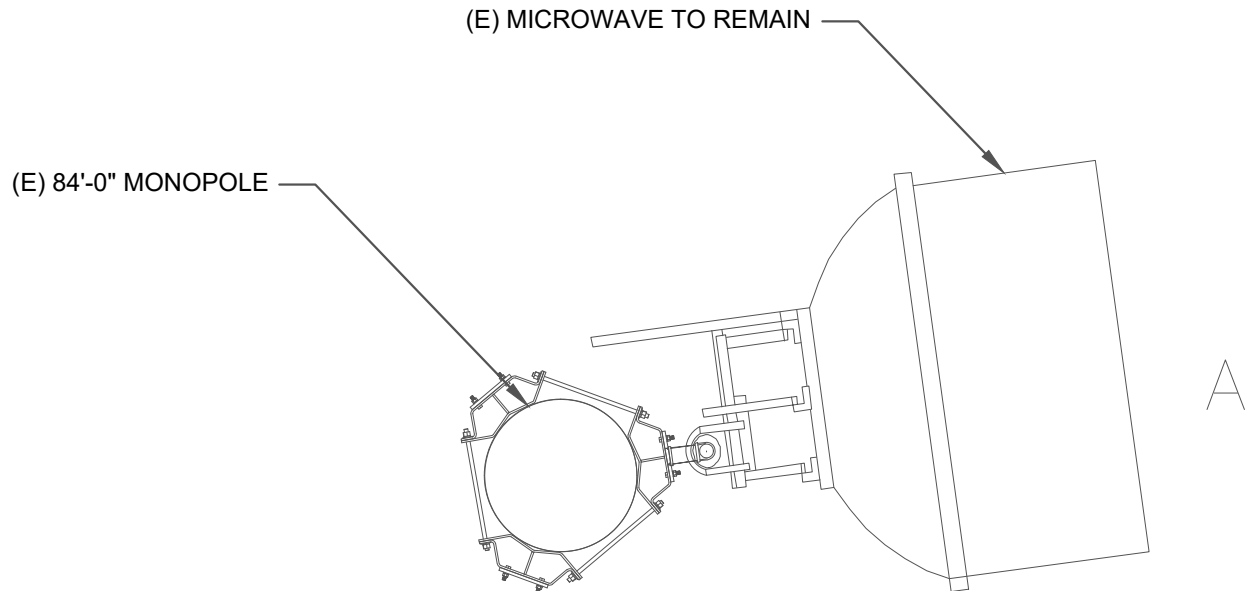
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		ANTENNA						FEEDLINE		TME			
ORIENT	CUSTOMER	⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL
A MID . .	AT&T MOBILITY	40*	INSTALLED	ANDREW	VHLPX4-11W	168		2	1/4	2	BASESTN	ALCATEL LUCENT	9500 MPR
	AT&T MOBILITY		INSTALLED					2	1/8	0			

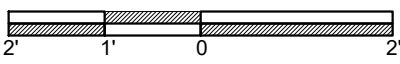
ANTENNA SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀
1	1	0	0	0	ANDREW	VHLPX4-11W	40
TME SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE
2	2	0	0	0	ALCATEL LUCENT	9500 MPR	BASESTN
FEEDLINE SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE
2	2	0	0	0	NEXANS	SF/UTP CAT5E 4PR	1/4
2	2	0	0	0	HUBER AND SUHNER	02-G50/FSNZNH-G60	1/8

1 EXISTING AT&T ANTENNA PLAN @40'-0"
SCALE:  1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



		ANTENNA						FEEDLINE		TME			
ORIENT	CUSTOMER	⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL
A MID . .	VERIZON WIRELESS	44*	INSTALLED	ANDREW	UHX4-105	80		1	ELLIPTICAL	0			

ANTENNA SUMMARY VERIZON WIRELESS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀
1	1	0	0	0	ANDREW	UHX4-105	44
TME SUMMARY VERIZON WIRELESS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE
FEEDLINE SUMMARY VERIZON WIRELESS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE
1	1	0	0	0	ANDREW	EW90	ELLIPTICAL

2 EXISTING VERIZON ANTENNA PLAN @44'-0"
SCALE:  1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:


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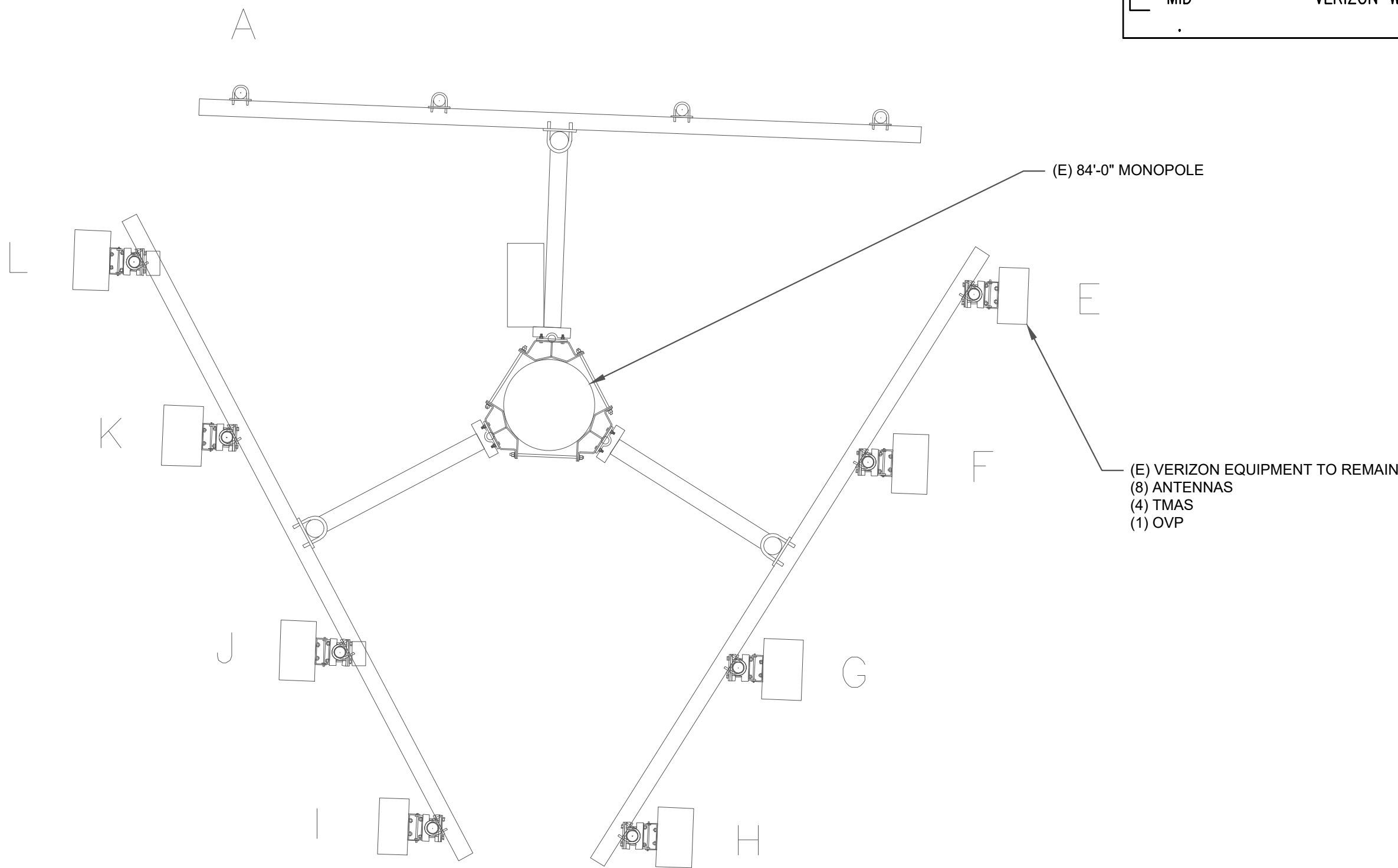
SHEET NUMBER:

C-3

REVISION:

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NOTE:
EXISTING MONOPOLE, MOUNTS, AND EQUIPMENT SHALL BE PAINTED DARK GREY.
ALL LOOSE OR LOW-HANGING CABLING TO BE BUNDLED



		ANTENNA						FEEDLINE		TME			
ORIENT	CUSTOMER	⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL
A MID :	VERIZON WIRELESS	49	INSTALLED	EMPTY	EMPTY_MOUNT	0		0		0			
B :													
C :													
D :													
E MID :	VERIZON WIRELESS	50*	INSTALLED	ANTEL	WPA-80063-4CF-EDIN-4	90		2	1-1/4	1	JNCTNBOX	RAYCAP	RCMDC-3315-PF-48
F MID :	VERIZON WIRELESS	50*	INSTALLED	ANDREW	DBXNH-6565A-VTM	90		4	7/8	0			
G MID :	VERIZON WIRELESS	50*	INSTALLED	ERICSSON	AIR 21 B2A/B4P	90		0		0			
H MID :	VERIZON WIRELESS	50*	INSTALLED	ANDREW	SBNH-1D6565C	90		4	7/8	0			
I MID :	VERIZON WIRELESS	50*	INSTALLED	ANTEL	WPA-80063-4CF-EDIN-4	270		0		2	TMA	WESTELL	BWC-TTMA-700C-VG
J MID :	VERIZON WIRELESS	50*	INSTALLED	ANDREW	DBXNH-6565A-VTM	270		0		0			
K MID :	VERIZON WIRELESS	50*	INSTALLED	ERICSSON	AIR 21 B2A/B4P	270		0		0			
L MID :	VERIZON WIRELESS	50*	INSTALLED	ANDREW	SBNH-1D6565C	270		0		2	TMA	WESTELL	BWC-TTMA-700C-VG

ANTENNA SUMMARY VERIZON WIRELESS								
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀	
2	2	0	0	0	ANTEL	WPA-80063-4CF-EDIN-4	50	
2	2	0	0	0	ANDREW	DBXNH-6565A-VTM	50	
2	2	0	0	0	ERICSSON	AIR 21 B2A/B4P	50	
2	2	0	0	0	ANDREW	SBNH-1D6565C	50	
TME SUMMARY VERIZON WIRELESS								
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE	
1	1	0	0	0	RAYCAP	RCMDC-3315-PF-48	JNCTNBOX	
4	4	0	0	0	WESTELL	BWC-TTMA-700C-VG	TMA	
FEEDLINE SUMMARY VERIZON WIRELESS								
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE	
1	1	0	0	0	HUBER AND SUHNER	MLE HYBRID 3POWER/6FIBER RL 2 10AWG	1-1/4	
1	1	0	0	0	ANDREW	AVA6-50	1-1/4	
8	8	0	0	0	ANDREW	LDF5-50A	7/8	

JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 878023
FAIRMONT BUTTE
18348 W AVENUE D
LANCASTER, CA 93536
EXISTING 84'-0" MONOPOLE

ISSUED FOR:

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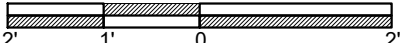
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1

EXISTING VERIZON ANTENNA PLAN @49'-0"

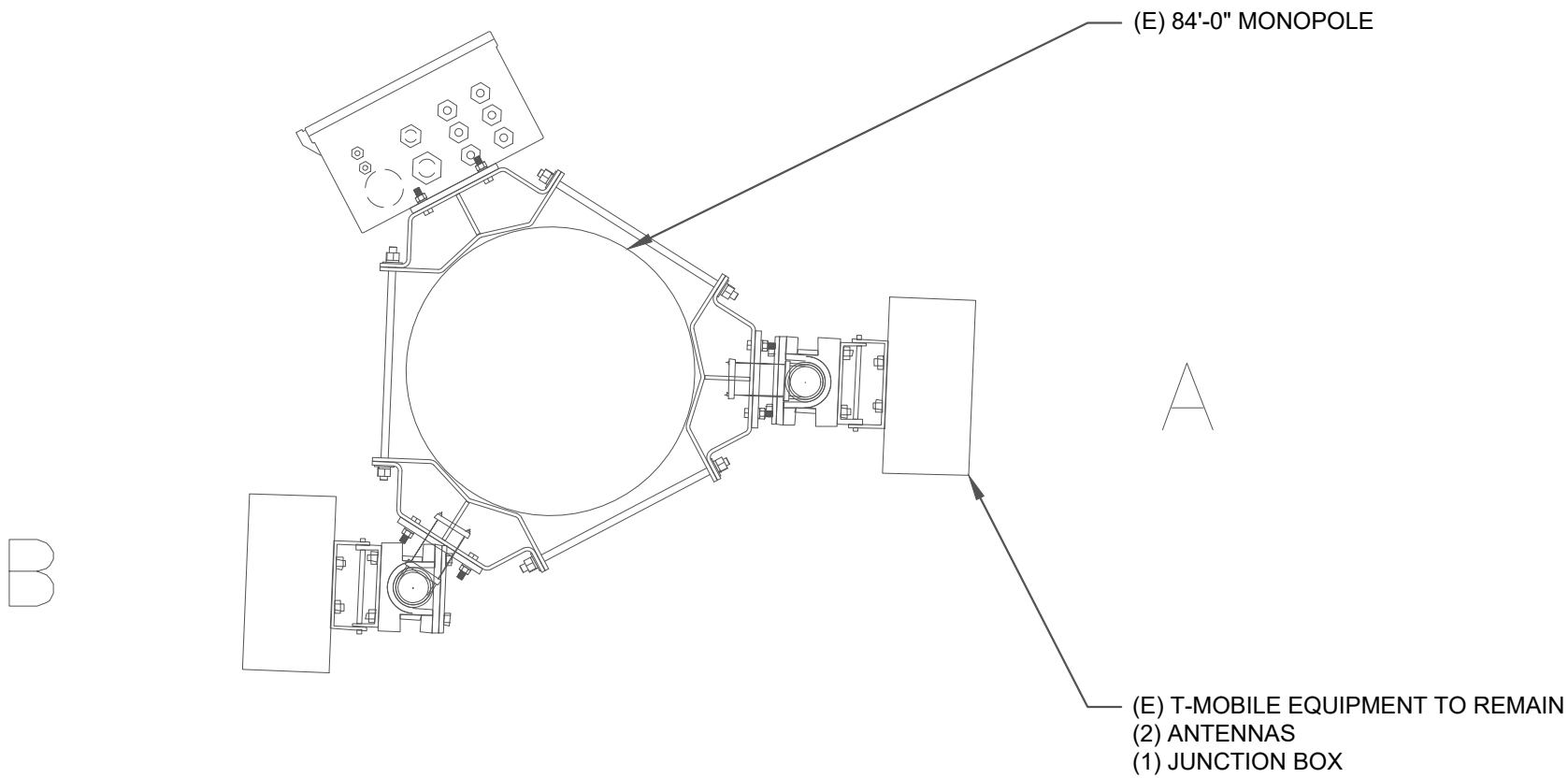
SCALE:  1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

