

REPORT TO THE HEARING OFFICER

DATE ISSUED:	August 10, 2023	
HEARING DATE:	August 22, 2023	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2022-004570-(5)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Number ("No.") RPPL2022014120	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	10833 East Avenue R, Little Rock	
OWNER:	Antelope Valley Union School District	
APPLICANT:	Michael Hasegawa	
PUBLIC MEETINGS HELD:	N/A	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it is not a housing development.	
CASE PLANNER:	Soyeon Choi, Senior Planner schoi@planning.lacounty.gov	

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-004570-(5), CUP No. RPPL2022014120, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CUP NUMBER RPPL2022014120 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the construction, operation and maintenance of a new 60-foot high wireless communications facility (“WCF”) in the A-1-1 (Light Agricultural – One Acre 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

Verizon Wireless (“applicant”) is requesting a CUP to authorize the construction, operation and maintenance of a new unmanned WCF consisting of a 60-foot-high pole and appurtenant facilities (“Project”) on approximately a 37.3-acre parcel that is part of the Littlerock High School (“Project Site”).

The Project Site is the Littlerock High School campus located at 10833 East Avenue R (“Project Site”) in Littlerock, within the A-1-1 Zone and the Littlerock Zoned District. The Project Site is 40 gross acres in size and comprised of one parcel, Assessor’s Parcel Number (“APN”) 3027-009-900. It is accessible from East Avenue R to the south and 110th Street East to the east.

The proposed WCF is located in the central portion of the Project Site, adjacent to the sports fields and stadium, east of the main building, and north of the surface parking lot. The WCF consists of a 60-foot-high pole with outdoor lighting fixtures for the sports fields affixed at approximately 47 feet and wireless panel antennas at 56 feet above the ground. The Appurtenant equipment will be enclosed within an approximately 302-square-foot lease area screened with an eight (8)-foot high concrete masonry unit wall. A non-exclusive parking space is provided for a maintenance vehicle to the southwest of the Project area. The pole consists of WCF panel antennas in three (3) sectors. Each sector contains two (2) panel antennas, one (1) Citizens Broadband Radio Service antenna, one (1) C-Band antenna, and four (4) remote radio units (“RRUs”). These panel antennas will be screened with graphics associated with Littlerock High School as approved by the school administration. A parabolic antenna and walkway light will be mounted at 40 and 20 feet, respectively, above ground.

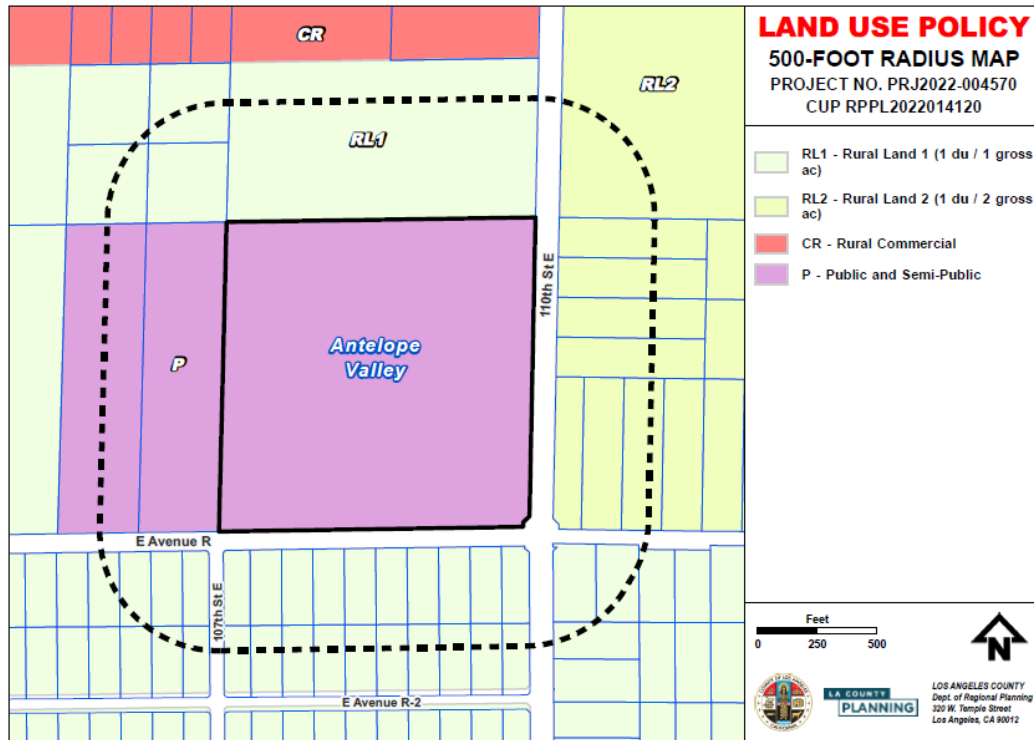
In 2018, CUP No. RPPL2017007321 was approved to authorize a new 75-foot-high light pole mounted with a new WCF at the same location within the high school. This approval has since lapsed since the WCF was not constructed.

