

November 19, 2024

Jake Hamilton
4926 Monta Vista Drive
Edgewood, WA 98372

PROJECT NO. [PRJ2024-000447]-(5)
CONDITIONAL USE PERMIT NO. [RPPL2024000640]
19877 W Blue Cloud Road Santa Clarita, CA 91390 (2812-005-030)

Dear Jake Hamilton:

Hearing Officer Ms. Diane Temple, by her action of **November 19, 2024**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 3, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

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

Jake Hamilton
November 19, 2024
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For questions or for additional information, please contact Michelle Fleishman of the North County Development Services Section at (213) 974-6411, or mfleishman@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:MF

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

c: PW (Building and Safety)
Zoning Enforcement

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

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing on November 19, 2024, in the matter of Project No. PRJ2024-000447, consisting of Conditional Use Permit (“CUP”) No. RPPL2024000640.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was conducted for the Project both in person and virtually on November 19, 2024. Staff provided a presentation on the Project. Hearing Officer Temple requested that the Project to include eight (8) site inspections as opposed to the five (5) inspections included in the draft Conditions. The applicants, Jake Hamilton and Tammy Hamilton, were present virtually during the hearing. Hearing Officer Temple asked the applicants as to why there was a notice of violation associated with the conditions of the property. Mr. Hamilton responded that over the years and due to co-locations of differing equipment on the property, the monopine had been re-branched inconsistently by different wireless companies. Mr. Hamilton concluded that the tower owner is required to re-branch the facility to provide a consistent and cohesive look to the faux pine tree and sufficiently obscure the mounted equipment as a condition of the CUP. Staff confirmed that the applicants received and agreed to the revised Conditions. There being no other public comments, the Hearing Officer closed the hearing and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, SBA 2012 TC Assets, LLC (“Permittee”), requests the CUP to authorize the continued operation and maintenance of an unmanned wireless communications facility (“WCF”) consisting of a 50-foot-high monopine (approximately 56-feet-high with additional branching) and appurtenant facilities (“Project”), on a property located at 19877 W Blue Cloud Road, also known as Assessor Parcel Number (“APN”) 2812-005-030 (“Project Site”) in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Section 22.16.030 (Land Use Regulations for Agricultural Zones) and Section 22.140.760.D.2 (WCF-Conditional Use Permit) of the Los Angeles County (“County”) Code.
4. **PREVIOUS ENTITLEMENT(S).** Conditional Use Permit No. 200400034, approved on February 2, 2005, authorized the construction, operation, and maintenance of a the subject unmanned WCF disguised as a 45-foot-tall pine tree. This CUP expires on February 1, 2025.

5. **LAND USE DESIGNATION.** The Project Site is located within the RL1 (Rural Land 1 – One Dwelling Unit Per Acre) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Sand Canyon Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for wireless facilities in compliance with Section 22.140.760.D.2 (Wireless Facilities – Application Requirements) of the County Code. The Project is subject to Section 22.140.760 (Wireless Facilities), which requires a CUP due to the waiver design standards under Section 22.140.760.E (Wireless Facilities – Development Standards), including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted.
7. **SURROUNDING LAND USES AND ZONING**

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

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

D. Parking

Pursuant to Section 22.112.070.B (Parking – Uses Not Specified) of the County Code, the required parking provided for uses not specified in the County Code may be determined by the Director of the County Department of Regional Planning (“LA County Planning”) to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. As such, there is sufficient area for maintenance vehicle parking within the unpaved Project Site.

9. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project involves the continued operation and maintenance of an unmanned WCF, designed as a 50-foot-high faux pine tree (approximately 56-feet-high with additional branching). Only minor alterations are proposed to the subject WCF, including adding branching for a total height of 56-feet, which will also extend past the antennas to further obscure them from view; removing existing barbed wire from the perimeter fencing; and adding bark to the existing facility. The Project Site is not located within or near a historical resource, an active hazardous waste site, or a scenic highway. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. The underlying use of the Project Site, an existing SFR, will remain unchanged. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

10. PUBLIC COMMENTS.

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

11. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*The Signal*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On October 10, 2024, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County

Assessor's record within a 1,000-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the Sand Canyon Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL1 land use designation is intended for single-family homes at a maximum density of one dwelling unit per acre as well as agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. The Project is not publicly accessible, but serves the local area and fits within the intended uses of this land use category. Specific allowable uses are determined by the underlying zoning designation. The A-1 Zone allows WCFs with a CUP, if subject to Section 22.140.760.E (Wireless Facilities – Development Standards), the facility requires a waiver of one or more design standards. The Project requires a waiver of design standards under Section 22.140.760.E (Wireless Facilities – Development Standards), including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted. The Hearing Officer further finds that the Project promotes necessary infrastructure and utilities to support the underlying and intended land uses of the RL1 land use designation of the Area Plan.