NOTE:
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ALL LOOSE OR LOW-HANGING CABLING TO BE
BUNDLED

			ANTENNA						FEEDLINE		TME			
ORIENT	CUSTOMER		⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL
A	MID	T-MOBILE	57*	INSTALLED	ANDREW	HBX-3319DS-VTM	90		2	7/8	1	JNCTNBOX	ANDREW	ATJB200-A01-007
	.	T-MOBILE		INSTALLED					1	5/16	0			
B	MID	T-MOBILE	57*	INSTALLED	ANDREW	HBX-3319DS-VTM	270		2	7/8	0			
	.													

ANTENNA SUMMARY T-MOBILE								
QTY	INST	PRPSD	NOT	INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀
2	2	0		0	0	ANDREW	HBX-3319DS-VTM	57
TME SUMMARY T-MOBILE								
QTY	INST	PRPSD	NOT	INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE
1	1	0		0	0	ANDREW	ATJB200-A01-007	JNCTNBOX
FEEDLINE SUMMARY T-MOBILE								
QTY	INST	PRPSD	NOT	INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE
4	4	0		0	0	ANDREW	LDF5-50A	7/8
1	1	0		0	0	KATHREIN	860 10000	5/16




1 EXISTING T-MOBILE ANTENNA PLAN @56'-0"
SCALE: 1"=1'-0" (FULL SIZE)
1/2"=1'-0" (11x17)

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SEATTLE, WA 98109



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

BU #: 878023
FAIRMONT BUTTE
18348 W AVENUE D
LANCASTER, CA 93536
EXISTING 84'-0" MONOPOLE

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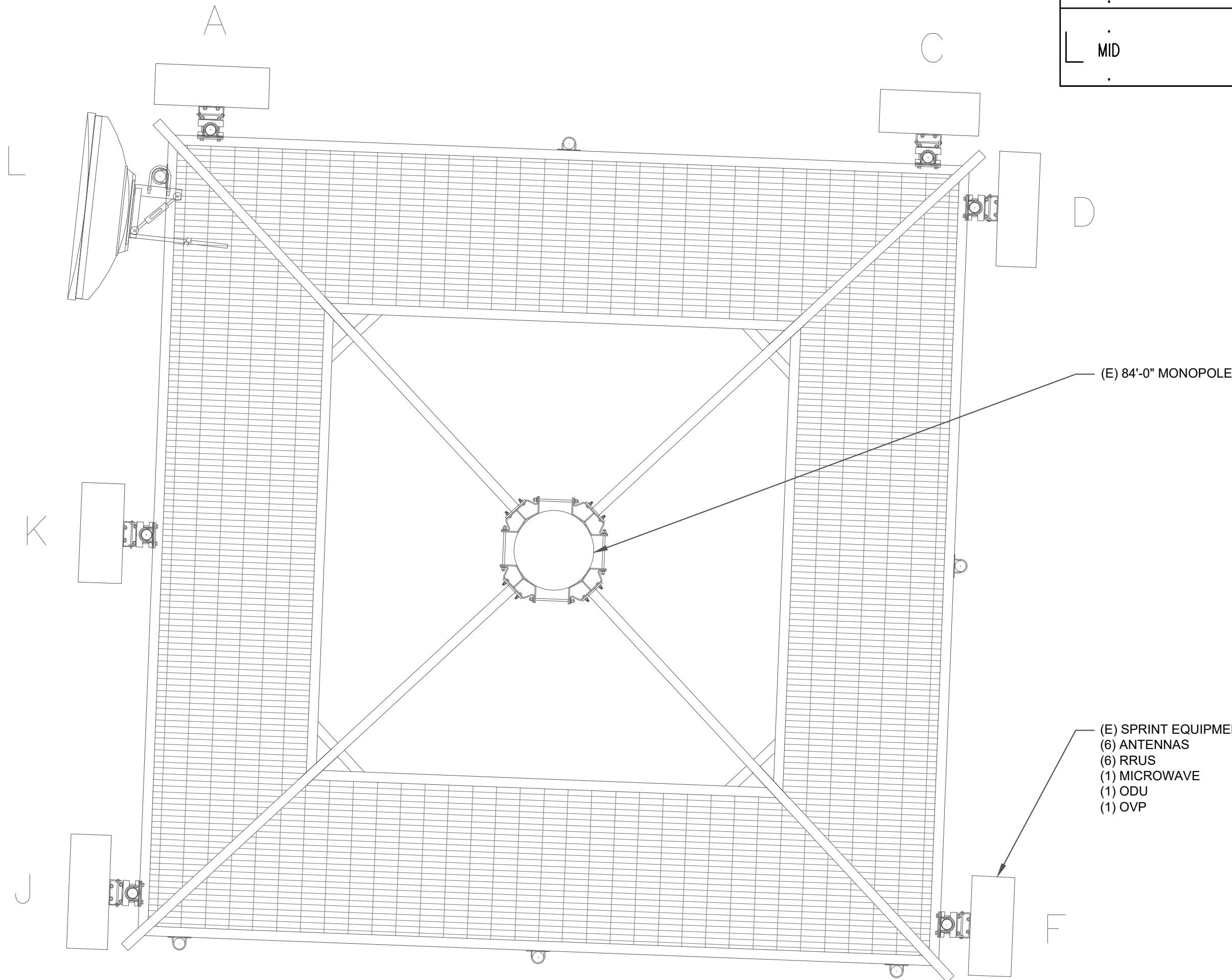
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NOTE:

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		ANTENNA							FEEDLINE		TME			
ORIENT	CUSTOMER	⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL	
A	MID	63	INSTALLED	RFS/CELWAVE	APXVALL24_43-U-NA20_TMO	0		1	1-5/8	1	BASESTN	ERICSSON	RADIO 4460 B2/B25 B66_TMO	
	.		INSTALLED					0		1	BASESTN	ERICSSON	Radio 4480_TMOV2	
B	.													
	.													
C	MID	63	INSTALLED	ERICSSON	AIR 6419 B41_TMO	0		0		0				
	.													
D	MID	63	INSTALLED	RFS/CELWAVE	APXVALL24_43-U-NA20_TMO	90		0		1	BASESTN	ERICSSON	RADIO 4460 B2/B25 B66_TMO	
	.		INSTALLED	0	1	BASESTN	ERICSSON	Radio 4480_TMOV2						
E	.													
	.													
F	MID	63	INSTALLED	ERICSSON	AIR 6419 B41_TMO	90		1	1-5/8	0				
	.													
G	.													
	.													
H	.													
	.													
I	.													
	.													
J	MID	63	INSTALLED	RFS/CELWAVE	APXVALL24_43-U-NA20_TMO	270		0		1	BASESTN	ERICSSON	Radio 4480_TMOV2	
	.		INSTALLED	0	1	BASESTN	ERICSSON	RADIO 4460 B2/B25 B66_TMO						
K	MID	63	INSTALLED	ERICSSON	AIR 6419 B41_TMO	270		0		0				
	.													
L	MID	63	INSTALLED	COMMSCOPE	VHLP3-11W/A	274		2	1/4	1	BASESTN	CERAGON	FIBEAIR IP-20A RFU-D-HP	
	.													

ANTENNA SUMMARY SPRINT PCS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀
3	3	0	0	0	RFS/CELWAVE	APXVALL24_43-U-NA20_TMO	63
3	3	0	0	0	ERICSSON	AIR 6419 B41_TMO	63
1	1	0	0	0	COMMSCOPE	VHLP3-11W/A	63
TME SUMMARY SPRINT PCS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE
3	3	0	0	0	ERICSSON	RADIO 4460 B2/B25 B66_TMO	BASESTN
3	3	0	0	0	ERICSSON	Radio 4480_TMOV2	BASESTN
1	1	0	0	0	CERAGON	FIBEAIR IP-20A RFU-D-HP	BASESTN
FEEDLINE SUMMARY SPRINT PCS							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE
2	2	0	0	0	RFS/CELWAVE	HB158-21U6S24-xxM_TMO	1-5/8
1	1	0	0	0	ACOME	CAT5E	1/4
1	1	0	0	0	AMPHENOL FIBER OPTIC	CAT5E_TMO	1/4

JURISDICTIONAL APPROVAL:

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

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

BU #: 878023
FAIRMONT BUTTE
18348 W AVENUE D
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EXISTING 84'-0" MONOPOLE

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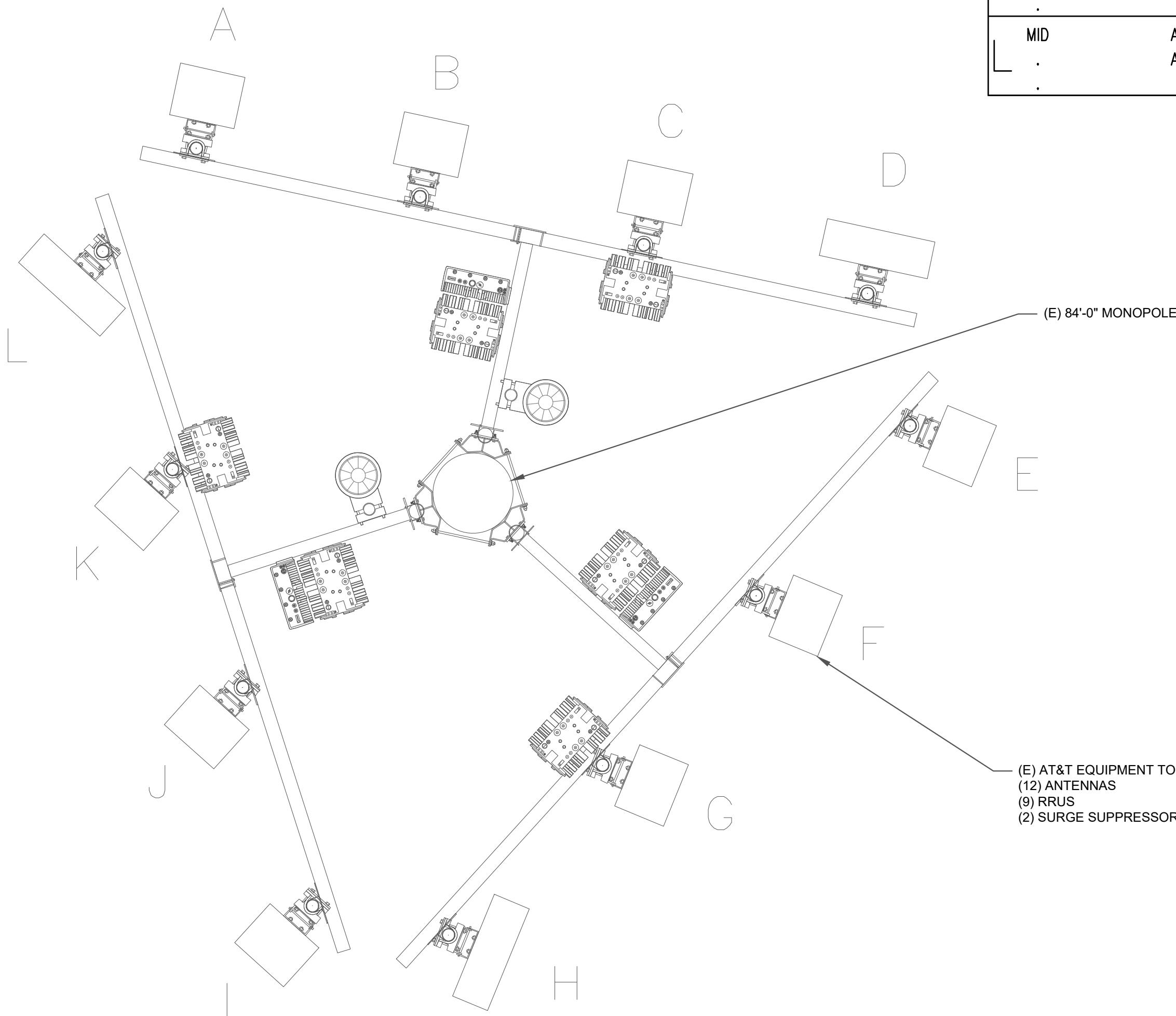
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NOTE:
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		ANTENNA						FEEDLINE		TME			
ORIENT	CUSTOMER	⌀	STATUS	MFG	MODEL	AZ	TECH	QTY	SIZE	QTY	TME TYPE	MFG	MODEL
A · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	10		0		0			
B · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	10		0		0			
C · · ·	AT&T MOBILITY AT&T MOBILITY	80*	INSTALLED INSTALLED	QUINTEL TECH	QS8658-3E	10		1 2	3/8 3/4	1 1	BASESTN JNCTNBOX	ERICSSON RAYCAP	RRUS 4478 B14 DC6-48-60-18-8F
D · · ·	AT&T MOBILITY AT&T MOBILITY	80*	INSTALLED INSTALLED	KATHREIN	80010966K	10		0 0		1 1	BASESTN BASESTN	ERICSSON ERICSSON	RADIO 8843 B2/B66A RRUS 4449 B5/B12
E · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	110		0		0			
F · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	110		0		0			
G · · ·	AT&T MOBILITY AT&T MOBILITY	80*	INSTALLED INSTALLED	QUINTEL TECH	QS8658-3E	110		1 2	3/8 3/4	1 1	BASESTN JNCTNBOX	ERICSSON RAYCAP	RRUS 4478 B14 DC6-48-60-18-8F
H · · ·	AT&T MOBILITY AT&T MOBILITY	80*	INSTALLED INSTALLED	KATHREIN	80010966K	110		0 0		1 1	BASESTN BASESTN	ERICSSON ERICSSON	RADIO 8843 B2/B66A RRUS 4449 B5/B12
I · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	220		0		0			
J · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	220		0		0			
K · · ·	AT&T MOBILITY	80*	INSTALLED	QUINTEL TECH	QS8658-3E	220		0		1	BASESTN	ERICSSON	RRUS 4478 B14
L · · ·	AT&T MOBILITY AT&T MOBILITY	80*	INSTALLED INSTALLED	KATHREIN	80010966K	220		0 0		1 1	BASESTN BASESTN	ERICSSON ERICSSON	RADIO 8843 B2/B66A RRUS 4449 B5/B12

