

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	May 15, 2025	
HEARING DATE:	May 27, 2025	AGENDA ITEM:
PROJECT NUMBER:	PRJ2024-001524-(5)	
PERMIT NUMBER(S):	Minor Conditional Use Permit RPPL2024004027	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	7740 West Avenue B, Lancaster	
OWNER:	Ronnie Spang	
APPLICANT:	Ronnie Spang	
PUBLIC MEETINGS HELD:	0 OF 0	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it was deemed complete prior to the effective date of the IZ.	
CASE PLANNER:	Soyeon Choi, Senior Planner schoi@planning.lacounty.gov	

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### 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 PRJ2024-001524-(5), Minor Conditional Use Permit Number ("MCUP") RPPL2024004027, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### CEQA:

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

### ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2024004027 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Minor Conditional Use Permit (“MCUP”) for the continued operation and maintenance of an existing small-scale 91-foot 2-inch-high wind energy system (“WES”) that produces electricity for an existing single-family residence (“SFR”) in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R and W).

### **B. Project**

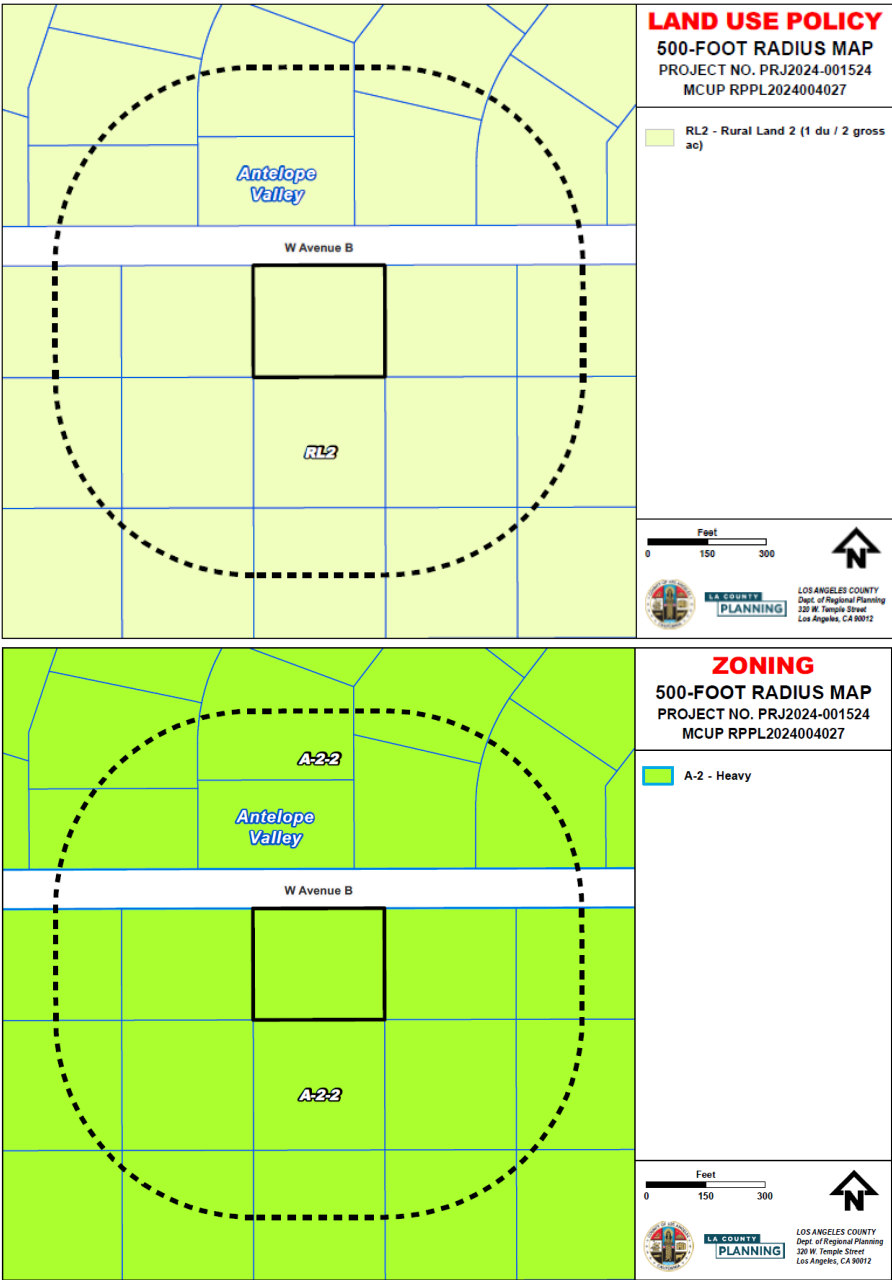
The applicant, Ms. Ronnie Spang, requests authorization for the continued operation and maintenance of an existing 91-foot 2-inch-high small-scale WES as an accessory to an existing SFR. The existing WES was previously authorized through MCUP No. 03-197-(5) on July 30, 2003. The approval expired on July 30, 2023.

The Project Site is located at 7740 West Avenue B in the Antelope Valley West Zoned District. The 1.67 net-acre Project Site is comprised of one parcel, Assessor’s Parcel Number (“APN”) 3233-005-021. The existing 2,249-square-foot SFR is located on the eastern portion of the parcel. The existing WES consists of a 80-foot-tall lattice tower with 11-foot 2-inch-long blades, and a total height of 91 feet and 2 inches at full extension. The WES is located approximately 95 feet to the west of the SFR on a 15-foot by 15-foot concrete foundation. There are no proposed changes to the existing WES. The Project Site is accessed via West Avenue B to the north.

## **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	RL2 (Rural Land 2 – One Dwelling Unit Per Two Acres)	A-2-2	SFR
NORTH	RL2	A-2-2	Vacant land
EAST	RL2	A-2-2	Vacant land
SOUTH	RL2	A-2-2	Vacant land
WEST	RL2	A-2-2	Vacant land



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7086	M-3 (Unrestricted Manufacturing)	January 15, 1957
7397	A-1-2 (Light Agricultural – Two Acres Minimum Required Lot Area)	September 23, 1958

20150021z	A-2-2	June 16, 2015
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## B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
MCUP03-197	Construction of a new WES as an accessory to an existing SFR	Approved 7/2/2003 (Expired 7/30/2023)
RPPL2024002269	To continue operation and maintenance of the existing wind WES.	5/21/24, Voided

## C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2024000094	Expired entitlement for the existing WES	Resolved

## ANALYSIS

### A. Land Use Compatibility

The existing WES is compatible with its surroundings. The Project Site is surrounded by one existing SFR to the northwest and vacant land in the vicinity. The existing Project Site is developed with an SFR and the WES as an accessory use. The Project also supports diversifying energy systems to utilize renewable resources by continuing to provide on-site energy for the existing SFR on the property. The continued operation of the existing WES is compatible with the surrounding land uses.

### B. Neighborhood Impact (Need/Convenience Assessment)

The Project is to continue the operation and maintenance of an existing WES without any changes. The Project would allow the continued supply of renewable electricity generated on-site to the existing SFR, which would reduce the dependency on grid supplied energy. The existing WES has been operating at the Project Site since 2003 without any known problems. The WES is located approximately 990 feet southeast of the nearest SFR, which is located to the north of West Avenue B.

### C. Design Compatibility

The WES is located in the westerly area of a 1.67-acre parcel. The turbine's steel tower is 80 feet in height and the blades extend approximately 67 feet above the ground. The WES is not located within or over any drainage, utility, or other established easement, and has safe clearance from all nearby structures. While the WES is not subject to the development standards stipulated in the Renewable Energy Ordinance ("REO") in Title 22 (Planning and Zoning) of the County Code, it was constructed in accordance with MCUP No. 03-197 which included the applicable standards at that time, prior to the

adoption of the REO. The WES is not located such that it silhouettes against the skyline above any major ridgeline when viewed from any designated major, secondary, or limited secondary highway that is within a quarter mile of the Project Site. The nearest highway is 90<sup>th</sup> Street West (Major Highway), also designated as a Scenic Drive in the Antelope Valley Area Plan ("Area Plan"), and is located approximately 1.18 miles to the west of the Project Site. The existing WES consists of an 80-foot high lattice tower and approximately 13.3-foot-long blades, for an overall height of 93.3 feet. The WES does not contrast against the surrounding backdrop.

Staff is recommending no grant term for this Project since the WES is accessory to a permitted residential use and has operated in compliance with the previously issued MCUP with no complaints or violations during the prior grant term. Although the WES is not subject to the REO development standards as no changes are proposed, any proposed future changes will be consistent with the ordinance requirements as feasible.

#### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

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

#### **ZONING ORDINANCE CONSISTENCY**

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

#### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.160.050 (Minor Conditional Use Permit, Findings and Decision) and 22.140.510.G.5 (Small-Scale WES, Additional Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

## **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project involves the continued operation and maintenance of an existing WES with no proposed changes. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The underlying use of the Project Site, an existing SFR, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

## **COMMENTS RECEIVED**

### **A. County Department Comments and Recommendations**

The Project does not require consultation with County Departments.