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

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

The Project provides important coverage for residents located north and south of Bouquet Canyon Road that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for residents and motorists. The Project design is appropriate for the area and is compatible with the existing uses in the vicinity. The existing wireless service is essential for the public, both in normal routine situations and emergency situations, as a vital part of the local communications network.

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

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

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

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

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1-1 zoning classification as an unmanned WCF is permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Section 22.140.760.D.2 (Wireless Facilities – Application Requirements). Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities – Application Requirements), WCFs are permitted with a CUP, due to the waiver of one or more design standards as listed in Section 22.140.760.E (Wireless Facilities – Development Standards). This facility required a waiver of two design standards including sheathing or hiding all cables serving the subject facility, and no barbed wire fencing permitted. The Project would include the continued operation and maintenance of an existing unmanned WCF disguised as a pine tree, including minor alterations to the facility in order to be consistent with the Wireless Facilities Ordinance, and therefore falls under the requirements of the previously stated County Code sections.

15. **WIRELESS FACILITIES** The Hearing Officer finds that the Project is consistent with the applicable standards identified in County Code Section 22.140.760 (Wireless Facilities).

- a. **LOCATION.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.E.1.b (Wireless Facilities – Development Standards – Location). The Project is located within a 1,065-square-foot lease area within the 7.9-acre Project Site and does not encroach into any required yard areas (setbacks for structures) established by County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2). Minimum required yards are 20 feet in front, five feet on the sides, and 15 feet in the rear. The existing WCF is located at least 150 feet from the nearest lot line. The Project Site is not located within a Significant Ecological Area, Community Standards District, or Specific Plan Area. The Project will also not be constructed on buildings or structures listed or eligible for listing on the National, California, or County historic registers.
- b. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c (Wireless

- Facilities – Development Standards – Height). The Project will not exceed the maximum 75 feet in height established by the County Code, and proposes to maintain a 50-foot high existing monopine (up to approximately 56-feet-tall with additional branching).
- c. **DESIGN STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.140.760.E.1.d (Wireless Facilities – Development Standards – Design Standards) and 22.140.760.H (Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). In order to comply with the recently adopted WCF ordinance, the submittal was revised to add branching to the existing monopine and to remove the existing barbed wire atop the perimeter fencing. Access to the WCF is provided by Blue Cloud Road via Bouquet Canyon Road. The entrance to the WCF begins along Blue Cloud Road at a gated entrance to the existing SFR, and continues up an access road to the top of the hill on the Project Site. The existing monopine blends in with the surrounding vicinity and existing pine trees nearby.
- d. **FAUX TREE.** The Hearing Officer finds that the Project is consistent with the standards identified for a faux tree in County Code Section 22.140.760.H.2.b (Wireless Facilities – Standards for Wireless Facilities Subject to Conditional Use Permit). The existing monopine is not located within 50 feet of an existing live pine tree. However, there are existing live pine trees within the immediate vicinity of the WCF such as to the west and north of the Project Site. The Project proposes to include additional branching on the existing WCF and removal of existing barbed wire from the perimeter chain link fencing. These improvements will help further obscure the WCF and provide consistency with the WCF Ordinance.
16. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). The Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable lighting standards. All existing lighting is shielded and pointed towards the facility to prevent light spillover. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

17. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is to permit the continued operation and maintenance of an existing unmanned WCF consisting of a 50-foot-high monopine (approximately 56-feet-tall with additional branching) and appurtenant facilities in the A-1-1 zone in the Sand Canyon Zoned District. The WCF is located in an agricultural zone with SoCal Edison transmission towers and vacant land to the north, a mobile

home park to the east, vacant land to the south, and the City of Santa Clarita to the west. The Project WCF is located approximately 170 feet south from the nearest residence, the SFR on the Project Site, and is also approximately 280 feet west from the nearest mobile home park residence and approximately 330 feet east from the nearest off-site SFR. The WCF has stealth design features in the form of a monopine, which is deemed appropriate considering the proximity to existing pine trees in the vicinity. The ground equipment is enclosed with screening in the form of a 6-foot-high chain link fence with beige vinyl slats to further obscure the equipment; the existing barbed wire that tops the fence will be removed. The WCF is visible from surrounding properties and roads. However, the WCF is camouflaged as a faux pine tree within the vicinity of existing pine trees, which will make the WCF less visible to passersby and would blend in with the surrounding environment. Additionally, the WCF will contribute to the public safety and general welfare as it provides means of communications and access to information in normal and emergency situations within a remote rural area.

18. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project would authorize the continued operation and maintenance of an existing monopine WCF located in the south portion of the 7.9-acre Project Site. The WCF is screened with perimeter fencing and accessed via a private driveway of sufficient width, to the east along Blue Cloud Road. The existing WCF is unmanned and there is sufficient area for maintenance vehicle parking within the unpaved lease area.
19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The unmanned WCF will require occasional maintenance and be accessible from the private driveway connected to the east along Blue Cloud Road, a private road which is accessible from Bouquet Canyon Road. Bouquet Canyon Road is designated as a Secondary Highway on the County Master Plan of Highways. The access roads have the capacity to accommodate the Project's maintenance needs.
20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term to 15 years.

SUPPLEMENTAL FINDINGS – Wireless Communication Facilities

21. **The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.760.I (Wireless Facilities – Findings) and County Code Section 22.140.760.K (Wireless Facilities – Permit Duration).** The Project complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities). The design and placement of the WCF are the least visually

intrusive that are technically feasible and appropriate for the location. The wireless facility at the proposed location is necessary to close a significant gap in coverage along Bouquet Canyon Road. The location of the facility is the least intrusive feasible location and does not create a safety hazard. Further, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP grant term to 15 years.

- 22. The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The Project consists of the continued operation and maintenance of an existing unmanned WCF consisting of a 50-foot-high, up to 56-foot-high with additional branching proposed, monopine and appurtenant facilities. Minor modifications are proposed such as additional branching, bark added to the trunk, and barbed wire to be removed. As existing with additional minor modifications, the Project will sufficiently conceal equipment, including antennas, with an enhanced faux pine tree design to imitate existing pine trees in the vicinity and blend in with the surrounding environment.

ENVIRONMENTAL FINDINGS

- 23.** The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the continued operation and maintenance of an existing unmanned WCF, designed as a 50-foot-high (approximately 56-foot-high with additional branching) faux pine tree. Minor modifications are proposed such as additional branching, bark added to the trunk, and barbed wire to be removed. The Project Site is not located within or near a historical resource, an active hazardous waste site, or a scenic highway. The existing SFR use of the Project Site will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities).
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000640**, subject to the attached conditions.

ACTION DATE: November 19, 2024

SD:MF

11/7/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an unmanned wireless telecommunications facility (“WCF”) consisting of a 50-foot-high (approximately 56-feet-high with additional branching) faux pine tree and appurtenant facilities located in a 1,065-square-foot lease area, subject to the following conditions of approval:

GENERAL CONDITIONS

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

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on November 19, 2039.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the unmanned WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,528.00** 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 and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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

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

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

The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **January 18, 2025**.

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

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (WCF)

17. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
18. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
19. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
20. Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement.
21. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold as the facility is not disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to Sections 22.80.010 through 22.80.100 of the County Code
22. Maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.

23. Placement and height of all equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
24. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
25. Additional branching shall be added to the facility to fill in between the existing branches and extend beyond the antennas as shown in the Exhibit "A". The maximum height of the facility shall not exceed 56 feet above finished grade including the additional branching.
26. The permittee shall maintain current contact information with Zoning Enforcement, including access code necessary to perform the required inspections to the site.
27. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
28. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
29. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
30. The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
31. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A". All fencing, walls, and/or gates shall be used for screening or securing the facility. Any new barbed wire fencing shall be prohibited. All existing barbed wire fencing surrounding the lease area, shall be removed from the premises within 180 days of approval of this permit.
32. Upon termination of this grant or after the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

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