ANTENNA SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	ANTEN ⌀
9	9	0	0	0	QUINTEL TECH	QS8658-3E	80
3	3	0	0	0	KATHREIN	80010966K	80
TME SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	TYPE
3	3	0	0	0	ERICSSON	RRUS 4478 B14	BASESTN
2	2	0	0	0	RAYCAP	DC6-48-60-18-8F	JNCTNBOX
3	3	0	0	0	ERICSSON	RADIO 8843 B2/B66A	BASESTN
3	3	0	0	0	ERICSSON	RRUS 4449 B5/B12	BASESTN
FEEDLINE SUMMARY AT&T MOBILITY							
QTY	INST	PRPSD	NOT INST	MLA/SLA/ABND	MANUFACTURER	MODEL	SIZE
2	2	0	0	0	ROSENBERGER LEONI	FB-L98-002-XXX	3/8
4	4	0	0	0	ROSENBERGER LEONI	WR-VG86T	3/4

JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 878023
FAIRMONT BUTTE
18348 W AVENUE D
LANCASTER, CA 93536
EXISTING 84'-0" MONOPOLE

ISSUED FOR:

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1 EXISTING AT&T ANTENNA PLAN @80'-0"
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



PROJECT NUMBER
PRJ2024-002230-(5)

HEARING DATE
July 15, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No.
RPPL2024003365

PROJECT SUMMARY

OWNER / APPLICANT
MKK Properties LLC / Crown Castle

MAP/EXHIBIT DATE
April 8, 2025

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued operation and maintenance of an existing wireless communications facility consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with waivers to maintain the tower's current height of 85 feet and arm mount length of four feet, on a property located at 18348 West Avenue D in the unincorporated community of Fairmont in the C-RU (Rural Commercial) Zone.

LOCATION
18348 West Avenue D, Fairmont

ACCESS
West Avenue D

ASSESSORS PARCEL NUMBER
3238-005-029

SITE AREA
9.69 Acres

AREA PLAN
Antelope Valley

ZONED DISTRICT
Antelope Valley West

PLANNING AREA
Antelope Valley

LAND USE DESIGNATION
CR (Rural Commercial)

ZONE
C-RU

PROPOSED UNITS
NA

MAX DENSITY/UNITS
NA

COMMUNITY STANDARDS DISTRICT ("CSD")
NA

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.24.040 (Development Standards for Rural Zones)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.760 (Wireless Facilities)

CASE PLANNER:
Christopher Keating, AICP
Planner

PHONE NUMBER:
(213) 647 – 2467

E-MAIL ADDRESS:
ckeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002230-(5)
CONDITIONAL USE PERMIT NO. RPPL2024003365

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. RPPL2024003365 on July 15, 2025.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Crown Castle ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility ("WCF") consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with a waiver to maintain the tower's current height of 85 feet and arm mount length of four feet ("Project"), on a property located at 18348 West Avenue D ("Project Site") in the unincorporated community of Fairmont in the C-RU (Rural Commercial) Zone pursuant to County Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.760 (Wireless Facilities).
4. **LOCATION.** The Project is located at 18348 West Avenue D within the Antelope Valley West Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 99-210 was approved on March 17, 1998 to authorize the construction, operation, and maintenance of the subject WCF, a 65-foot-tall monopole; the original CUP expired on February 17, 2021 and was reauthorized by CUP No. 201000072 on April 19, 2011. CUP No. 201000072 expired on February 7, 2025. Multiple Revised Exhibit "As" ("REAs") were also authorized to increase the WCF's height by 20 feet (totaling the existing height of 85 feet), replace microwave dishes, and other equipment upgrades.
6. **LAND USE DESIGNATION.** The Project Site is located within the CR (Rural Commercial) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Antelope Valley West Zoned District and is currently zoned C-RU. Pursuant to County Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.760.E (Wireless Facilities, Development Standards), a CUP is required for wireless facilities, in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP), in the C-RU Zone when the WCF requires a waiver to modify one or more development standards. The Project requires a waiver to modify the Wireless Facilities

development standards for height and arm mount length because the existing tower's height, 85 feet, exceeds the maximum height limit of 75 feet in the C-RU Zone and the arm mount length, four feet, exceeds the maximum arm mount length of two feet.

8. SURROUNDING LAND USES AND ZONING

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

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL20 (Rural Land 20 – One Dwelling Unit per 20 Acres)	A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)	Vacant Land
EAST	RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	A-2-2	Vacant Land
SOUTH	RL10	A-2-2	Vacant Land
WEST	RL10	A-2-2	Vacant Land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is comprised of one parcel: Assessor's Parcel Number 3238-005-029. The Project Site is a 9.62-acre rectangular-shaped parcel with flat terrain. The Project Site is developed with a convenience market and restaurant (Wee Vill Market), a 20-unit mobilehome park and recreational vehicle storage (Winter Haven Mobilehome Park), and the existing WCF. The WCF is located on the northern portion of the parcel, adjacent to West Avenue D and Wee Vill Market; Winter Haven Mobilehome Park is located behind the storefront building façade. The rear five acres of the parcel remain undeveloped.

B. Site Access

The Project Site is accessible from West Avenue D, a proposed Expressway on the County Master Plan of Highways with an existing right-of-way ("ROW") of 80 feet. West Avenue D is currently improved with 30 feet of paving.

C. Site Plan

The Site Plan depicts the subject WCF on the northern portion of the parcel, showing the WCF lease area approximately 53 feet from the western property line (interior side yard) and 75 feet from the northern property line (front yard). Additionally, the Site Plan shows the approximately 1,130-square-foot lease area consisting of an 85-foot-tall monopole, appurtenant facilities, and an eight-foot-tall chain-link fence with opaque material to screen the equipment. The equipment plan depicts the WCF's 12 remote radio units ("RRUs"), 14 antennas, and appurtenant facilities. The elevations page of the Site Plan depicts the existing 85-foot-tall tower with the proposed design modifications. The Project's design modifications consist of painting the monopole a uniform dark grey color and bundling all loose cables to

reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. The Project involves no modifications to the existing equipment.

D. Parking

Pursuant to County Code Section 22.112.070.B (Parking), the required parking provided for uses not specified in the County Code may be determined by the Director of LA County Planning (“Director”) 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. There is ample space for parking available on the property. Therefore, no designated parking space is required for the Project.

10. CEQA DETERMINATION. Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) Section 15301 and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of an 85-foot-tall monopole and appurtenant facilities with no modifications beyond the existing development footprint, which will have no significant effect on the environment. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

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

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Antelope Valley Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 8, 2025, a total of 19 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 Antelope Valley West Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CR land use designation is intended for low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and offices. Although WCFs are not specifically mentioned in the CR land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses such as retail and nearby residences. Specific allowable uses in the CR land use designation are determined by the underlying zoning designation, C-RU. The existing WCF is compatible with the surrounding land uses as it provides critical telecommunications

infrastructure for the mobilehome park residents located on the Project Site, nearby rural residents, and motorists driving on West Avenue D

14. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. *General Plan Public Services and Facilities Policy PS/F 6.2:* “Improve existing wired and wireless telecommunications infrastructure.”

The Project is a vital part of the existing telecommunications infrastructure in the area. Based on the propagation maps, the WCF provides important coverage along West Avenue D that would not exist otherwise. Without the WCF, there would be a coverage gap caused by the lack of high-band infrastructure in the immediate area for residents and travelers along a major transportation corridor.

- b. *General Plan Public Services and Facilities Policy PS/F: 6.3:* “Expand access to wireless technology networks, while minimizing impacts through co-location and design.”

The Project will help provide continued wireless telecommunications service in the area. The Project will lessen the visual impact of the existing WCF by incorporating aesthetic modifications such as painting the monopole a uniform dark grey color and bundling all loose cables. Furthermore, the existing tower is co-located with three carriers (AT&T, T-Mobile, and Verizon) and its continued operation will reduce the demand for additional WCFs to accommodate the needs of these carriers.

- c. *Area Plan Land Use Goal LU 4:* “A land use pattern that promotes the efficient use of existing and/or planned infrastructure and public facilities.”

The Project provides critical wireless infrastructure for local residents and motorists driving on West Avenue D, a major east-west arterial for the Antelope Valley area.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the C-RU zoning classification as WCFs are permitted in this zone with a CUP pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations). A WCF can be permitted through a Site Plan Review (“SPR”) if it complies with all applicable development standards. However, if it does not fully comply, such as the subject Project, then a CUP is required. The Project requires a CUP pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP Application Requirements) because it is a macro facility that does not meet all the required development standards of County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The Project requires a waiver for two development standards: exceeding the maximum height for a

WCF and the maximum arm mount length. The waiver and the noncompliant development standards are discussed in Findings No. 17 and 18.

- 16. DESIGN (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the design development standards identified in County Code Section 22.140.760.E.d (Wireless Facilities, Development Standards, Design Standards). The WCF design is deemed appropriate for the surrounding area, which is primarily vacant land in a rural area. The Project is visible from West Avenue D, in addition to the mobilehome park and convenience store located on the Project Site adjacent to the WCF. The WCF is located approximately 1,500 feet from the nearest SFR. The surrounding land is primarily undeveloped rural land. The Project involves aesthetic modifications consisting of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. The design makes it less likely to result in concerns about potential adverse visual impacts to the surrounding area. The appurtenant facilities are properly screened with eight-foot-tall chain-link fencing and consistent with the design requirements pursuant to County Code Section 22.140.760.E.1.d.iii (Wireless Facilities, Development Standards, Design Standards, Associated Equipment). Staff considered alternative camouflaging techniques but deemed the proposed aesthetic modification as sufficient because of the low visual impact due to the tower's location and slim profile.
- 17. HEIGHT (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c.i (Wireless Facilities, Development Standards, Height) as authorized by this CUP, which specifies the maximum height for WCFs in Rural Zones is 75 feet. The existing WCF is 85 feet tall, and therefore requires a waiver pursuant to County Code Section 22.140.760.L (WCF Waivers).
- 18. MONOPOLES (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.2.a (Wireless Facilities, Development Standards, Additional Standards for Monopoles) as authorized by this CUP, which specifies the maximum length for arm mounts attached to a monopole tower is two feet. The existing WCF has arm mounts up to four feet in length, and therefore requires a waiver pursuant to County Code Section 22.140.760.L (WCF Waivers).
- 19. LOCATION (WIRELESS FACILITIES).** The Hearing Officer finds that the Project complies with the location requirements for a WCF in the C-RU Zone, pursuant to County Code Section 22.140.760.E.1.b (WCF Development Standards, Location), which requires WCFs to not encroach into required setback areas, and County Code Section 22.140.760.H.1 (Standards for WCFs Subject to CUP, Location), which requires that WCFs be located and designed to minimize visual impacts to vistas from adopted scenic highways and ridgelines and to be located to minimize visual impacts to adjacent residences and historic resources. The WCF is not located near any adopted scenic highways, ridgelines, or located within a Significant Ecological Area or Coastal Area. The subject WCF is consistent with the minimum yard (setback) standards identified in County Code Section 22.24.040 (Development Standards for

Rural Zones), which requires a minimum front yard setback of 20 feet, minimum side yard setback of 5 feet, and minimum rear yard setback of 5 feet in the C-RU Zone adjacent to an Agricultural zoned. The existing WCF lease area is located approximately 53 feet from the western property line (interior side yard), approximately 258 feet from the eastern property line (interior side yard), approximately 75 feet from the northern property line (front yard), and approximately 1,142 feet from the southern property line (rear yard). The Project is visible from West Avenue D, in addition to the mobilehome park and convenience store located on the Project Site adjacent to the WCF. The WCF is located approximately 1,500 feet from the nearest SFR. The surrounding land is primarily undeveloped rural land. The Project involves aesthetic modifications consisting of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site.