### **B. Public Comments**

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

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Report

Reviewed By:

  
Samuel Dea, Supervising Regional Planner

Report

Approved By:

  
Susan Tae, AICP, Assistant Deputy Director

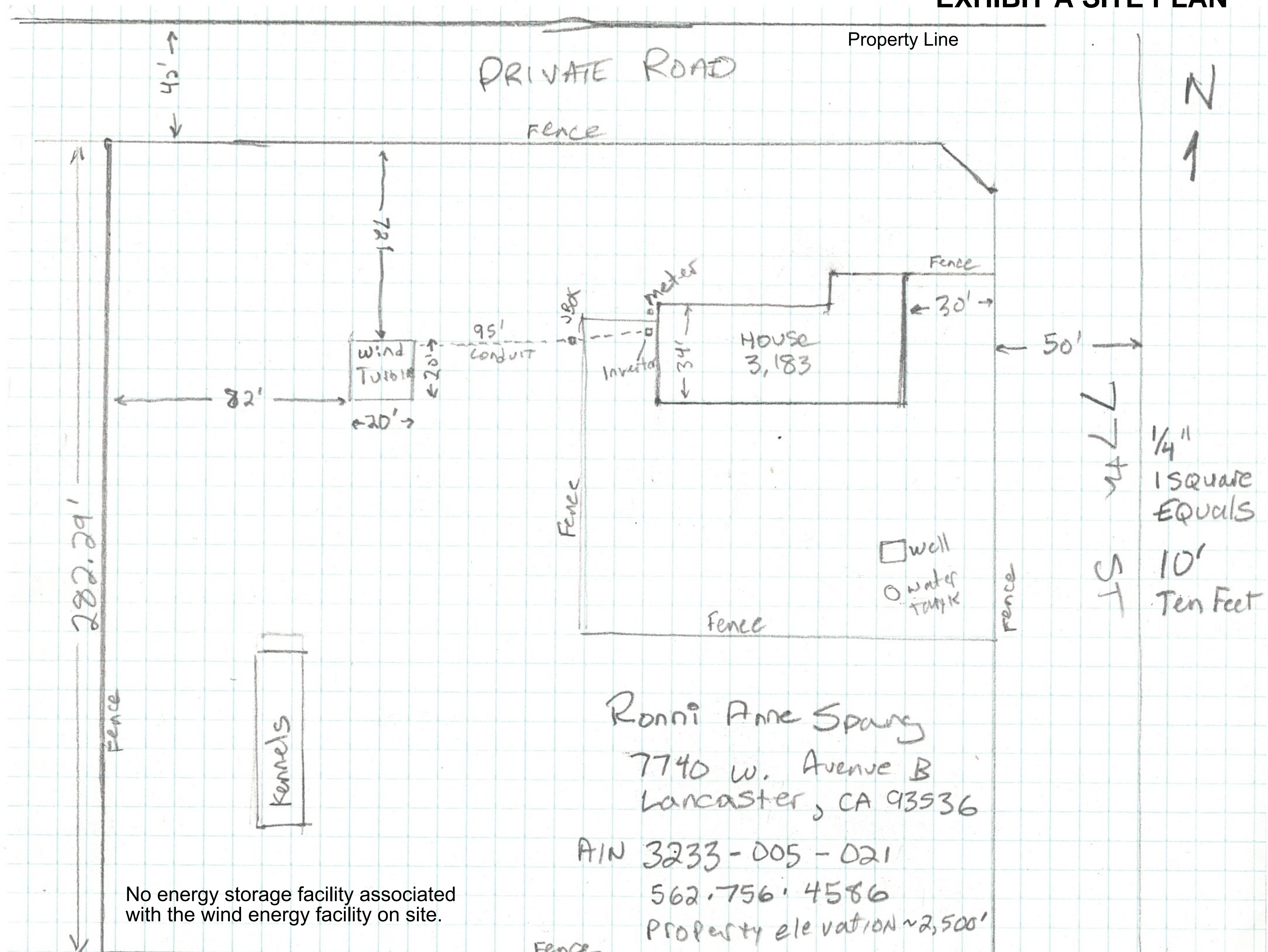
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## **LIST OF ATTACHED EXHIBITS**

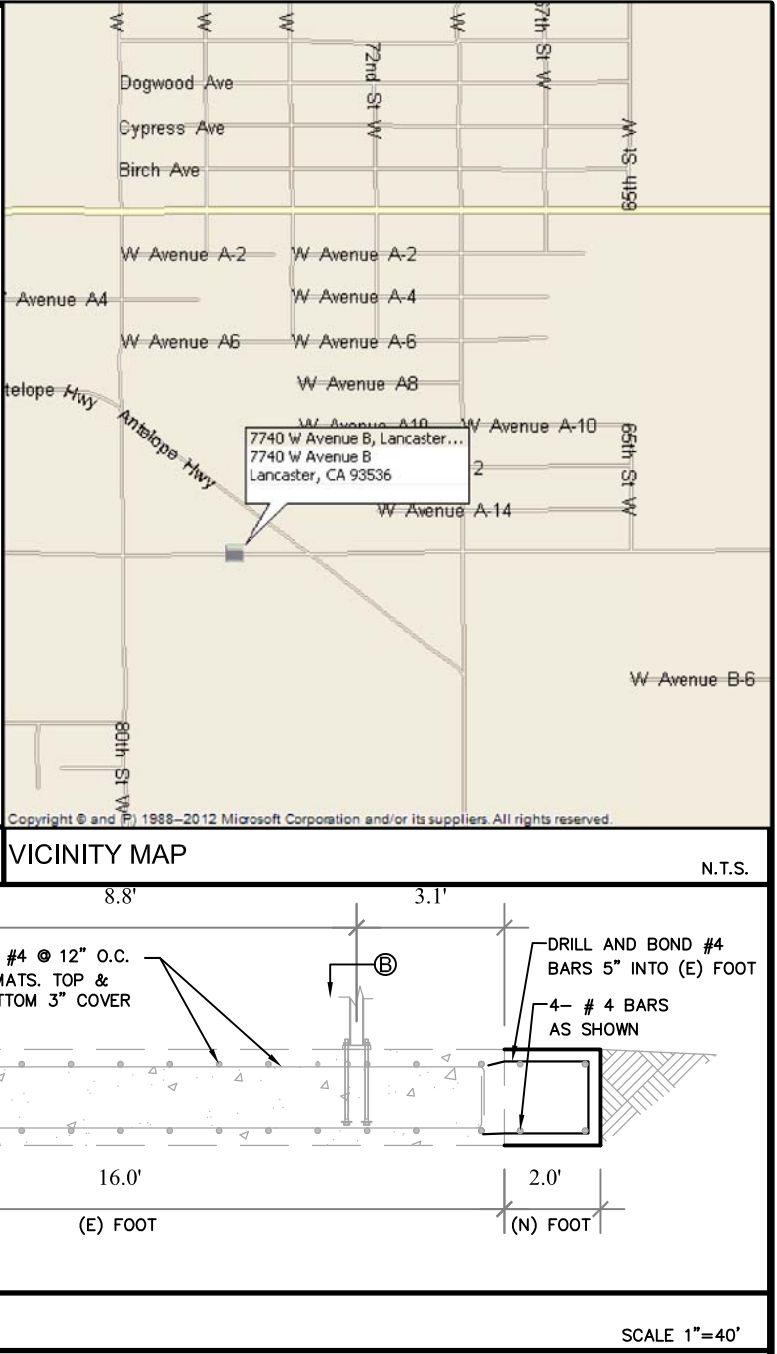
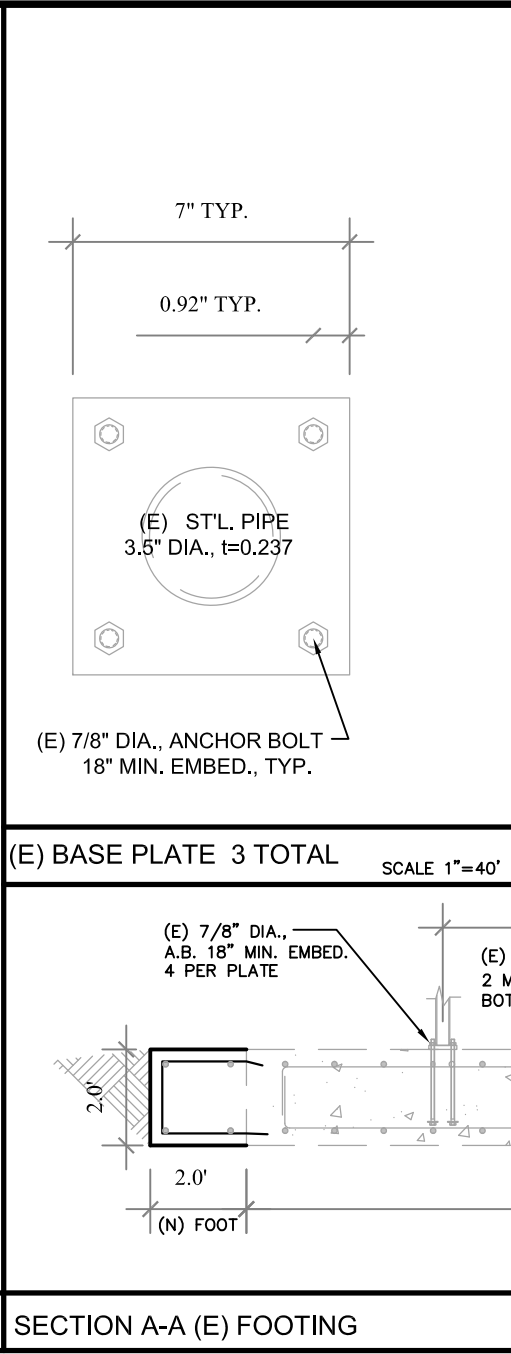
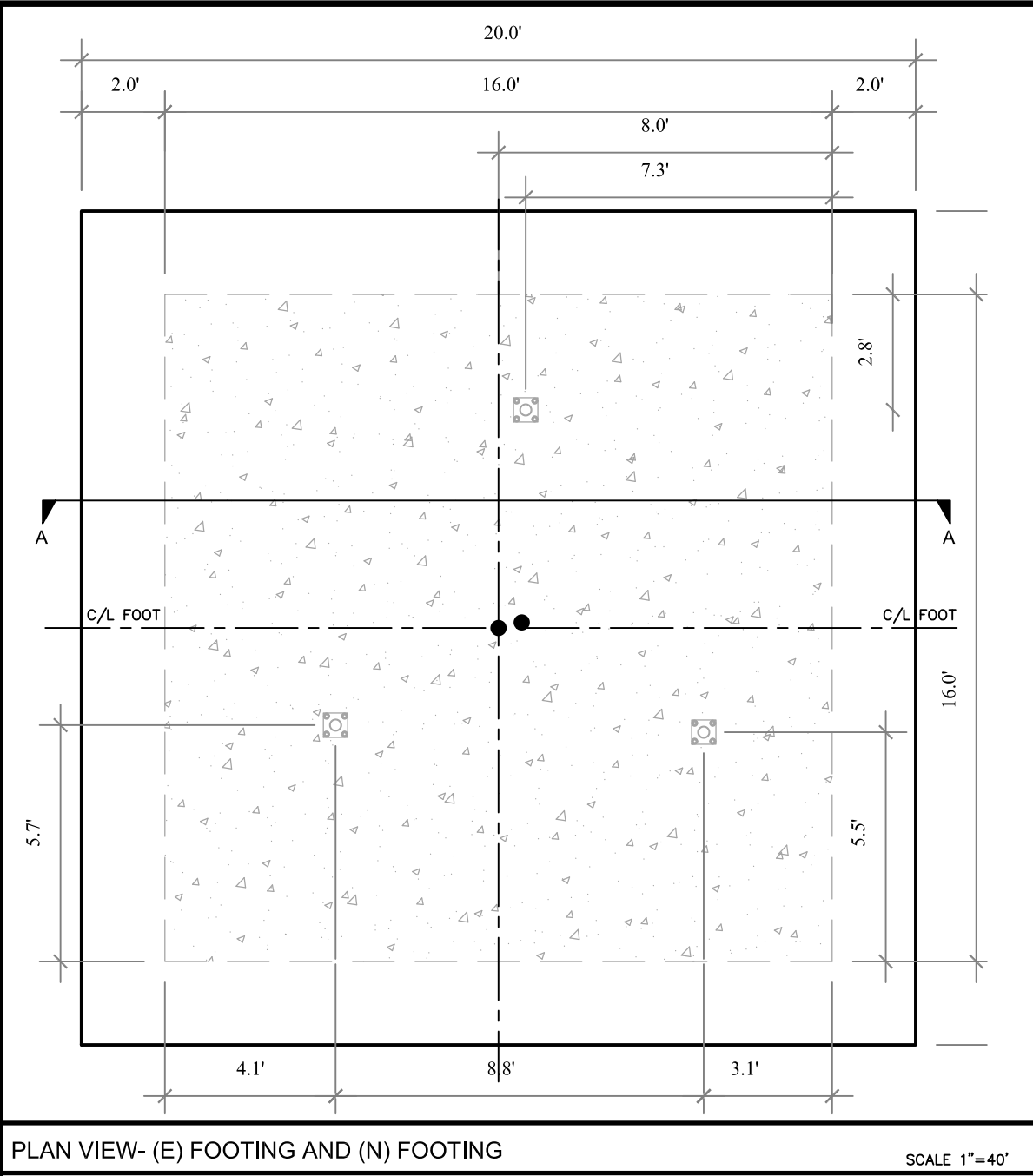
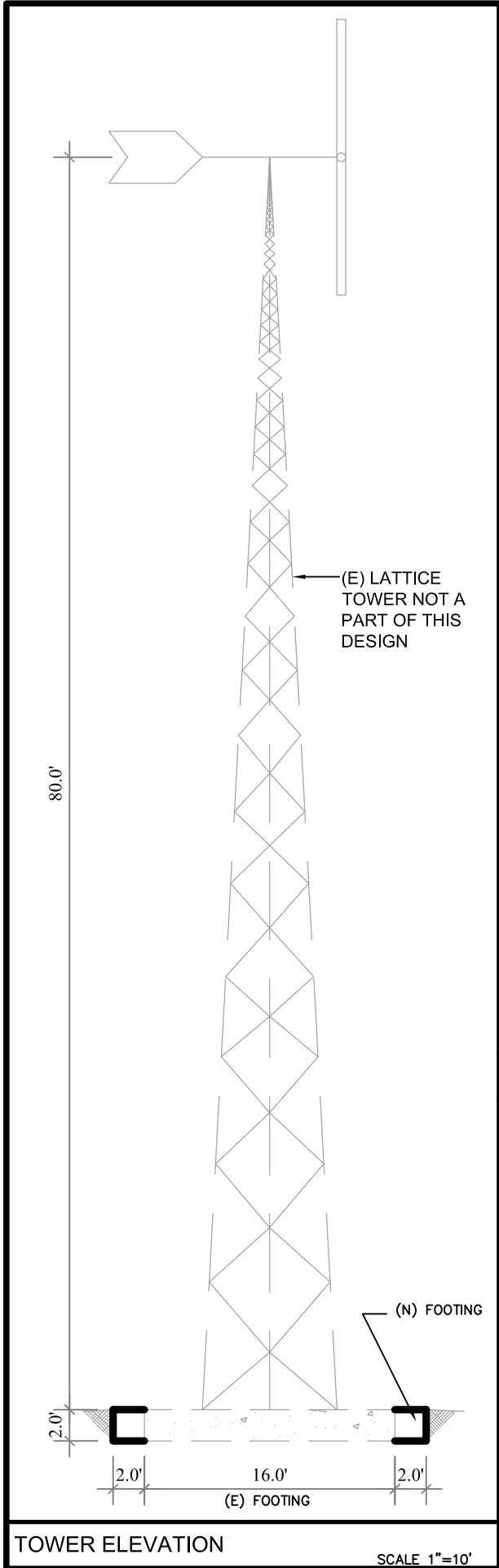
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos



# EXHIBIT A SITE PLAN







<p><b>TURBINE REPLACEMENT FOUND JUSTIFICATION</b></p> <p><b>COUNTY OF LOS ANGELES BUILDING &amp; SAFETY</b></p>		
<p><b>APPLICANT</b></p> <p>ENERGY OPTIONS</p> <p>36336 40TH ST. E.</p> <p>PALMDALE, CA. 93552</p> <p>(661)209-7987</p>	<p><b>ENGINEERING TECHNOLOGY</b></p> <p><i>Civil/Structural Engineering * Planning * Land Surveying</i></p> <p>33336 N. Agua Dulce Cyn. Rd, #103, Agua Dulce, CA 91390</p> <p>Phone (661) 268-8899 Fax (661) 268-1936</p> <p>www.jtengineering.com</p>	<p><b>SITE ADDRESS</b></p> <p>7740 W. AVENUE "B"</p> <p>LANCASTER, CA. 93536</p>
<p>11-26-2021 JN 9421</p>		<p><b>SHEET 1 OF 1</b></p>



**WINDMILL FOUNDATION DESIGN**  
**Rohn Lattice Tower 3 Legs****Job Address:** 7740 W. Ave 'B'  
Lancaster, CA. 93536  
**Job No.** JN 9421**Date:** 11/26/2021  
**Blade Length** 13.3  
**Turbine** BWC EXCEL 15  
**Tower** G M. 80 Open Lattice

Wind Speed	100	g	0.85
Wind Exposure	C	Cf	1.8
Kz	0.85	Af (S.F.)	138.929
Kzt	1.26	Radial Ice	0.05
Kd	0.85	Bearing (psf)	1500

**INPUT DATA**

Foundation Width	20.0 FT
Foundation Length	20.0 FT
Foundation Thickness	2.0 FT
Turbine Weight	1350 LBS
Tower Height	80.0 FT
Tower Weight	3475.0 LBS
Turbine Thrust	2500.0 LBS
Tower Base Leg Spacing	8.83 Ft
Tower Center Location	9.56 Ft

**OUTPUT DATA**

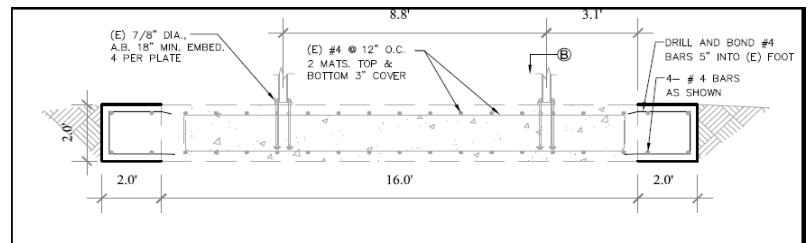
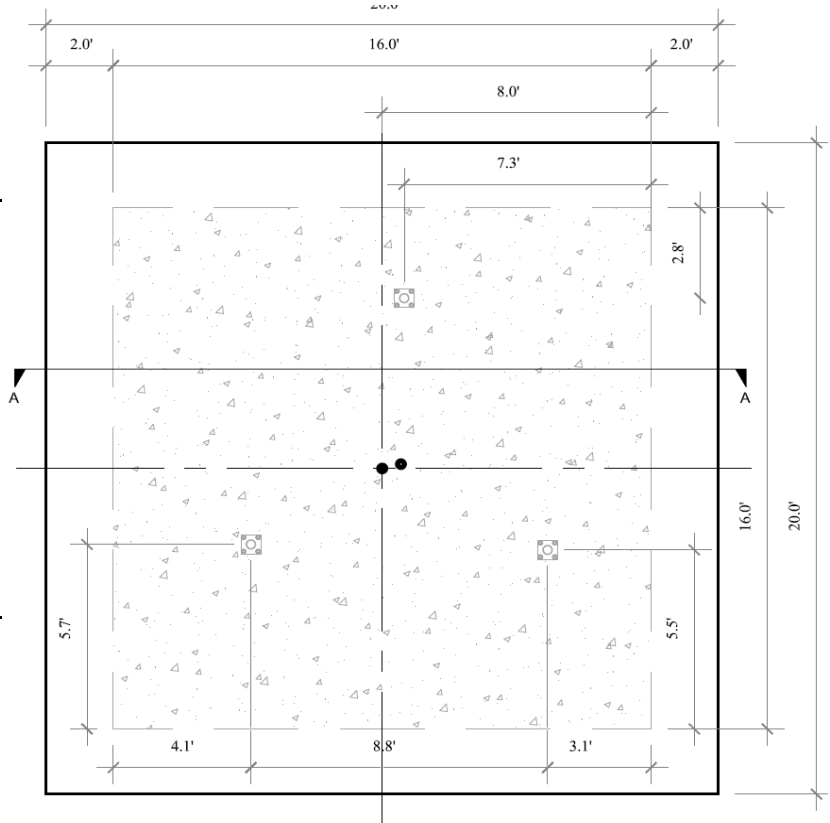
Footing Weight	120000 LBS
Footing Volume	29.6 C.Y.
Wind Shear Force	4954 LBS
Factored Shear Force	5944 LBS
Factored OTM	475558 FT.LB
Axial Load Eccentricity	-0.44 FT

**OVERTURNING CHECK**

Factored OTM @ Found Base	485324 FT.LB
Total Axial Force at Base of Ft	124838 LBS
Resisting Moment	1214094 FT.LB

Factor of Safety (Turning) **2.50 Good****SOILS PRESSURE CHECK**

Axial Force Eccentricity	3.89 FT	> L/6
Axial Load Location	13.9 FT	
Max. Soils Pressure	680.79 PSF	
Min. Soils Pressure	0.00 PSF	
Total Soils Pressure	1404 Good	

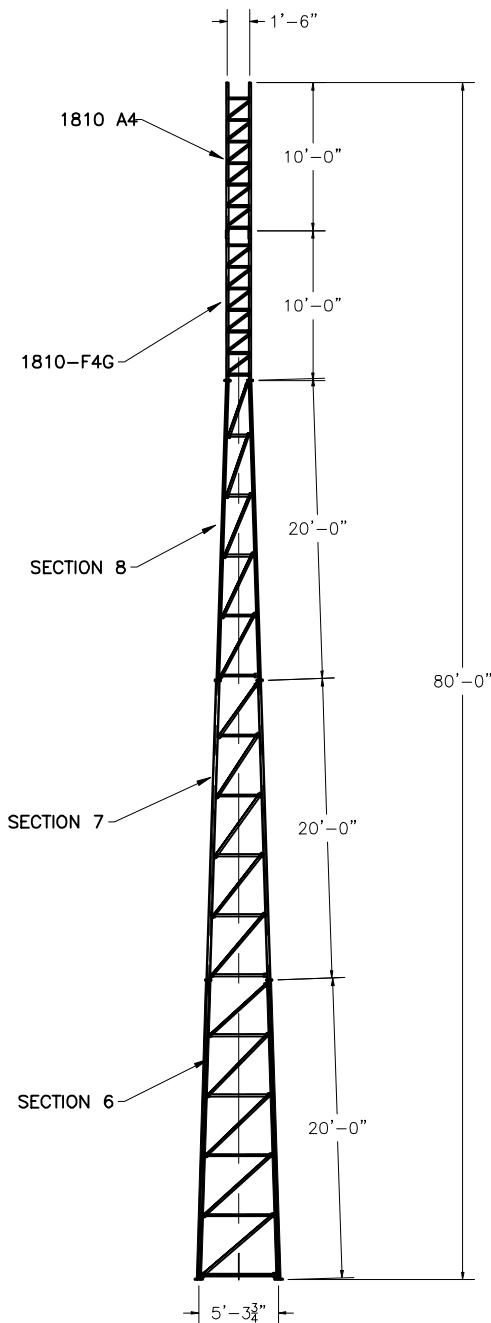


## **BASIC TOWER REQUIREMENTS for the BWC EXCEL 15 WIND TURBINE**

**Customer supplied towers for the BWC EXCEL 15 should meet the following requirements:**

<b>Tower Height:</b>	60 ft (18 m) minimum, <b>80</b> ft (24 m) or higher recommended
<b>Design Wind Speed:</b>	120 mph (54 m/s)
<b>Turbine Weight:</b>	<b>1350 lb</b> (612 kg)
<b>Turbine Thrust Load:</b>	<b>2500 lb</b> (11.1 kN) @ any wind $\geq$ 40 mph (18 m/s)
<b>Distance, Blade Tip to Tower Centerline</b>	60 inches (1.52 m)
<b>Blade Clearance:</b>	The top 15 ft (4.6 m) of the tower must not extend beyond a 22 inch (0.57 m) radius from the tower centerline.
<b>Tower Plumb Tolerance:</b>	Up to 0.25° tolerance from plumb allowed.
<b>Tower Stiffness:</b>	Tilt at the top of the tower should be no more than 2.0°. Deflection of monopole towers at 50 mph should be no more than 1.0% of tower height; at 120 mph no more than 2.5% of tower height. (For a 120 ft tower this would be 14.4 in and 36.0 in, respectively.) Overly flexible towers can cause vibration and/or fatigue problems. A professional engineer should approve the tower and foundation design.
<b>Turbine Center of Mass:</b>	5.1 inches (0.13 m) forward (upwind) of tower center and 16.5 inches (0.42 m) above the tower top
<b>Tower Design Loads</b>	Fx: 2,500 lbs (11.1 kN) Fy: 210 lbs (0.94 kN) Fz: 1,400 lbs (6.2 kN) Mx: 7,150 ft-lbs (9.7 kN-m) My: 4,130 ft-lbs (5.6 kN-m)
<b>Frequencies to Avoid:</b>	1.2 – 2.5 Hz (1P) 3.5 – 7.5 Hz (3P) Note: Blade first flap frequency is 5.5 – 6.0 Hz
<b>Stall Regulation Speed:</b>	150 RPM
<b>Maximum Rotor Speed:</b>	170 RPM
<b>Turbine Mounting:</b>	<ul style="list-style-type: none"><li>○ Provisions shall be made for connecting turbine, providing tower wiring strain relief and mounting tower climbing anti-fall equipment.</li><li>○ Tubular towers will require a 5" diameter access port ~5" below the tower top.</li><li>○ The top of the tower shall be designed to allow the connection of the power cable through a 2" or larger hole in the center of the tower top plate.</li><li>○ Hardware for attaching the wind turbine to the tower are NOT supplied with the turbine and must be supplied separately.</li><li>○ Tower connection shall be made using twelve (12) 5/8" bolts per the turbine mounting details drawing provided below:</li></ul>

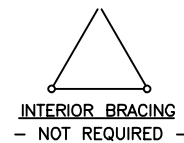
ASTM				
LEGS	2.375" x 0.218"	2.375" x 0.154"	1.9" x 0.145"	2.0" x 10 GA
DIAGONALS	L1 3/4 x 1 3/4 x 1/8	L1 1/2 x 1 1/2 x 1/8	L1 1/2 x 1 1/2 x 1/8	L3/4 x 3/4 x 1/8
GIRTS	L1 3/4 x 1 3/4 x 1/8	L1 1/2 x 1 1/2 x 1/8	L1 1/2 x 1 1/2 x 1/8	L1 1/4 x 1 1/4 x 1/8
BRACE BOLTS	(1)-5/8"	(4)-1/2"	(2)-1/2"	-SHOP WELDED-
SPICE BOLTS	(4)-7/8" (C1018 THREADED ROD)	(4)-1/2"	(2)-1/2"	GRADE 5
ANCHOR BOLTS	(4)-7/8" (C1018 THREADED ROD)	(4)-1/2"	(2)-1/2"	



According to ANSI/EIA-222-F 1996				
90 mph/78 mph + 1/2" radial ice w/ (3 second gust) per OBC AND IBC				
	CaAa	Flat Plate Area	Weight	Elevation
No Ice	37.0 sq ft	20.56 sq ft	800 lbs	80.0 ft
1/2" Ice	45.0 sq ft	25.00 sq ft	1200 lbs	80.0 ft
No Ice	64.0 sq ft	35.56 sq ft	750 lbs	80 ft to 50 ft
1/2" Ice	78.0 sq ft	43.33 sq ft	1400 lbs	80 ft to 50 ft
(1)-7/8" coax Elevation 0 ft to 80 ft				
Climbing Ladder Elevation 0 ft to 60 ft				

70 mph/61 mph + 1/2" radial ice (Fastest MPH) per EIA-222-F				
	CaAa	Flat Plate Area	Weight	Elevation
No Ice	38.5 sq ft	21.39 sq ft	800 lbs	80.0 ft
1/2" Ice	47.0 sq ft	26.11 sq ft	1200 lbs	80.0 ft
No Ice	68.0 sq ft	37.78 sq ft	750 lbs	80 ft to 50 ft
1/2" Ice	82.0 sq ft	45.56 sq ft	1400 lbs	80 ft to 50 ft
(1)-7/8" coax Elevation 0 ft to 80 ft				
Climbing Ladder Elevation 0 ft to 60 ft				

\* PIPE LEGS 42 KSI MIN YIELD  
10 GA TUBE LEGS 30 KSI MIN YIELD



FOUNDATION REACTIONS  
TOTAL MOMENT: 149 FT-KIPS  
TOTAL SHEAR: 3 KIPS  
TOTAL DOWNLOAD: 5 KIPS

AMERICAN TOWER COMPANY	
ISO 9001-2000	
P.O. Box 29 Shelby, Ohio 44875	
www.amertower.com	
info@amertower.com	
Since 1953	
Telephone (419) 347-1185	Fax (419) 347-1654
80' STANDARD	
BY: DOW	DATE: 12/21/02
DWG NO. 1062	



# NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.

2. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 (GRADE 60).

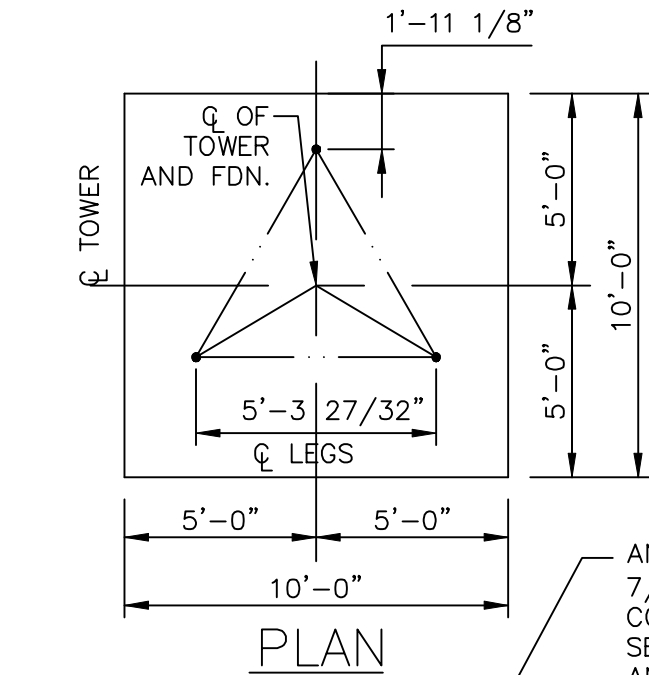
3. TOTAL CONCRETE = 14.9 CUBIC YARDS.