20. PARKING. The Hearing Officer finds that the Project Site has adequate parking facilities to serve the Project. The County Code does not include a specific standard for parking for WCFs. Pursuant to County Code Section 22.112.070.B (Required Parking Spaces) of the County Code, the required parking provided for uses not specified in the County Code shall be determined by the Director in an amount sufficient 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. There is ample space for parking available on the property and the site plan depicts a large open area east of the subject WCF which is sufficient to provide parking for the vehicles which are needed for routine maintenance of the WCF. No designated parking space is required for the Project.

21. RURAL OUTDOOR LIGHTING DISTRICT. The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 20 feet in the A-2 Zone. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

22. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan. The Project is consistent with the CR land use designation in the Area Plan which is intended primarily for low intensity commercial uses that are compatible with rural and agricultural uses. The existing WCF is a necessary form of telecommunications infrastructure for residential and rural communities. Although WCFs are not specifically mentioned in the CR land use designation, WCFs are considered necessary infrastructure and a utility component to support the underlying intended land uses of the subject parcel and adjacent land uses, such as residential, commercial, and rural development.

23. 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 permittee has provided cellular service coverage maps to demonstrate the necessity of continuing the operation of the existing WCF because it provides vital telecommunications infrastructure for the area. Based on the propagation maps, the WCF provides important coverage along West Avenue D that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for motorists driving on West Avenue D, which is a proposed Expressway on the County Master Plan of Highways. The Project Site contains a 20-unit mobilehome park and RV Storage, which relies on the existing WCF for wireless coverage. The WCF is located approximately 1,500 feet from the nearest SFR. The surrounding land is primarily undeveloped rural land. The Project involves aesthetic modifications consisting of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. The design makes it less likely to result in concerns about potential adverse visual impacts to the surrounding area.

- 24. 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 meets all setback requirements, parking, and all other development standards pursuant to County Code Sections 22.24.040 (Development Standards for Rural Zones) and 22.140.760.E (Wireless Facilities, Development Standards), except for the height and arm mount length, and a waiver is requested to modify these development standards. Pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards), the maximum height in the C-RU Zone is 75 feet and the maximum arm mount length is two feet. The existing tower is 10 feet over the maximum height at 85 feet tall; and the arm mount length is four feet long, two feet over the maximum length. The Project Site is sufficiently large to accommodate the subject WCF, and the WCF's lease area does not encroach into any required setback area or building separation area. The Project is compatible with the uses in the surrounding area.**
- 25. 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 existing WCF is an unmanned facility that only requires occasional maintenance, and therefore unlikely to generate significant traffic. Further, the WCF is accessible via West Avenue D, a proposed Expressway on the County Master Plan of Highways with an 80-foot-wide ROW. The Project Site has adequate capacity to accommodate the Project's maintenance activities.**

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

- 26. The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L. The WCF complies with all design requirements of the section except for the development standards for height and arm mount length, with an established maximum height of 75 feet in the C-RU Zone and maximum arm mount length of two feet, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The 85-foot-tall monopole is 10 feet over the maximum height, so a waiver is required; the existing arm mount length is four feet, two feet over the maximum, so a waiver is required. Granting the waiver is necessary to allow the continued operation of the WCF and maintaining the tower at 85 feet does not compromise public safety. The WCF also does not encroach into any required setbacks for structures. The proposed design involves aesthetic modifications consisting of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site, and to conform to design requirements pursuant to County Code Section 22.140.760.E.1.d (Wireless Facilities, Development Standards, Design Standards).**
- 27. 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 existing monopole is visible from West Avenue D, in addition to the mobilehome park and convenience store located on the Project Site adjacent to the WCF. The surrounding land is primarily undeveloped rural land. The proposed design involves aesthetic modifications consisting of painting the monopole a uniform dark grey color and bundling all loose cables to reduce the visual impact from West Avenue D and the mobilehome park located on the Project Site. Staff considered alternative camouflaging techniques but deemed the proposed aesthetic modification as sufficient because of the low visual impact of the existing tower's location.
- 28. The Hearing Officer finds that a waiver of the standard height for the monopole is justified pursuant to County Code Section 22.140.760.L (WCF Waivers) and the permittee has established that the denial of the application would:**
- a. 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;**
 - b. Otherwise violate applicable laws or regulations; or**
 - c. Require a technically infeasible design or installation of a wireless facility.**

The existing 85-foot-tall monopole exceeds the standard 75-foot height allowed with an SPR by 10 feet. In addition, the arm mount length, currently four feet long, exceeds the maximum length by two feet. Both the height and arm mount length allow for the existing WCF to co-locate three different carriers – AT&T, T-Mobile, and Verizon – on the same tower for the unincorporated Antelope Valley West area,

which is primarily undeveloped rural land and extremely low density. The current design is sufficient, as the subject WCF is primarily surrounded by undeveloped rural land; the visual impacts for the on-site mobilehome park will be further minimized with the proposed aesthetic changes which include painting the WCF a uniform dark grey color and bundling all loose cabling on the monopole. The subject WCF is a crucial component of the local and regional telecommunications network, and denial of the request would result in a coverage gap for the surrounding area; thus, it is essential to maintain the existing height and arm mount length of the monopole and grant the waiver.

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

ENVIRONMENTAL FINDINGS

30. 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) and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WCF consisting of an 85-foot-tall monopole and appurtenant facilities with no modifications beyond the existing development footprint, which will have no significant effect on the environment. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

31. **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) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The permittee has established that denial of the application would:
 - a. Prohibit or effectively prohibit the provision of personal wireless service, Pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision;
 - b. Otherwise violate applicable laws or regulations; or
 - c. Require a technically infeasible design or installation of a wireless facility.

Therefore, a waiver of the standards for the height of the monopole and arm mount length is justified pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers).

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); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024003365**, subject to the attached conditions.

ACTION DATE: July 15, 2025

SD:CK
July 3, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ 2024-002230-(5)
CONDITIONAL USE PERMIT NO. RPPL2024003365

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with waivers to maintain the tower’s current height of 85 feet and arm mount length of four feet, in the C-RU (Rural Commercial) Zone (“Project”), located at 18348 West Avenue D (“Project Site”), 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 July 15, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit 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 maintenance of the 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 or 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 \$3,648.00 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 eight (8) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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

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 facility 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 **September 13, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (WIRELESS COMMUNICATIONS FACILITY)

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the Permittee shall provide upon request, written certification to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other wireless facilities are located on the subject property or on adjoining or adjacent properties, the written certification report shall include the radio frequency electromagnetic emissions of said wireless facility. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency electromagnetic emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County

Code Section 22.140.760.G (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.

22. If any wireless facilities that subsequently co-locate on the WCF shall be required, upon request, to provide the same written certification required in Condition No. 19, above.
23. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. The placement and height of all tower-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A." The facility shall be maintained as depicted on the approved Exhibit "A" and in the approved photographic simulations, which are attached to the approved Exhibit "A."
26. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 85 feet above finished grade. Notwithstanding the preceding sentence, in accordance with Condition No. 21 above, as described in Section 6409(a) of the Spectrum Act, any height modification requests shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities). The requested height modification shall only be approved if it is within the limits established by the FCC.
28. Upon request, the Permittee shall provide proof of liability insurance for the facility to Zoning Enforcement.
29. The Permittee shall maintain current contact information with Zoning Enforcement.
30. 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.
31. 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.

32. Upon request, the Permittee shall submit annual reports to Zoning Enforcement to show permit conditions compliance.
33. 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.
34. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron, or other durable materials approved by LA County Planning. New or replacement fencing consisting of chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
35. If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with County Code Section 22.140.760.M (Abandonment). Any permit or other approvals associated with that facility shall be deemed terminated and discontinued, unless before the end of the 90-day period, the Director determines that the facility has resumed operation, or an application has been submitted to transfer the approval to another operator. After 90 consecutive days of non-operation, the Permittee shall remove the abandoned wireless facility and restore the site to its original conditions. The Permittee shall provide written verification to LA County Planning of the removal of the facility within 30 days of the date the removal is completed. If the facility is not removed within 30 days after the permit/approval has been terminated pursuant to Subsection M, the facility shall be deemed to be a nuisance, and the County may cause the facility to be removed at the expense of the Permittee/operator or by calling any bond or other financial assurance to pay for removal.
36. Upon termination of this grant or after the facility has ceased to operate; the Permittee shall remove facility and clear the site of all equipment within 30 days of the termination date of this grant or within 30 days of the cease of operation date, whichever is earlier. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
37. Appurtenant equipment boxes shall be maintained within the facility's lease area and shall be screened or camouflaged.

PROJECT SITE-SPECIFIC CONDITIONS

38. This grant shall authorize the continued operation and maintenance of an unmanned WCF, consisting of an 85-foot-tall monopole and appurtenant facilities.
39. This grant authorizes a waiver for the existing four-foot-long equipment arm mount attached to the monopole.

40. This grant authorizes a waiver for the existing 85-feet height of the monopole.
41. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to County Code Sections 22.80.010 through 22.80.100.
42. The monopole and mounted equipment shall be painted a uniform dark grey color, as shown on the Exhibit "A" and in the approved photographic simulations, by **October 13, 2025**.

PRJ2024-002230-(5)

Conditional Use Permit No. RPPL2024003365

Applicant's Burden of Proof

Conditional Use Permit Statement of Findings

B.1:

This project proposes no changes to modifications to its existing Wireless Telecommunications Facility. The facility was originally approved and constructed to be consistent with the adopted General Plan for the area in which the tower is located. The facility was approved and the site was found to be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features to integrate the uses in the surrounding area. Antennas are light grey to match the sky and blend with the surrounding area. The continued operation of the WTF is consistent with the Antelope Valley Plan. This facility was approved under CUP 201000072 and found that the proposed use is consistent with the adopted general plan for the area.

B.2:

The continued Wireless Telecommunications Facility use does not negatively affect those persons residing or working in the surrounding area, as it is strategically placed in the C-RU (rural commercial) zone. This department approved the project as constructed and implemented CUP conditions to ensure that it was completed using the least intrusive means necessary. The department deemed that the proposed facility will not change or adversely affect the existing character of the community. The proposed facility will improve local telecommunications services that support the needs of surrounding residents. Moreover, the existing site is not in the public right-of-way and is not detrimental to those person(s) in the general vicinity of the site. The wireless site is not a danger to health, safety and welfare, as we are in compliance with the criteria set forth. The facility is fenced and secured and FCC compliant.

B.3:

In previous approval, this department found that this design is appropriate for the site and area because the facility is existing and located in a rural and relatively undeveloped area and is adequate in size and shape to integrate the use to the surrounding area. The 9.62 acre property is adequate in size and shape to accommodate the development. No new

construction or installation is proposed in the setback area. The continued operation is consistent with the Antelope Valley Plan.

B.4:

The project will not increase the flow of traffic or impact parking. The subject property is adequately served by highways and streets of sufficient width for the traffic associated with this project. There is no construction proposed. This is an unmanned facility with maintenance of approximately once every two months. The existing streets and corridors are sufficient to accommodate the traffic generated by this project.

Conditional Use Permit for Wireless Facilities Statement of Findings

A:

The project is consistent with the community environment and aesthetics. The existing and proposed WTF is visually unobtrusive, fitting well within the rural landscape of the area. The facility's design, including the pole and equipment cabinets, integrates with the existing market and mobile home park. The height and structure of the WTF blend with surrounding features, such as other utility structures. This facility is consistent with Los Angeles County Code. The project as constructed and proposed complies with all applicable updates to the Zone-Specific Development Standards.

B:

The wireless telecommunications facility is existing, and this project proposal does not involve any changes other than painting the tower dark grey and neatly bundling the cables around the antennas. The design minimizes visual impact, ensuring the project does not increase visual blight in the surrounding area. This is an existing and approved facility with established access. Changing the design, footprint, or location would significantly disrupt and impact the surrounding area and existing network/carrier services. Therefore, this is the best location for the renewal of the existing conditional use permit for this wireless facility.

C:

The existing wireless communications tower located in the Lancaster area serves a critical role in maintaining reliable wireless coverage for residents, businesses, and emergency services throughout this part of Southern California. Lancaster, being a growing community with both residential and commercial development, requires robust and consistent

wireless service to meet the increasing demand for voice, data, and broadband connectivity.

This tower was strategically sited to address prior coverage deficiencies in the region, particularly in areas where terrain, distance from other infrastructure, and population density created service gaps. As demonstrated from the submitted coverage maps, the tower is needed for coverage and capacity. The continued use of the tower is needed for enhanced network performance, reduced dropped calls, and improved data speeds for users in its coverage footprint.

Additionally, the tower supports regional emergency communication systems, aiding first responders and public safety agencies by ensuring dependable signal availability during critical incidents, especially in a region prone to wildfires, earthquakes, and other natural events.

Given its current role in supporting the community's communications infrastructure, the tower continues to be a necessary and integral component of the wireless network in the Lancaster area.