4. FOUNDATION DESIGN BASED UPON ASSUMED SOIL PARAMETERS AS FOLLOWS:

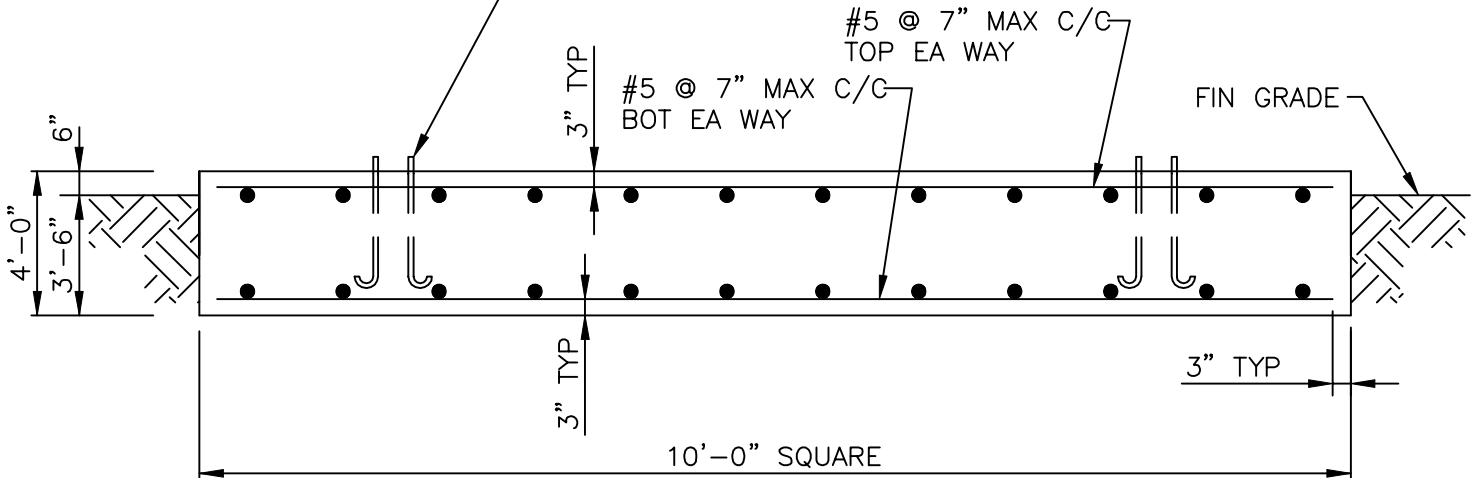
ALLOW BEARING PRESSURE: 2000 PSF

UNIT SOIL WEIGHT: 100 PCF

WATER AND ROCK LOCATED BELOW FOOTING



ANCHOR BOLTS BY AMERICAN TOWER, 7/8"Ø x 3'-6" MIN EMBEDMENT INTO CONCRETE. 180° END HOOK PER ACI. SEE DRAWINGS BY AMERICAN TOWER FOR ANCHOR BOLT ORIENTATION.



FOOTING MUST BEAR ON UNDISTURBED SOIL OR COMPACTED BACKFILL.

## AMERICAN TOWER COMPANY

ISO 9001-2000

P.O. Box 29 Shelby, Ohio 44875

www.amertower.com

info@amertower.com

Telephone  
(419) 347-1185

Since 1953

Fax  
(419) 347-1654

80' STANDARD FOUNDATION

BY: DOW

DATE: 12/21/02

DWG NO. 1062 A



**PROJECT NUMBER**  
PRJ2024-001524-(5)

**HEARING DATE**  
May 27, 2025

**REQUESTED ENTITLEMENT(S)**  
Minor Conditional Use Permit (“MCUP”)  
RPPL2024004027

PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Ronnie Spang	<b>MAP/EXHIBIT DATE</b> September 3, 2024
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PROJECT OVERVIEW

MCUP for the continued operation and maintenance of an existing small-scale wind energy system consisting of an 80-foot-high tower with an approximately 11-foot 2-inch-long blades, a total height of 91 feet and 2 inches at the full extension, to generate electricity for an existing single-family residence on site as previously authorized through MCUP No. 03-197 in 2003. No changes or modifications are proposed.

<b>LOCATION</b> 7740 W Avenue B, Lancaster, CA 93536		<b>ACCESS</b> West Avenue B	
<b>ASSESSORS PARCEL NUMBER(S)</b> 3233005021		<b>SITE AREA</b> 1.67 Acres	
<b>GENERAL PLAN / LOCAL PLAN</b> Antelope Valley Area Plan		<b>ZONED DISTRICT</b> Antelope Valley West	<b>PLANNING AREA</b> Antelope Valley
<b>LAND USE DESIGNATION</b> RL2 – Rural Land 2		<b>ZONE</b> A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area)	
<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> N/A	

**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:
  - Section 22.160.050 (Conditional Use Permit, Minor, Findings and Decision Requirements)
  - Section 22.16.050 (Development Standards for A-1 and A-2)
  - Section 22.140.510.G (Renewable Energy, Small-Scale Wind Energy Systems)

<b>CASE PLANNER:</b> Soyeon Choi	<b>PHONE NUMBER:</b> (213) 893 - 7021	<b>E-MAIL ADDRESS:</b> schoi@planning.lacounty.gov
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LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-001524-(5)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024004027

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit (“MCUP”) No. **RPPL2024004027** on May 27, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUIRED.** The MCUP is a request to continue the operation and maintenance of an existing 91-foot and 2-inch-high small-scale wind energy system (“WES”) (“Project”) that generates electricity for an existing single-family residence (“SFR”) in the A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) zone pursuant to Los Angeles County Code (“County Code”) Section 22.16.030 (Land Use Regulations For Zones A-1, A-2, O-S, R-R, and W). Pursuant to County Code Section 22.140.510.C (Renewable Energy Applicability), the Project is exempt from County Code Section 22.140.510 (Renewable Energy Ordinance) (“REO”) because the existing WES was authorized through MCUP No. 03-197-(5) in 2003, which was prior to the January 12, 2017 effective date of the REO.
4. **LOCATION.** The Project is located at 7740 West Avenue B (“Project Site”) in an unincorporated area of Lancaster within the Antelope Valley West Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** MCUP No. 03-197-(5) authorized the construction of a new WES consisting of a 80-foot lattice tower and an 11-foot 9-inch-long blades that reach approximately 91 feet and 2 inches at the full extension, as accessory to an existing SFR.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 – One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Antelope Valley West Zoned District and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030 (Land Use Regulations For Zones A-1, A-2, ...), a MCUP is required for small scale WES.



## 8. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2 (Rural Land 2 – One Dwelling Unit Per Two Acres)	A-2-2	Vacant
EAST	RL2	A-2-2	Vacant
SOUTH	RL2	A-2-2	Vacant
WEST	RL2	A-2-2	Vacant

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 1.83 gross acres (1.67 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with an SFR and small-scale WES and other accessory structures.

### B. Site Access

The Project Site is accessible via West Avenue B, a 100-foot wide public street with an unpaved roadway width of 50 feet to the north. The primary and only access to the Project Site is via an entrance/exit on West Avenue B.

### C. Site Plan

The site plan depicts the Project Site with an existing 3,183-square-foot one-story SFR on the easterly portion and an existing WES on a pad measuring 20 feet in length and 20 feet in width on the westerly portion of the Project Site. The area around the SFR is enclosed with fences up to six (6) feet tall that are installed at approximately 45 feet from the front, 30 feet from the easterly side, 165 feet from the westerly side, and 62 feet from the rear property line. The 400-square-foot WES pad is located approximately 114 feet from the front, 230 feet from the easterly side, 82 feet from the westerly side, and 147 feet from the rear property line. The site plan also depicts a kennel to the south of the WES and a water well to the south of the SFR within the fence-enclosed area. The existing WES is 80-feet-tall and approximately 8.8 feet in width and length at the base. The wind blades are approximately 13.3 feet long.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation and maintenance of an existing small-scale WES without any changes; the small-scale WES generates electricity for an existing SFR. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The underlying use of the Project Site, an

existing SFR, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.

11. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.
12. **AGENCY RECOMMENDATIONS.** Consultation with County Departments or agencies is not required for the Project.
13. **LEGAL NOTIFICATION.** Pursuant to Section 22.228.040 (Type II Review, Discretionary, Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Antelope Valley Press). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 7, 2025, a total of 55 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 16 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**

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 land use designation is intended for SFRs, equestrian and limited animal uses, and limited agricultural and related activities, categories into which this Project falls. The Hearing Officer further finds that the Project promotes production of renewable energy resources for individual use and reduces dependence on electricity provided by utility companies.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Area Plan. The following General Plan and Area Plan policies apply to the Project:
  - General Plan Conservation and Natural Resources Policy C/NR 12.1: Encourage the production and use of renewable energy resources.
  - Area Plan Conservation and Open Space Goal COS 10: Diverse energy systems that utilize existing renewable or waste resources to meet future energy demands.
  - Area Plan Conservation and Open Space Policy COS 12.1: Promote the use of individual renewable energy systems throughout the County to complement and reduce dependence upon utility-scale renewable energy facilities.
  - Area Plan Economic Development Policy ED 1.10: Promote small-scale, household based renewable energy systems to enable Antelope Valley residents to become energy independent.

The Project is a small-scale WES that utilizes renewable energy sources to generate electricity for an existing residence, reducing the need for large-scale or centralized electrical systems such as utility-scale renewable energy facilities. The

continued operation of the WES will promote energy conservation and reduce the need for utility-scale energy facilities, in alignment with the Area Plan goal of utilizing renewable energy to meet future energy demands within the Antelope Valley.

- Area Plan Conservation and Open Space Goal COS 14: Energy infrastructure that is sensitive to the scenic qualities of the Antelope Valley and minimizes potential environmental impacts

Although the existing WES is not subject to the development standards in REO, it does not create potential environmental impacts, including impacts to scenic resources. The WES is not located in a significantly inhabited area nor will it impact views of any major ridgeline as viewed from any designated Scenic Drive or Major, Secondary or Limited Secondary Highway that is within one quarter mile of the property. 90<sup>th</sup> Street West is the nearest Highway to the Project Site and is an existing Parkway in the County Master Plan of Highways that is approximately 1.25 miles west of the Project Site. It is also designated as a Scenic Drive in the Area Plan. The existing lattice tower has a slender design that does not silhouette against the ridgelines in the background. The tower and the turbine are painted in grey and white respectively and blend in with the surrounding areas. Additionally, it is not located in any Significant Ecological Area, Hillside Management Area, or other environmentally sensitive area.

- Area Plan Conservation and Open Space Policy COS 12.2: Require appropriate development standards for individual renewable energy systems to minimize potential impacts to surrounding properties. Simplify the permitting process for individual renewable energy systems that meet these development standards.

The County Code requires an MCUP for small-scale WES as an accessory use to a permitted residential use. Although the Project is not subject to the development standards stipulated in the REO, it complies with most of the requirements as a legal-nonconforming use as previously authorized in 2003 and eligible for an MCUP. Additionally, no grant term is recommended for the Project in order to minimize future permitting requirements since the existing WES has operated in compliance with the previously issued MCUP with no complaints or violations during the grant term and there is no grant term on the underlying SFR use. Any changes proposed in the future consistent with the ordinance requirements will be subject to ministerial review only.

## **ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2 zoning classification as a small-scale WES that generates electricity for an existing SFR is permitted in such zone with a MCUP pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2...).



17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.050.A (Development Standards for Zones A-1, A-2, O-S, R-R, and W). The required setbacks in the A-1 zone are 20 feet in front, 5 feet in side, and 15 feet in the rear yard. The WES satisfies the setback requirements since it is installed at the center of a 20-foot by 20-foot concrete pad, which is located approximately 114 feet from the front, 230 feet from the easterly side, 82 feet from the westerly side, and 147 feet from the rear property line.
18. **HEIGHT.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Section 22.16.050.A (Development Standards for Zones A-1, A-2, O-S, R-R, and W) since it was established in accordance with the approved Exhibit A for MCUP No. 03-197.
19. **SMALL-SCALE WIND ENERGY SYSTEMS – DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Section 22.140.510.G (Renewable Energy, Small-Scale WES) since it was established in accordance with the approved Exhibit A for MCUP No. 03-197 prior to adoption of the Renewable Energy Ordinance. .
20. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). The Project Site is located in a Rural Outdoor Lighting District and subject to the applicable standards for this district. All existing lighting situated on the WES is red flashing lights in compliance with FAA standards and shielded away from the adjacent properties. There are no other lights placed on the tower.
21. **NONCONFORMING STRUCTURE.** The existing WES tower does not comply with the current development standards for height and location, pursuant to the REO, as detailed above, and is therefore considered a nonconforming structure due to standards. It was legally established pursuant to a building permit finalized in 2004. It is therefore subject to the applicable provisions of County Code Section 22.172.020 (Nonconforming Uses, Buildings and Structures-Regulations Applicable). Pursuant County Code Section 22.172.020.A (Continuation), a nonconforming structure nonconforming due to standards may be continuously maintained provided there is no alteration, enlargement, or addition to the structure. County Code Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use or Standards) is also applicable to the Project. Any repair to the structure which is not consistent with these limitations would require that the WES tower be brought into conformance with current development standards.

#### **MINOR CONDITIONAL USE PERMIT FINDINGS**

22. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The subject WES is consistent with the area and with many goals of the County General Plan and Area Plan. The WES will continue to

utilize the existing renewable energy resources on the Project Site in a way that is responsible and compatible with the surrounding area, reducing energy dependency on utility-scale energy sources and promoting energy conservation.

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 proposed Project is to permit the continued operation and maintenance of an existing small-scale WES consisting of an 80-foot tower with 11-foot and 2-inch -long blades, totaling 91 feet and 2 inches in height at full extension. The WES is located on a 1.67-acre property developed with an existing SFR, at approximately 95 feet from the SFR on the east, 114 feet from the street to the north, 82 feet from the westerly side, and 147 feet from the rear property line. The immediate vicinity is comprised of mostly vacant land, with the nearest SFR being located at approximately 990 feet from the WES. Such buffers provide sufficient distance to not adversely impact the environment and the overall community. Additionally, the WES has been operating for over 20 years without known problems, in compliance with the conditions of the previous approval.
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 subject property is 1.67 acre in size and currently developed with a one-story, 2,249-square-foot SFR with accessory structures and WES. The WES is located approximately 114 feet from the front, 230 feet from the easterly side, 82 feet from the westerly side, and 147 feet from the rear property line, and meets the setback requirements. The Hearing Officer finds that the existing tower height and location are acceptable because the tower was built in accordance with the approved Exhibit "A" for MCUP No. 03-197.
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 WES will require occasional maintenance and is accessible from West Avenue B, which is a 50-foot-wide unpaved public right-of-way. West Avenue B connects to 70<sup>th</sup> Street West approximately 0.78 miles to the east and 90<sup>th</sup> Street West approximately 1.18 miles to the west. 90<sup>th</sup> Street West is designated Parkway on the County Master Plan of Highways. The adjacent road to the Project Site and the surrounding streets has the capacity to accommodate the Project's maintenance needs.
26. The Hearing Officer finds that a grant term limit for a project of this type is not required. The WES is an accessory to permitted residential use, which is not subject to a grant term with an expiration date. It would be reasonable not to impose an expiration date for the MCUP as the existing WES is critical to the energy supply of the SFR.

Furthermore, the WES has operated in compliance with the previously issued MCUP with no complaints or violations during the grant term. The continued operation of this WES as well as any future improvements to the WES will be consistent with the applicable requirements in REO.

#### **SUPPLEMENTAL FINDINGS – SMALL-SCALE WIND ENERGY**

27. **The Hearing Officer finds that due to topographic or physical features of the site, strict compliance with all the required development standards and would substantially and unreasonably interfere with the establishment of the proposed project on the subject property.** The WES is not subject to the development standards in REO because it was established in accordance with the approved Exhibit A for MCUP No. 03-197 prior to the adoption of the REO. Requiring the facility to be modified to come into strict compliance with all current applicable development standards would substantially and unreasonably interfere with the continued use of the WES on the subject property. The 91-foot and 2-inch-high WES is situated on a 1.67-acre with a minimum setback of 82 feet from the west lot line, which is considered sufficient space and buffer around the tower from any adjacent parcels that are vacant. The WES is not located within or over any drainage, utility or other established easement, and has safe clearance from all nearby structures and trees. The existing galvanized 80-foot-tall open lattice tower with three legs complies with all applicable visual effects development standards and is not located in a sensitive habit area. The WES is not placed in such a location that it silhouettes against a major ridgeline as viewed from any designated major, secondary or limited secondary highway that is within one-quarter mile of the Project Site.
28. **The Hearing Officer finds that the requested modification would not be contrary to the purpose of this Section.** The WES is not subject to the REO development standards, and no modification is requested as it is an existing legally permitted structure to remain at its current height and location, as approved in 2003 under MCUP No. 03-197.

#### **ENVIRONMENTAL FINDINGS**

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) categorical exemption. The Project involves the continued operation and maintenance of an existing small-scale WES that generates electricity for an existing SFR. There is no alteration to the exterior of the existing structures, developed area, or operation. No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway or a hazardous waste site, environmentally sensitive area, or historic resources. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption that applies to the Project and the Project is exempt from CEQA.

**ADMINISTRATIVE FINDINGS**

**30. 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. Due to topographic or physical features of the site, strict compliance with all the required development standards of the REO and would substantially and unreasonably interfere with the establishment of the proposed project on the subject property.

**THEREFORE, THE HEARING OFFICER:**

- 1. [Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2024004027**, subject to the attached conditions.

**ACTION DATE: May 27, 2025**



**PROJECT NO. PRJ2024-001524-(5)**  
**MINOR CONDITIONAL USE PERMIT NO. RPPL2024004027**

**EXHIBIT C**  
**DRAFT FINDINGS**  
**PAGE 9 OF 9**

SD:SC

May 15, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-001524-(5)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024004027

**PROJECT DESCRIPTION**

The project is to authorize the continued operation and maintenance of an existing small-scale wind energy system ("WES") as accessory to an existing single-family residence ("SFR"), 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 run with the single-family residence on the property in perpetuity.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee proposes any modifications to the use at any time, the Permittee shall file a new Revised Exhibit "A" application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the primary 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. If the single-family residence is at any time removed from the property, the wind energy system shall be discontinued according to the requirements stated below.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WES and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$912.00**, 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 **two (2)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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

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 ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **April 26, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT-SPECIFIC CONDITIONS - MINOR CONDITIONAL USE PERMIT, SMALL-SCALE WIND ENERGY SYSTEMS**

18. This grant authorizes the continued operation and maintenance of a non-commercial WES for an existing residence. The total height of the WES shall consist of an 80-foot-high steel lattice tower with 11-foot 2-inch-long blades that reach to approximately 91 feet and 2 inches above finished grade.
19. The current clearance between the WES and all structures and trees shall be maintained, or the WES shall be subject to the applicable development standards and approval of an appropriate permit.
20. The WES shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within the design limits of the facility.
21. A safety light that meets Federal Aviation Administration ("FAA") standards shall be mounted on the WES if required by FAA and/or the Fire. No other lights shall be placed upon the tower and said safety light shall be shielded from adjacent properties.
22. One sign, limited to 18 inches in length and 12 inches in height, shall be posted at the base of the tower. The sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency. The permittee shall complete the signage requirements as described above within 60 days of approval of this permit.
23. Said WES shall be maintained in an operational condition that poses no potential safety hazards. Any damage from any cause shall be repaired immediately or as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.



24. A climbing apparatus must be located and maintained at least 12 feet above the ground, and climbing within the first 12 feet must be prevented.
25. Within six (6) months after the operation of the WES has ceased or expiration of this permit, whichever occurs first, the permittee shall remove the WES, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to the installation of the WES. Failure to remove the WES as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of the WES as provided herein. In the event that the WES is not removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the WES to be removed, and the permittee shall be required to pay the County's costs of removal.
26. The colors used in the construction materials or finished surface of the WES shall be muted and visually compatible with surrounding environment.
27. The WES shall remain free of extraneous markings, drawings, or signage. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 72 hours of such occurrence, 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.
28. The WES shall be used exclusively to supply electrical power for on-site consumption, except that when a parcel on which the WES is installed also receives electrical power supplied by a utility company, excess electrical power generated the WES and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.
29. No portion of the WES blade shall extend within 20 feet of the ground.
30. Safety wires shall be maintained on the turnbuckles on guy wires of the WES.
31. Noise from the WES shall not exceed 60 dBA SEL (single event noise level), as measured at the closest neighboring inhabited dwelling, except during short-term events such as utility outages and severe windstorms.
32. The WES shall comply with all FAA requirements. In the event of a discrepancy between FAA and Fire requirements, the more restrictive shall apply.
33. The WES shall be used exclusively to supply electrical power for on-site consumption, except that when a parcel on which a WES is installed also receives electrical power supplied by a utility company, excess electrical power generated by the WES and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company

to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.

32. Any modification to the WES that results in a substantial increase in its physical size, height, or footprint of the WES or that involves a change in the type of equipment used by the WES, shall be subject to the applicable requirements of the County's Renewable Energy Ordinance in effect at the time of such modification.

# MINOR CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.160.050](#) (Findings and Decisions), the applicant shall substantiate the following:

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

1. The proposed use will be consistent with the adopted General Plan for the area.

Yes, this proposed use has been going on for 20 years with 0 adverse impact. It is a private home wind turbine that generates electricity.

2. The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Continuing to use a wind turbine that has been in place for 20 years as one of hundreds of similar wind turbines in the same area will not adversely effect nor detrimentally effect anyone.

Wind turbines on private property offer no danger, no menace, no safety, health or welfare concerns.

3. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site was permitted 20 years ago, nothing has changed.

It is still alone in a private fenced in field happily generating electricity from wind for 2 decades and counting with 0 incidents.

4. The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

None of this applies, there is no traffic generated, no service facilities are required. The owner does maintenance, the turbine has been working troublefree for over 20 years.