D:

The selected site for the existing wireless facility represents the least intrusive feasible location, balancing technical requirements and community impact. The facility has been designed and sited in a manner that avoids creating any safety hazards and complies with all applicable health and safety standards. The site is secured from public access and further provide an emergency infrastructure for E911 calls to provide safety in the area.

The existing wireless tower will undergo additional visual mitigation measures to minimize its impact on the surrounding environment and community aesthetics. Specifically, the tower will be painted a dark grey color to help it blend more effectively with the natural landscape and typical Southern California sky conditions, reducing its visibility from a distance.

In addition, all external cabling will be bundled and routed in an orderly manner to eliminate visual clutter and create a cleaner, more streamlined appearance.

These measures ensure that the tower continues to serve its essential function in providing reliable wireless coverage while respecting the visual character of the Lancaster area.

E:

Here, the applicant is requesting for a waiver to the arm mount and height limit. the height and antenna arm lengths are needed to ensure the facility operates efficiently and provides optimal wireless coverage. Per AT&T's engineer, Mr. David Semsarha: existing mount lengths are required to have antennas PIM (Passive Intermodulation) free. Meaning, the antennas are designed to minimize interference caused by the mixing of signals within the antennas system which can lead to degraded performance and signal quality. This is needed because unwanted frequencies can interfere with the intended signals, leading to issues like: reduced network capacity, lower call quality, data transmission error, or increase of unwanted signals. In addition, this jurisdiction approved the tower height modification from 64' to 84' under RPPL2019000423 within the 6409 guidelines. Maintaining the tower's height is essential to ensure continued and reliable wireless service. The height of 84' feet is needed to maintain and enhance the carrier's infrastructure for coverage area and signal strength as shown on the RF maps. A decrease in height would result in reduced coverage, decreased capacity, and diminish service quality. AT&T is the company that builds and operates FirstNet which is the nationwide communications network for public safety, in partnership with the First Responder Network Authority. As such, the continued operation is not only needed for public demand, it is also essential for Emergency Communication needs. The waiver for tower height and arm mount is necessary to ensure the facility operate optimally and as required. Not granting the waiver would result in the facility not operating efficiently or with interference and this could effectively prohibit the provision of reliable wireless service to the surrounding area.

F:

Enforcing the standards here, would conflict with federal laws designed to promote the deployment and operation of wireless services. Specifically, Title 47, U.S. Code, Section 332(c)(7)(B)(i)(II), prohibits local zoning regulations from prohibiting or effectively prohibiting the provision of personal wireless services. In this case, reducing the arm length or height of the tower would negatively impact the technical operation of the wireless facility.

In addition, the antenna arms at this facility must remain at this length to provide the necessary separation between antennas. This is crucial to prevent interference and so that the facility can operate efficiently and provide optimal wireless coverage. The height and mount limitations could interfere with the antenna design, making it impossible to maintain the required antenna spacing and negatively impacting service performance. This would, in turn, violate the intent of federal regulations that require localities to avoid regulations that prevent the effective provision of wireless services.

Moreover, enforcing this fencing standard would undermine the security benefits of the existing wrought iron fencing, which allows for greater visibility and safety in a high-crime area. The current fencing setup prevents vagrants from hiding or occupying the compound, while also allowing field personnel to monitor the area for security purposes. Replacing the wrought iron fence with a solid obscure fence would reduce these safety measures, further complicating the facility's operation.

Therefore, we respectfully request a waiver from the solid obscure fencing requirement and any associated standards be granted to avoid conflicts with applicable federal regulations, including the requirements for antenna separation, and to ensure that the facility can operate as intended, providing reliable wireless service.

G:

The design for this existing facility was previously approved by the County under CUP 201000072. Here, enforcing the new LA County standards would result in a technically infeasible design and installation for the wireless facility. The antenna arms and height at this facility must be positioned at a precise length and height to ensure the necessary separation between the antennas. Without this separation, the antennas would experience interference, resulting in degraded service and a failure to meet the required coverage and capacity objectives. There are no viable alternatives to that design requirement that would allow us to meet the technical needs of the wireless facility.

Any attempt to modify the site design to comply with the mounting and height requirements would result in the facility not operating as intended, thus preventing the provision of reliable wireless service to the area. Changing the antenna arm mounts would result in a layout that no longer meets these technical specifications. Unfortunately, there are no alternative designs or mounting options available that would allow for the required

separation between antennas and still enable the facility to function as intended. Moving or reconfiguring the antenna arms in any other way would cause the antennas to be placed too closely together, leading to unwanted interference and significantly diminished wireless service quality. Reducing the height would also negatively impact the antenna coverage and capacity. This would render the facility incapable of providing reliable wireless service and would ultimately violate federal regulations that mandate the provision of such services.

Therefore, we are requesting a waiver from the development standard to maintain the current antenna arm configuration and height, as altering it would create a design that is not technically feasible and would prevent the facility from operating at its full potential.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 3, 2025
PROJECT NUMBER:	PRJ2024-002230-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2024003365
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	18348 West Avenue D, Fairmont
OWNER:	MKK Properties LLC
APPLICANT:	Crown Castle
CASE PLANNER:	Christopher Keating, AICP, Planner ckeating@planning.lacounty.gov

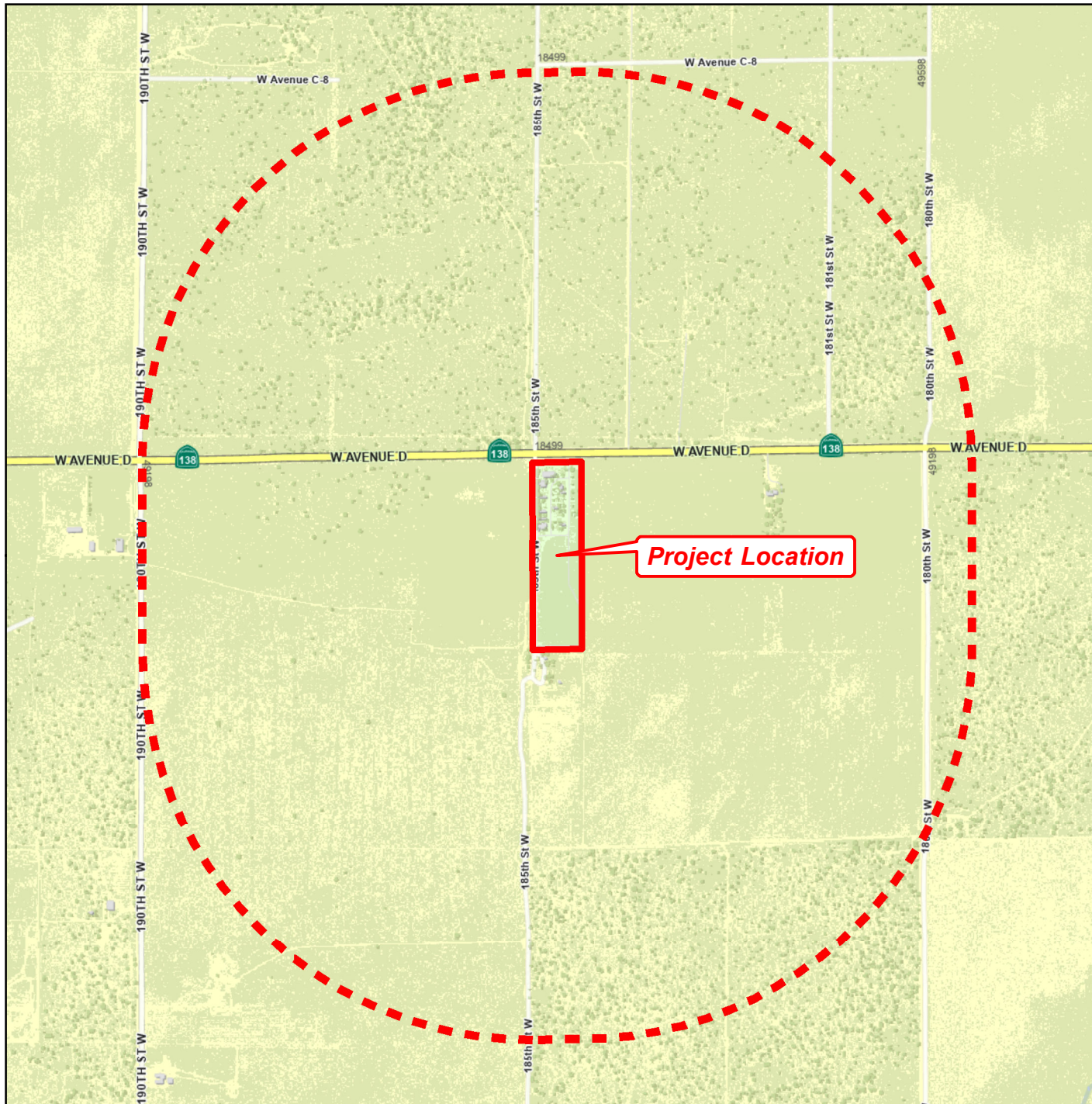
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the continued operation and maintenance of an existing wireless communications facility consisting of an 85-foot-tall monopole and appurtenant facilities with no modifications beyond the existing development footprint, which will have 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 exemptions are applicable and the project can be considered categorically exempt.

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002230

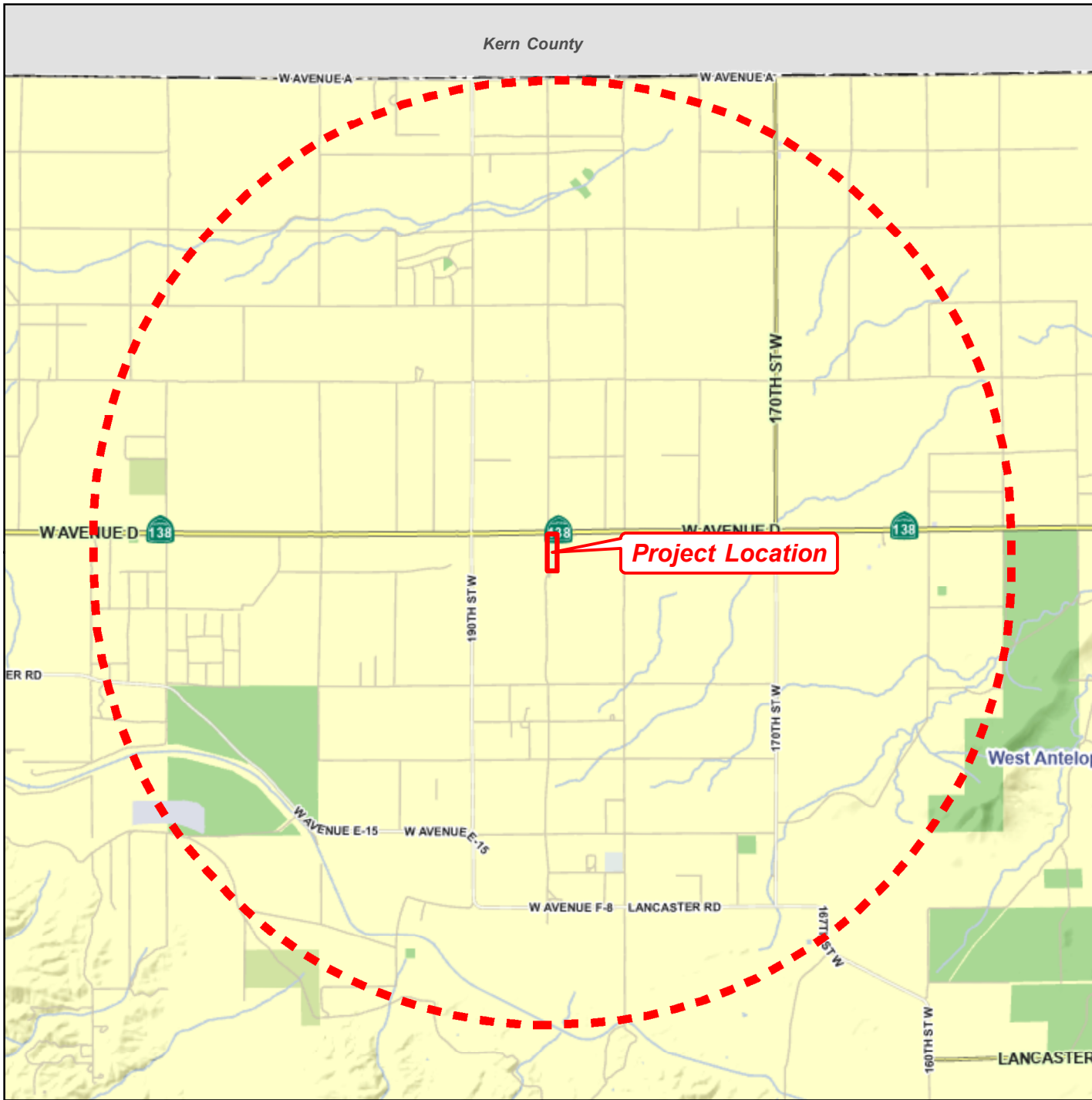
CUP RPPL2024003365



Feet

LA COUNTY
PLANNING

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

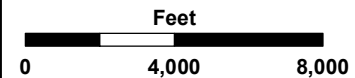
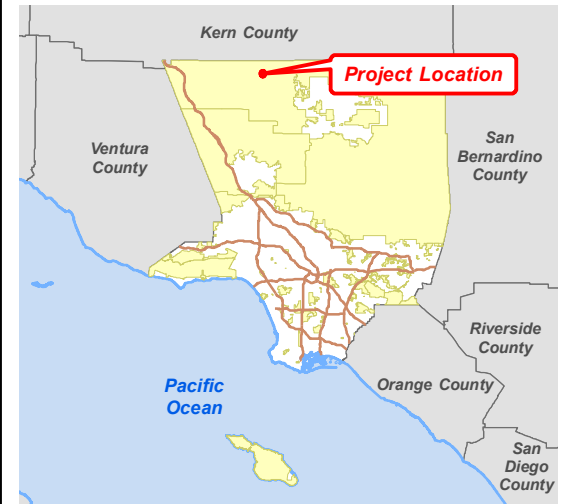