**PROPOSED ENVIRONMENTAL DETERMINATION**

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DETERMINATION DATE:	May 27, 2025
PROJECT NUMBER:	PRJ2024-001524
PERMIT NUMBER(S):	MCUP RPPL2024004027
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	7740 West Avenue B, Lancaster
OWNER:	Ronnie Anne Spang
APPLICANT:	Ronnie Anne Spang
CASE PLANNER:	Soyeon Choi, Senior Planner schoi@planning.lacounty.gov

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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 as a Class 1 Categorical Exemption, Existing Facilities, under State CEQA Guidelines section 15301 because the project involves the continued operation and maintenance of an existing small-scale wind energy system ("WES") accessory to an existing single-family residence ("SFR"). The project site is not located on a hazardous waste site, is not near a scenic highway, is not in a Significant Ecological Area or other designated environmental resource area and does not contain any historical resources. The project consists of utilizing an existing WES and no changes are proposed. The project is within an existing developed property, and it is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. Therefore, there is no exception to the exemption and the project is exempt from CEQA.

# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001524

MCUP RPPL2024004027

 RL2 - Rural Land 2 (1 du / 2 gross ac)

*Antelope Valley*

W Avenue B

***RL2***

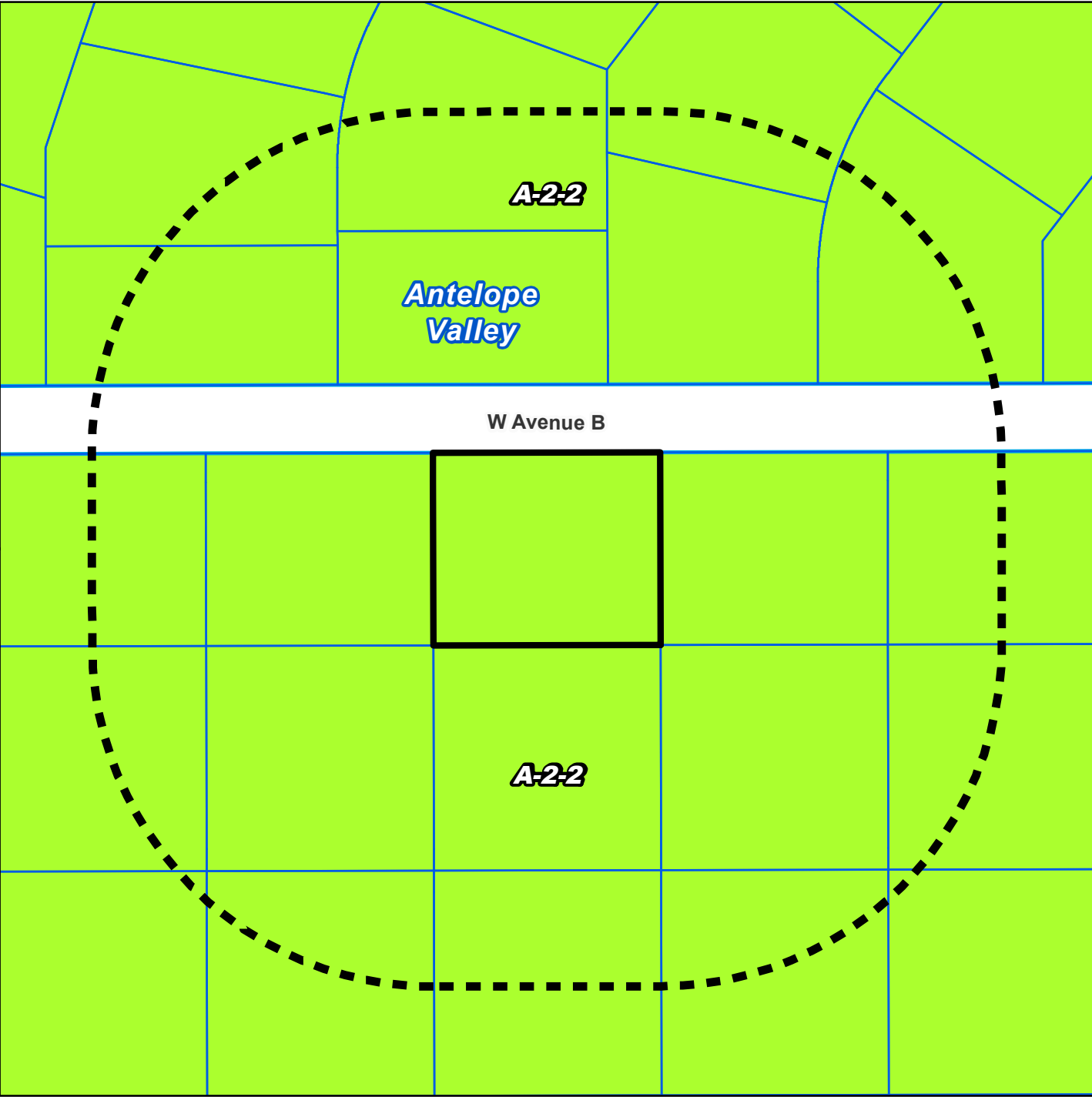
Feet  
0 150 300



**LA COUNTY**  
**PLANNING**

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






# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001524

MCUP RPPL2024004027

 A-2 - Heavy

Feet  
0 150 300



LA COUNTY  
PLANNING

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





# AERIAL IMAGERY

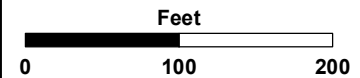
## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001524

MCUP RPPL2024004027

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

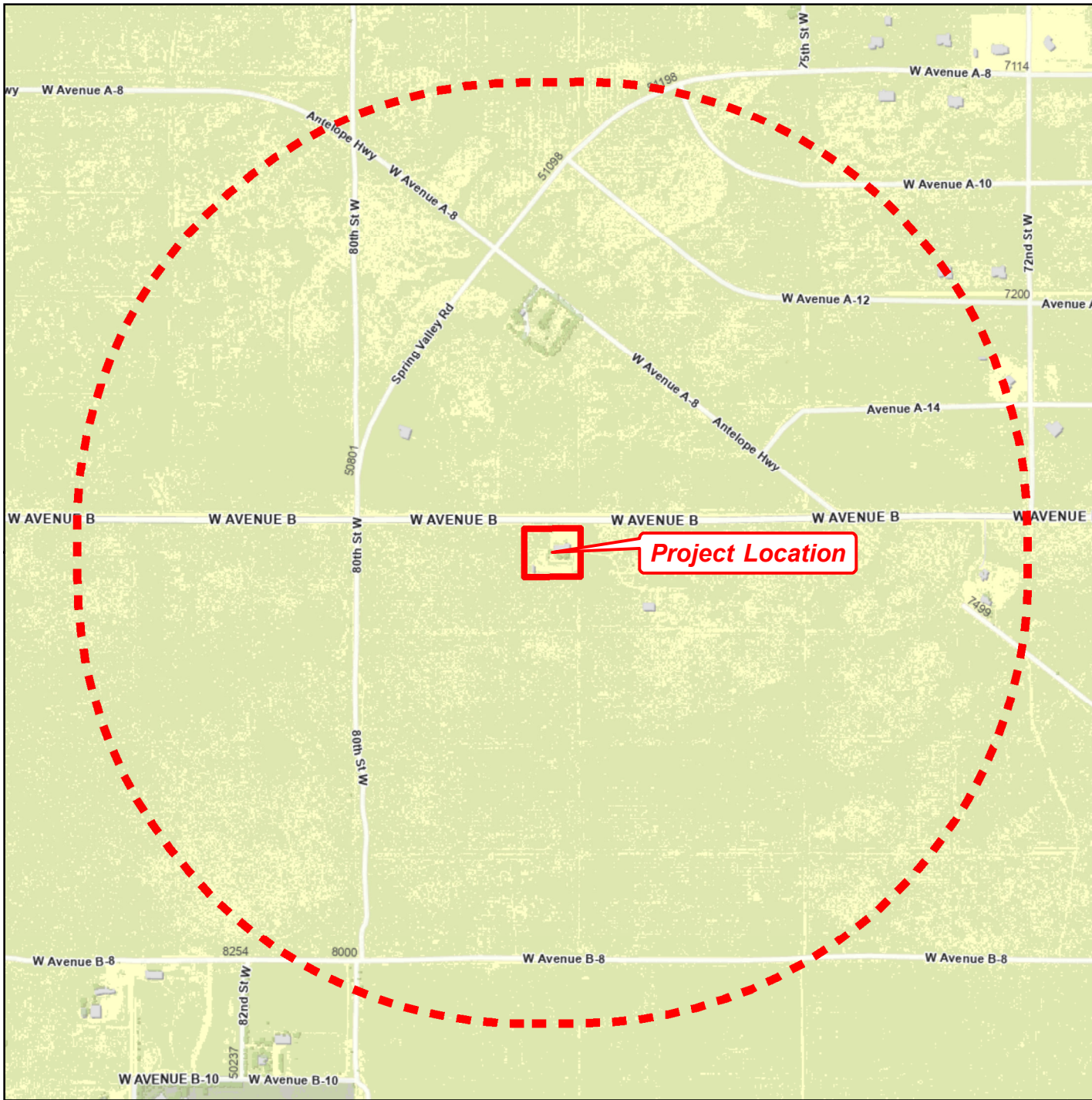
W Avenue B



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Los Angeles, CA 90012

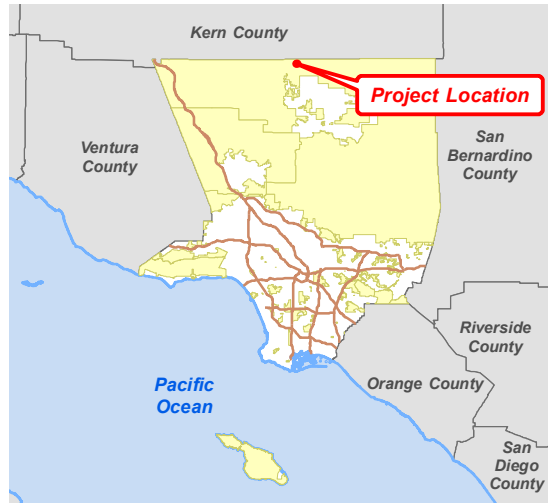




# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001524  
MCUP RPPL2024004027