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002230

CUP RPPL2024003365



LA COUNTY
PLANNING

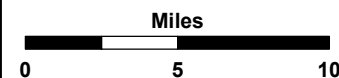
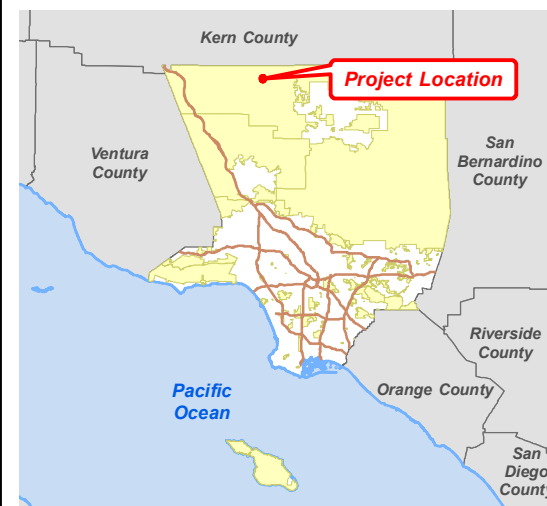
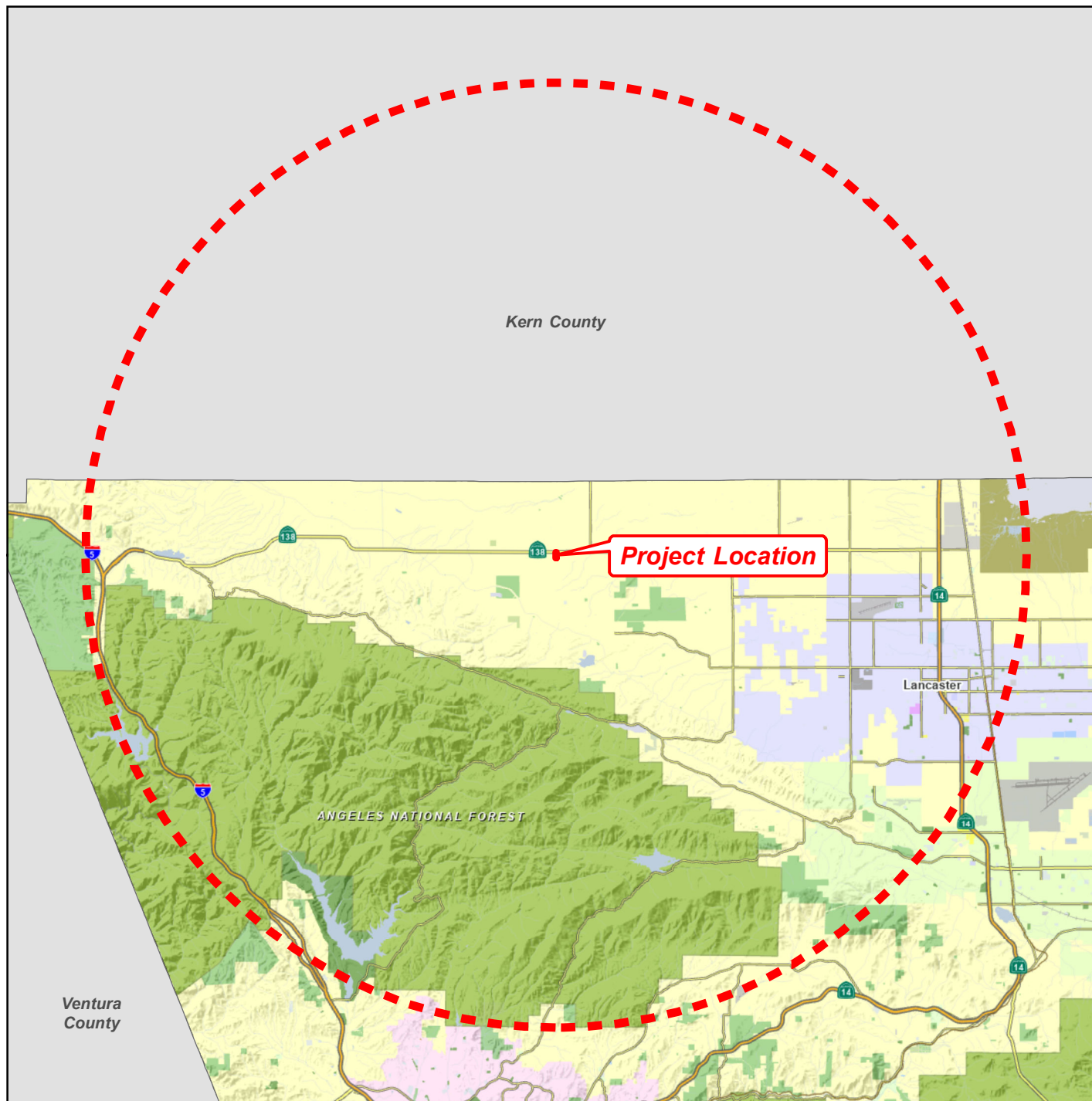
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

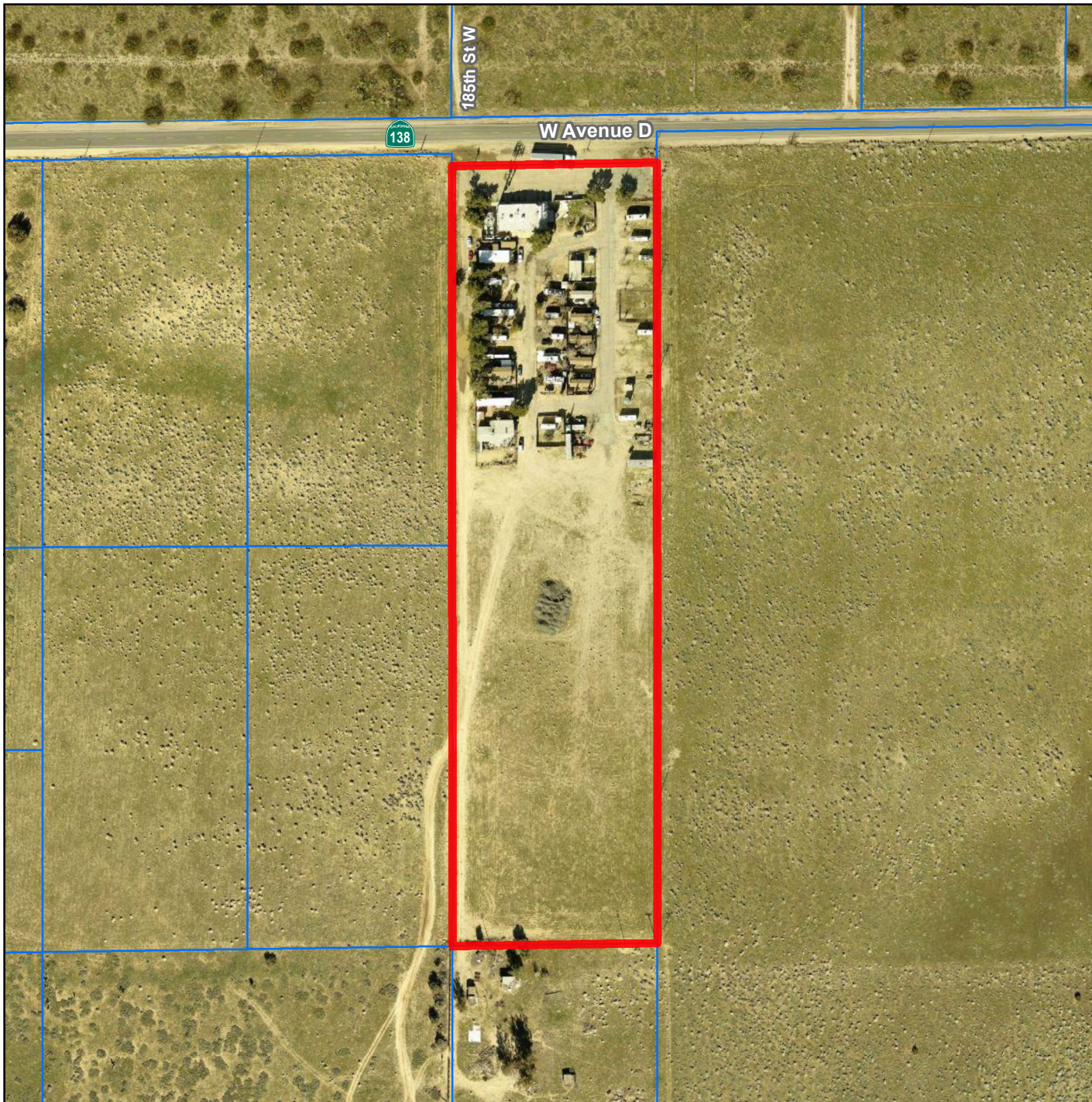
PROJECT NO. PRJ2024-002230

CUP RPPL2024003365



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Los Angeles, CA 90012



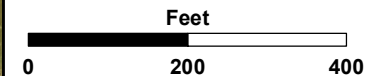
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002230

CUP RPPL2024003365

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



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Los Angeles, CA 90012

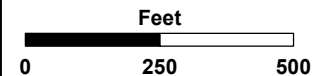
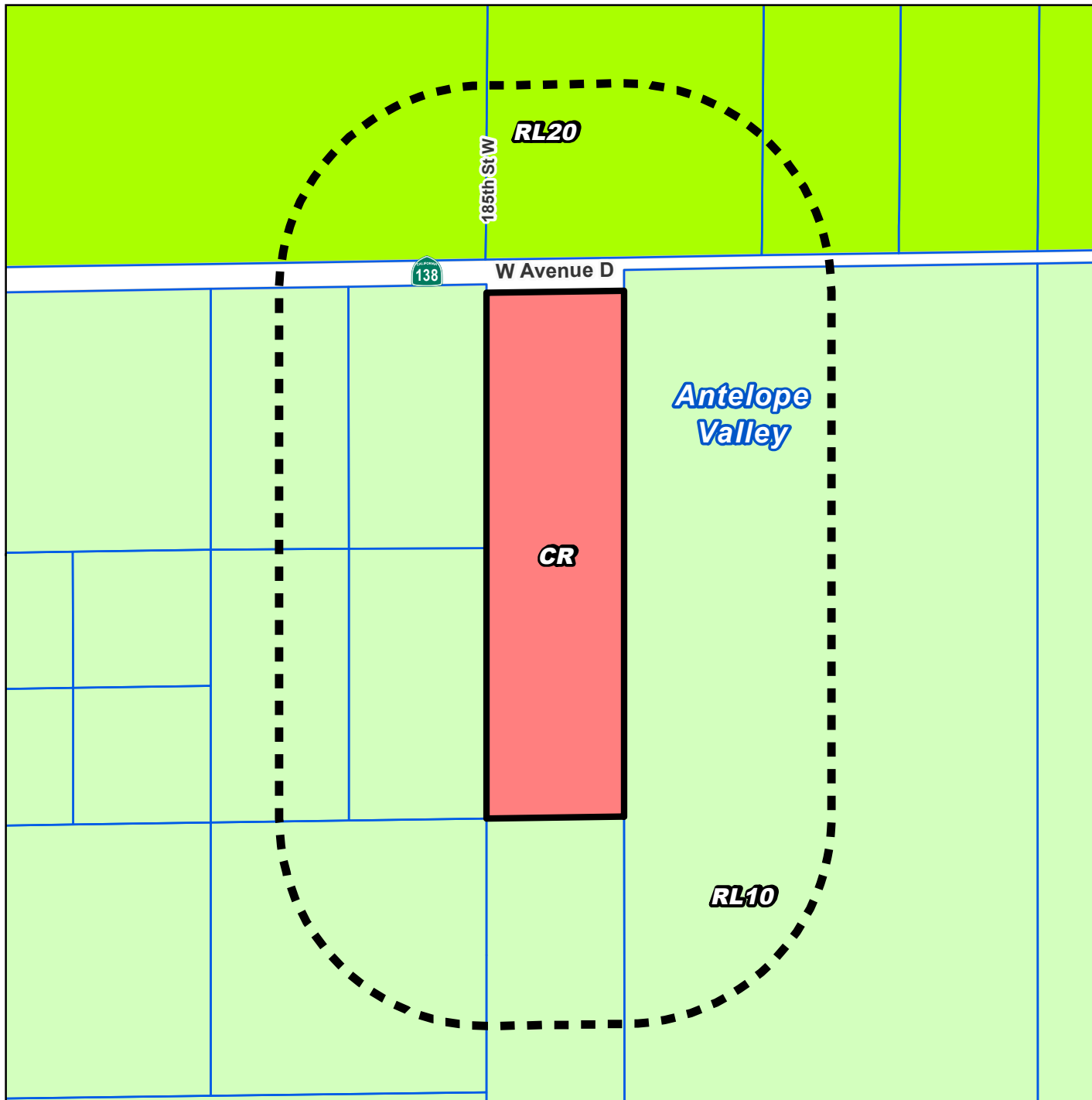
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002230