Feet

0 600 1,200

**LA COUNTY**  
**PLANNING**

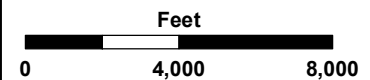
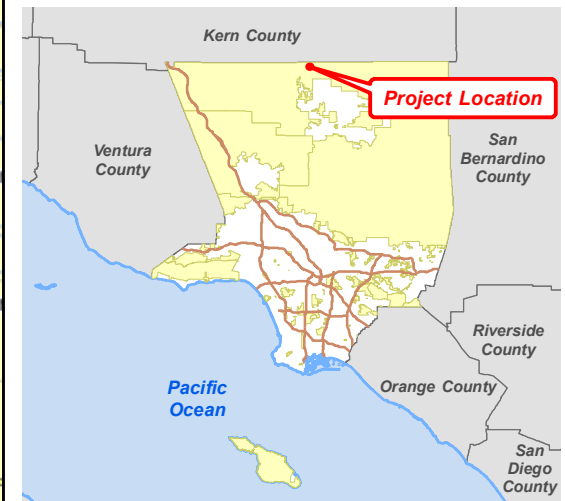
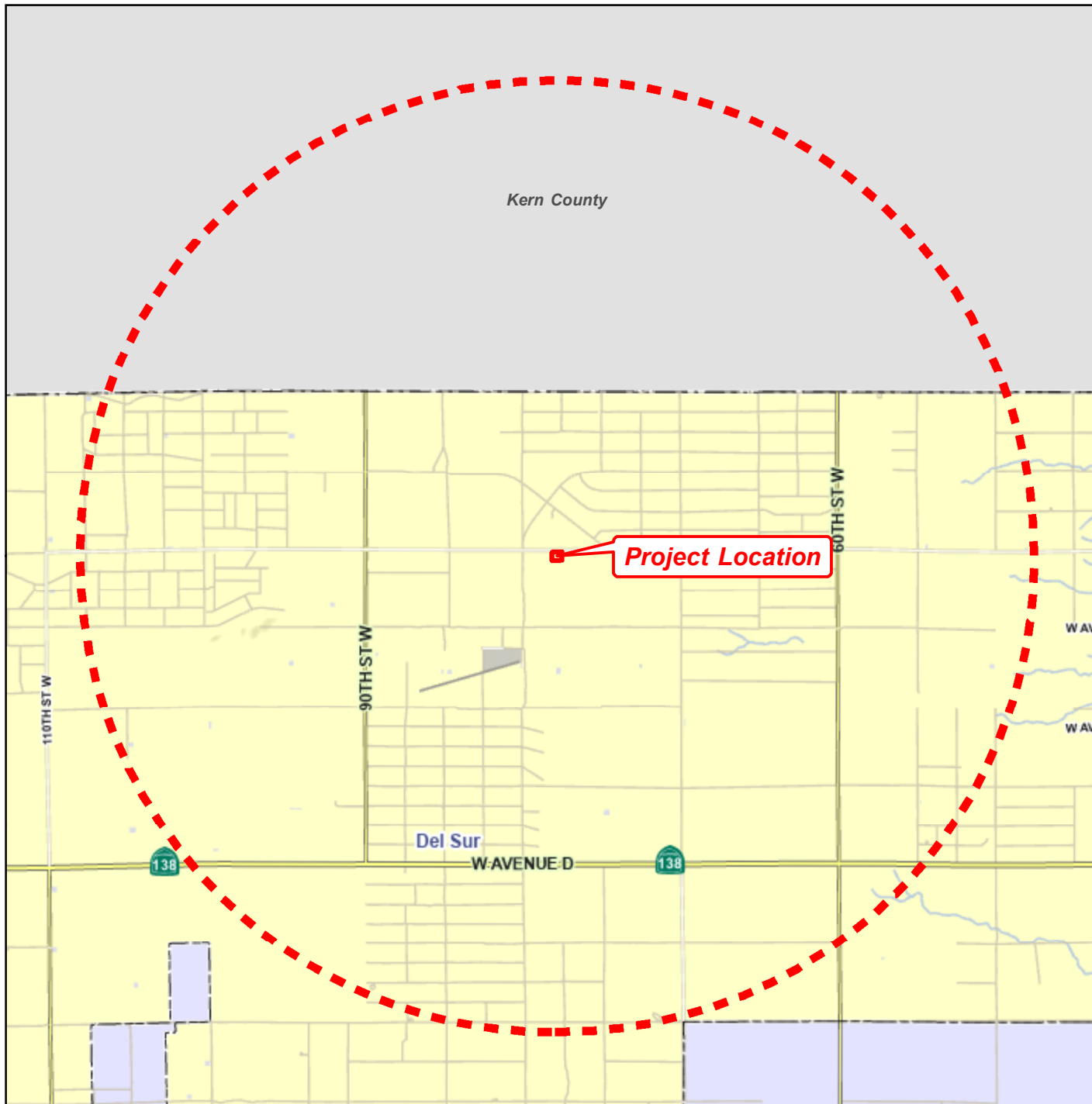
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001524

MCUP RPPL2024004027



LA COUNTY  
PLANNING

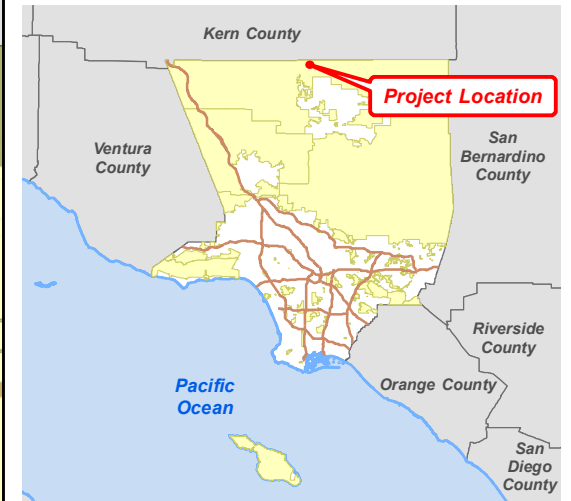
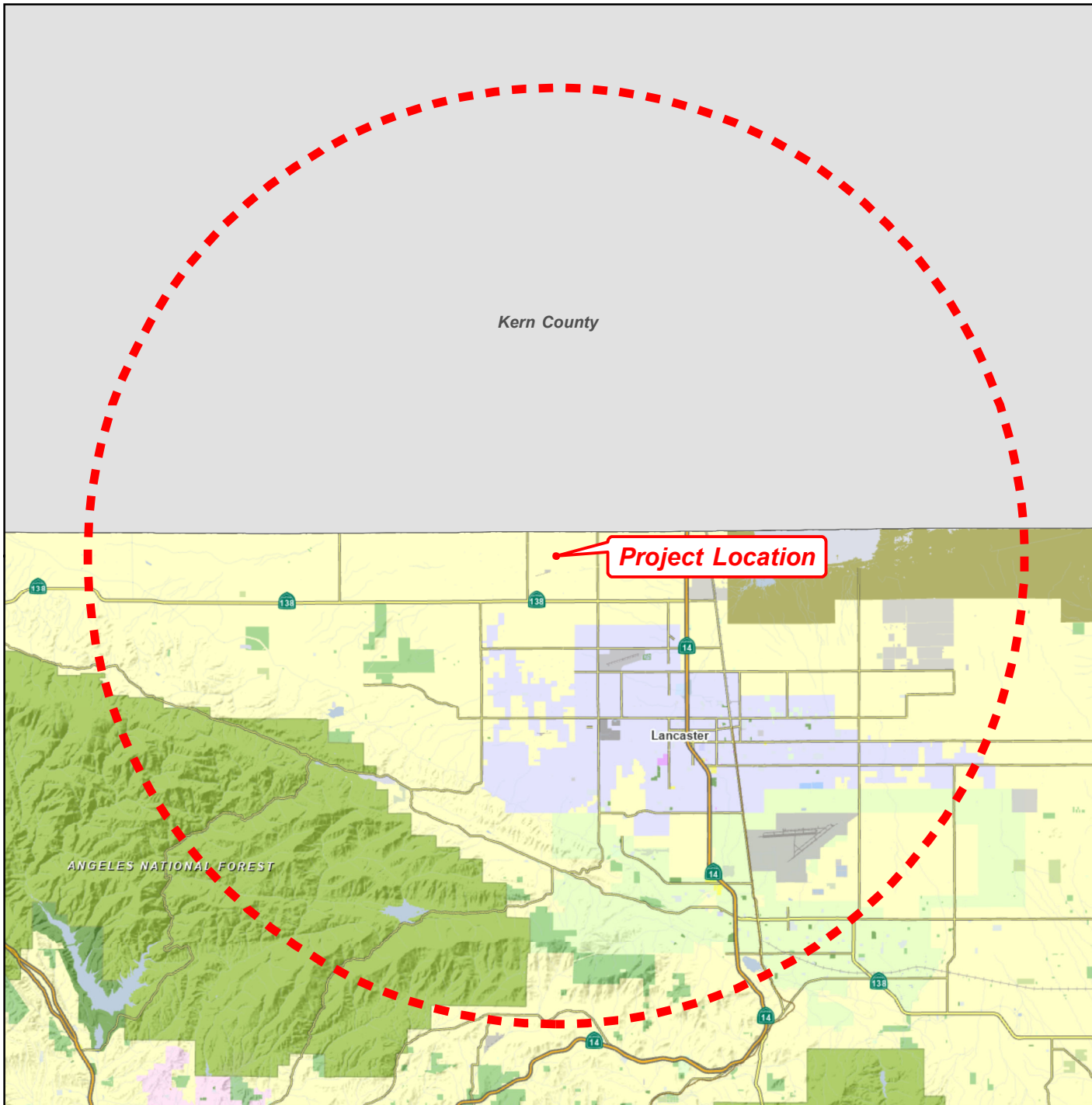
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001524

MCUP RPPL2024004027



**LA COUNTY**  
**PLANNING**

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Los Angeles, CA 90012





Bergey Excel Turbine

80' Rohn Tower

House



Bergey Wind Turbine

80' Rohn Tower

House



CRISNET



Bergey Excel Wind Turbine

80' Rohn Tower

House



CRISNET

**Bergey Wind Turbine**

**80' Rohn Tower**



**Bergey Excel Wind Turbine**

**80' Rohn Tower**





W Ave B

W Ave B

W Ave B

W

PRIVATE DRIVEWAY

77th St W

PERIMETER FENCE

FENCE

WIND  
TURBINE

HOUSE

P Ranch

77th St W

VEHICLES

FENCE

KENNELS

PERIMETER FENCE

PERIMETER FENCE

77th St W

FENCE