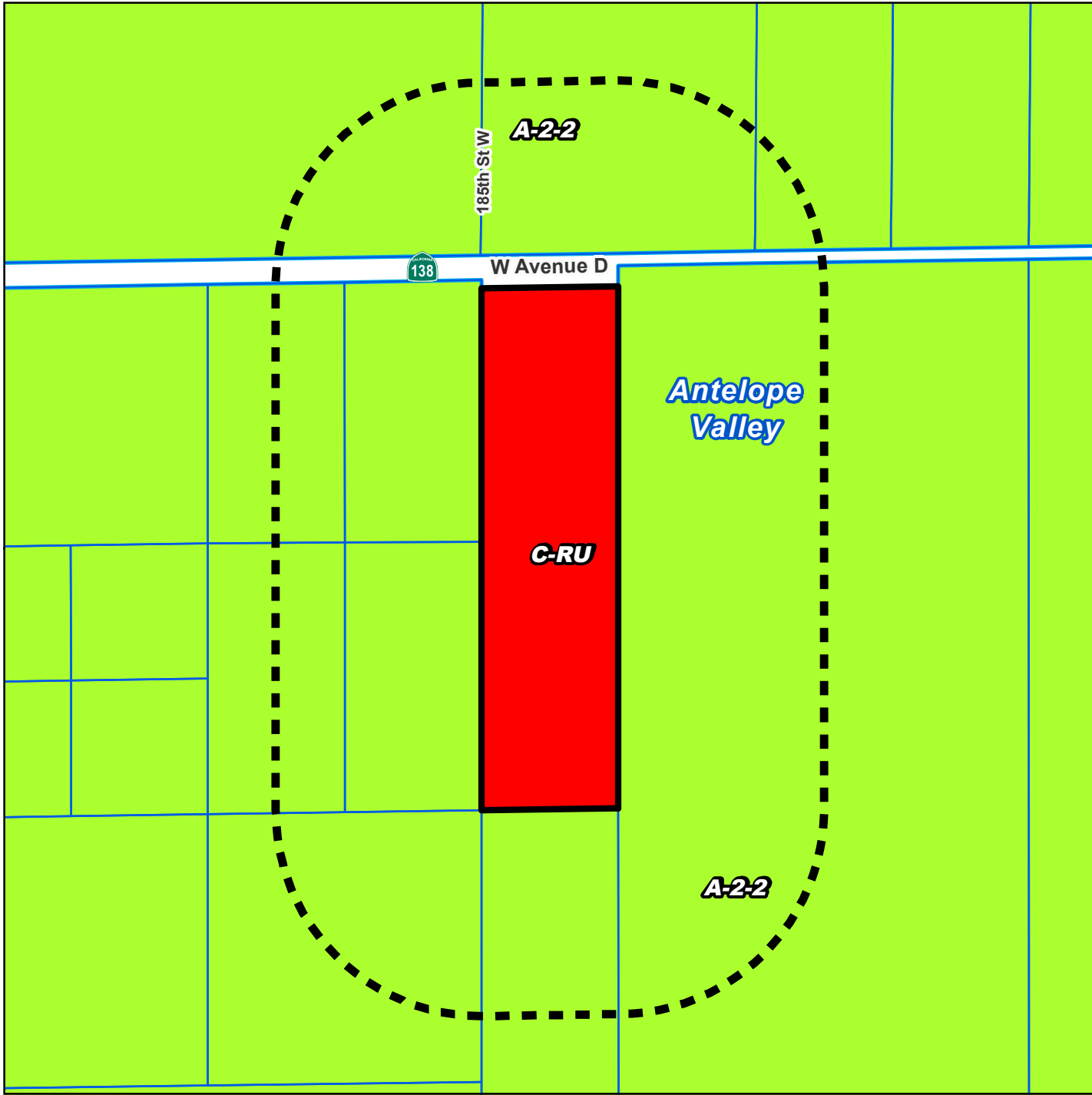
CUP RPPL2024003365

-  RL10 - Rural Land 10 (1 du / 10 gross ac)
-  RL20 - Rural Land 20 (1 du / 20 gross ac)
-  CR - Rural Commercial



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ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002230

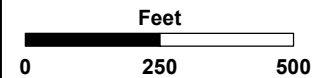
CUP RPPL2024003365



A-2 - Heavy Agricultural



C-RU - Rural Commercial



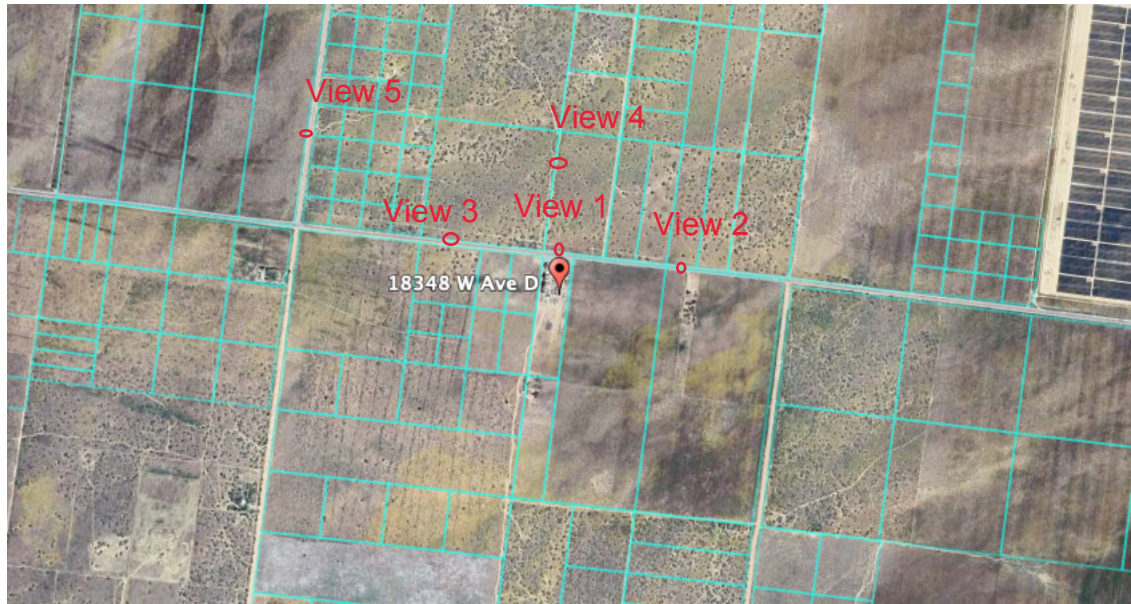
LA COUNTY
PLANNING

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

Wireless Telecommunication Facility Photo Key

Site Name: Fairmont Butte/878023

Site Address: 18348 W Avenue D Lancaster, California 93536



View 1 from W Avenue D



View 2 from East of W Avenue D



View 3 from West of W Avenue D



View 4 from 185th S SW



View 5 from 190th St



VIEW 6 OF MONOPOLE



Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CLL01229

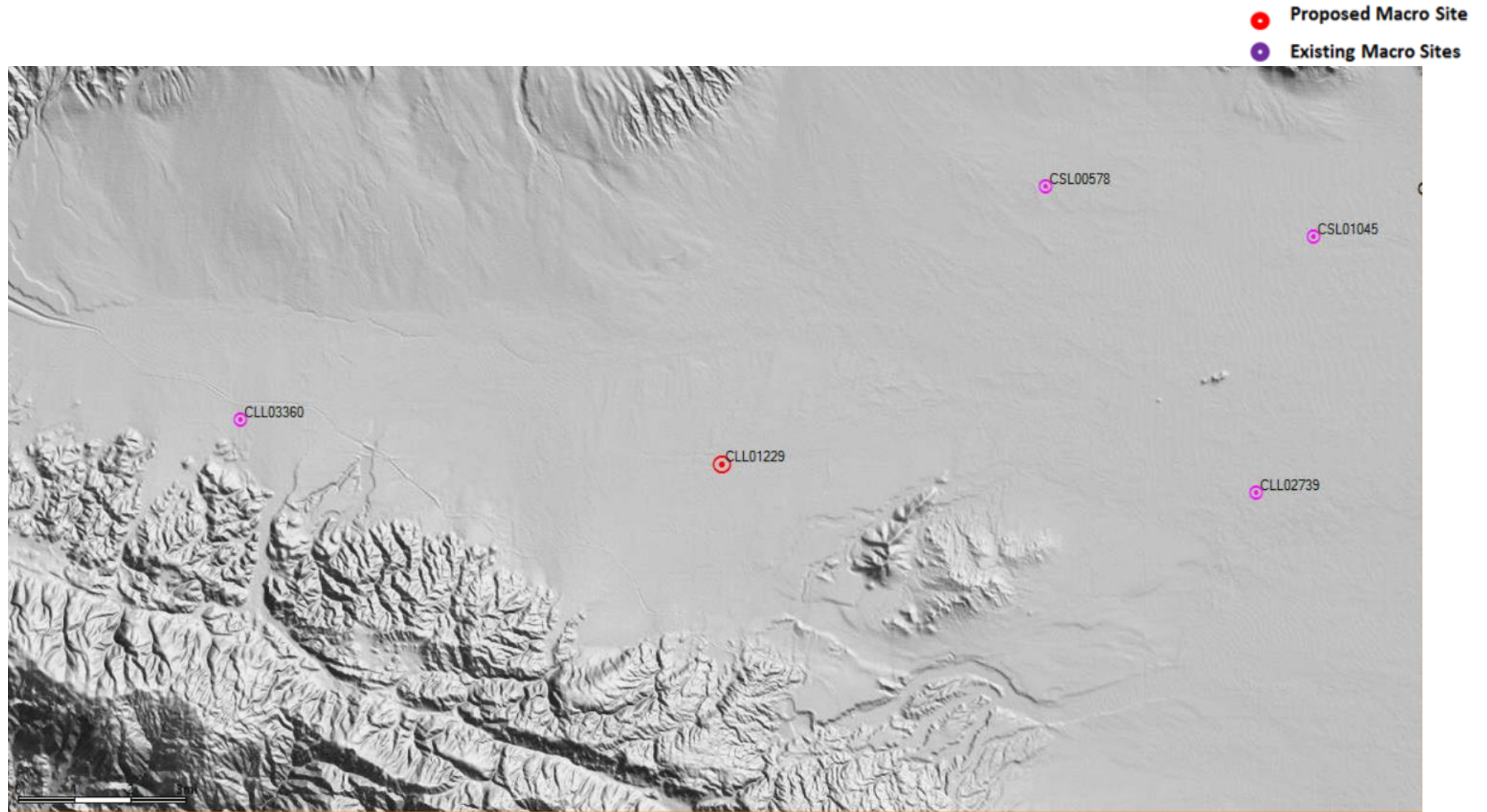
Site Address : 18348 W. Avenue D Lancaster, CA 93536

ATOLL Completion Date: May 06, 2024

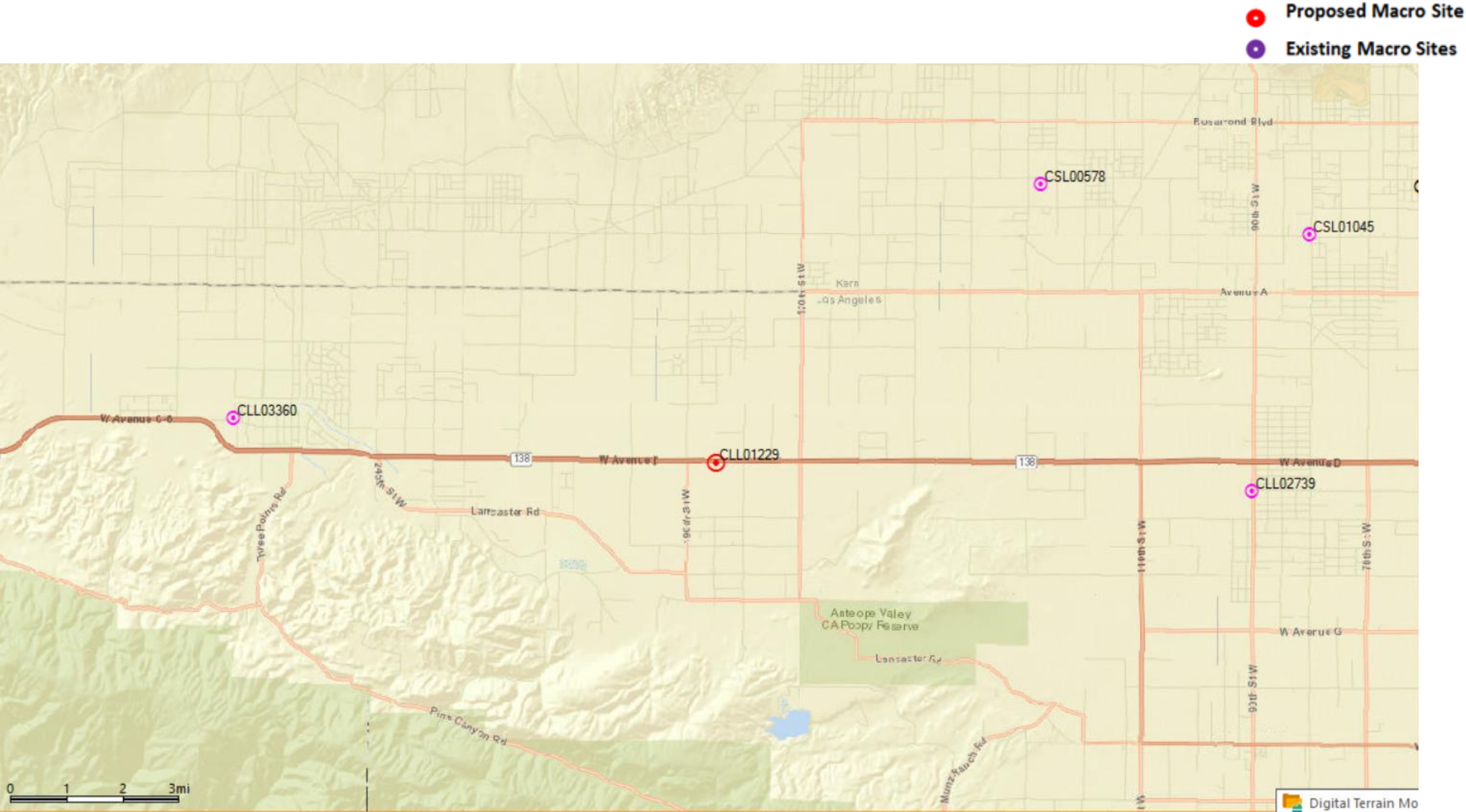
Assumptions

- ❖ 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.

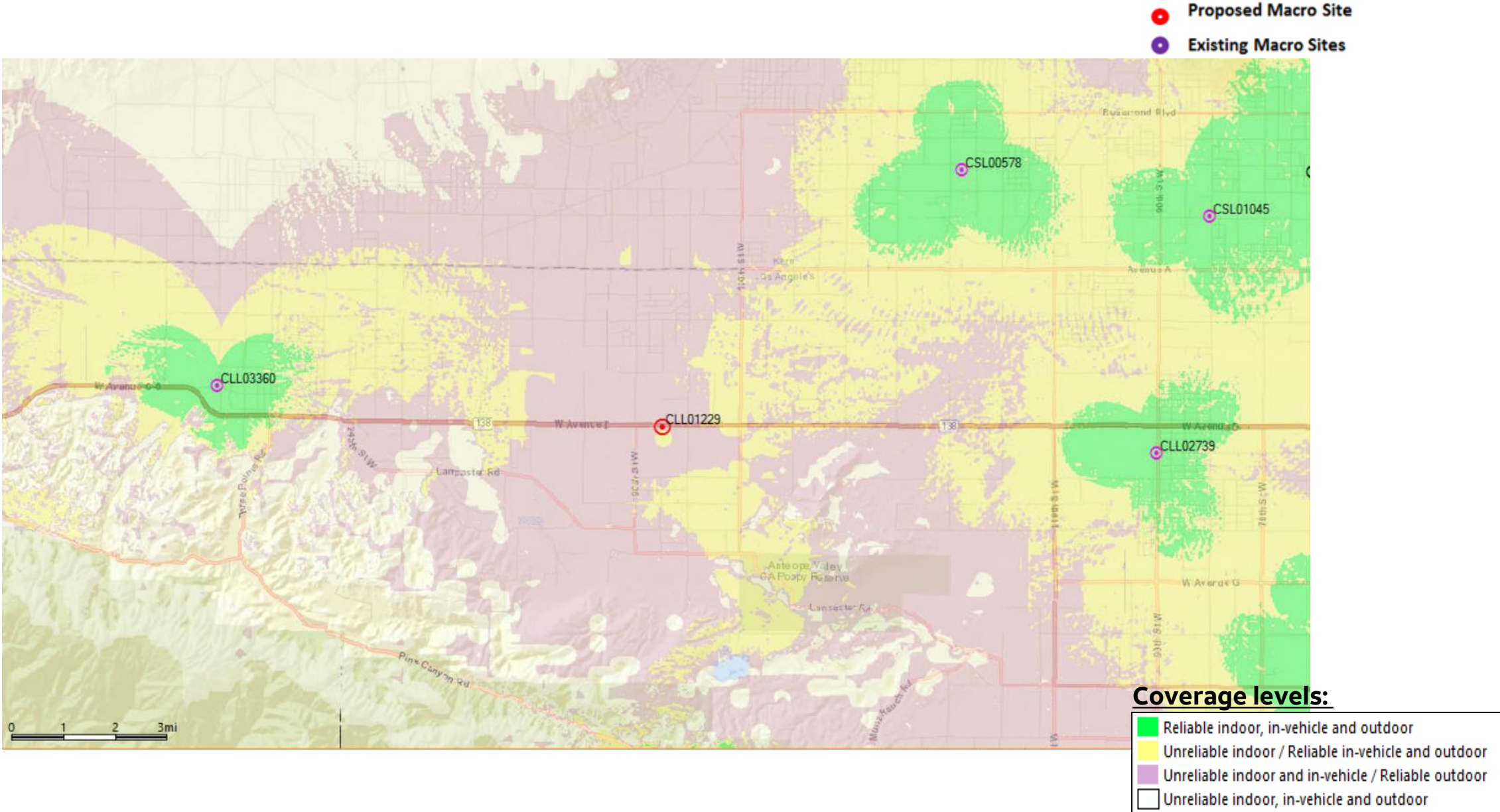
Proposed Site CLL01229 (Terrain Map)



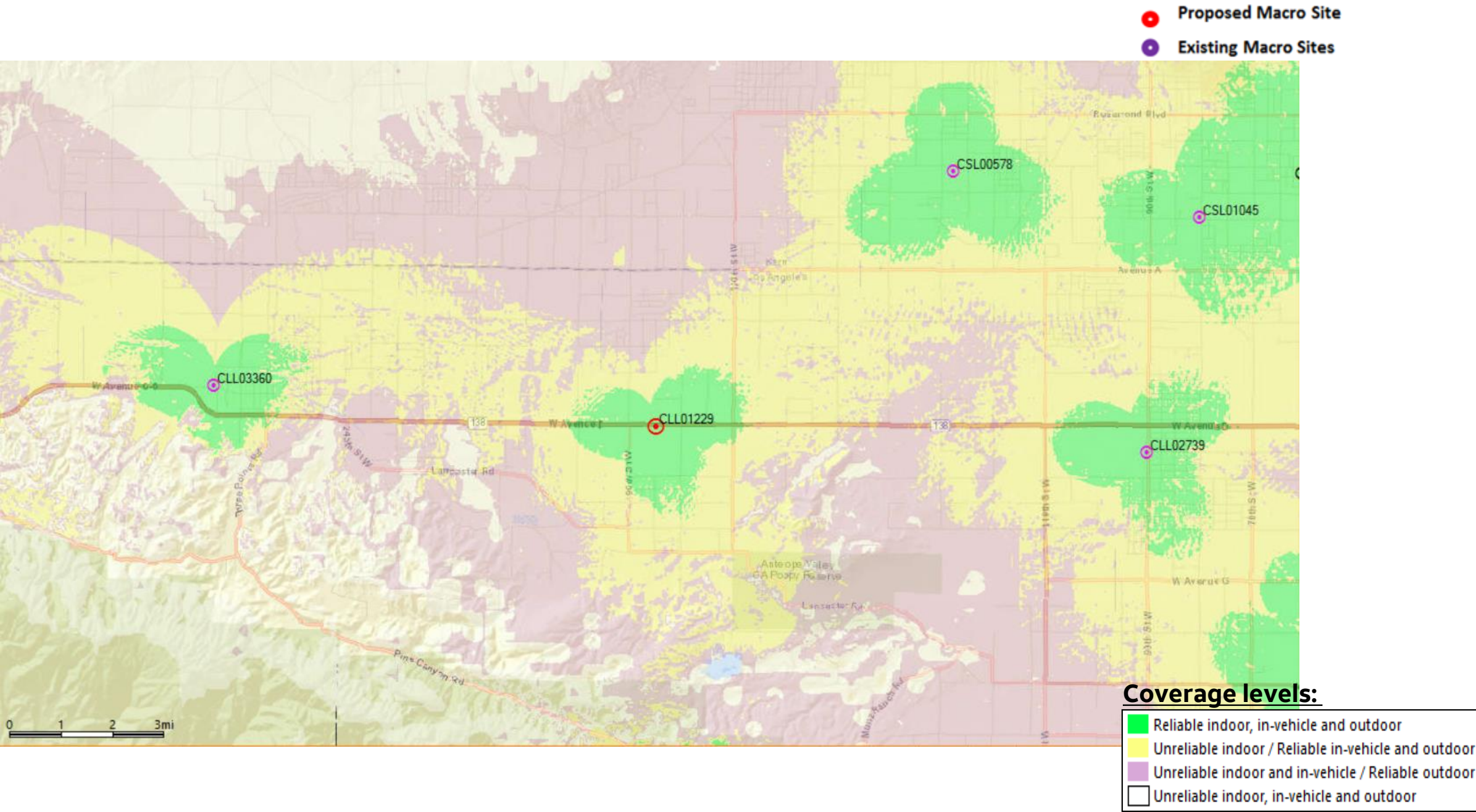
Proposed Site CLL01229 (Road Map)



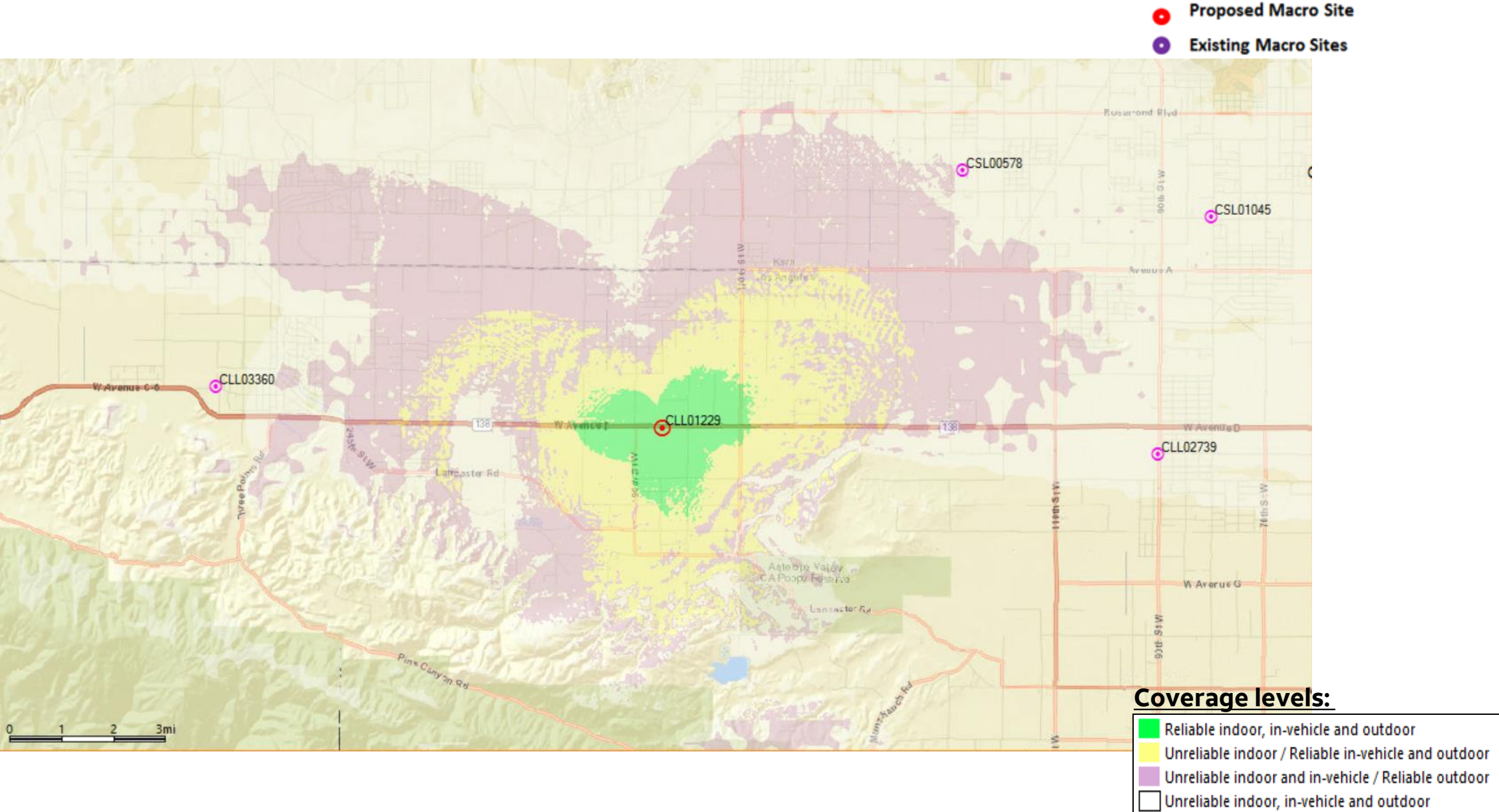
Existing 4G-LTE Coverage Before Proposed Site CLL01229



Planned 4G-LTE Coverage With Proposed Site CLL01229 On Air



Standalone 4G-LTE Coverage Of Proposed Site CLL01229



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.





EXISTING



PROPOSED

LOOKING WEST FROM WEST AVENUE D



EXISTING



PROPOSED LOOKING EAST FROM WEST AVENUE D



EXISTING



PROPOSED LOOKING SOUTH ACROSS WEST AVENUE D