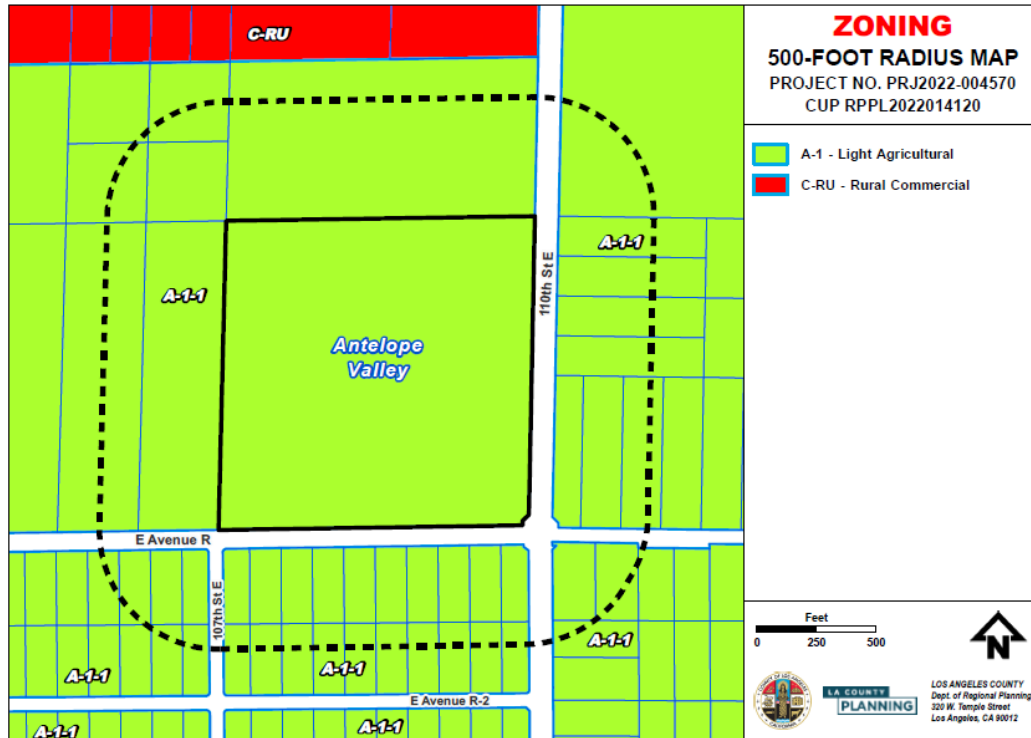
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ANTELOPE VALLEY AREA PLAN (“AREA	ZONING	EXISTING USES
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	PLAN") LAND USE POLICY		
SUBJECT PROPERTY	P (Public)	A-1-1	School
NORTH	RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1	Vacant
EAST	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-1-1	Vacant
SOUTH	RL1	A-1-1	Vacant, single- family residences (SFRs)
WEST	P	A-1-1	School, SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6690	A-1-1	5/17/1955

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2017007312	A new 75-foot tall WCF with appurtenant facilities	Approved 9/6/2018. Expired without being built
RCUP01-261	A new WCF	Withdrawn 4/22/2002
RTM TR45102	38 SFR lots on 40 acres	Approved 3/22/1988

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The proposed WCF on the subject property is compatible with the surrounding land uses, which consist of mostly residential development to the east and south, and vacant

properties to the north. The Project Site is currently developed a public high school campus with gently sloping terrain. The school campus consists of three parcels (APNs 3027-009-900, 3027-009-901 and 3027-009-902, totaling approximately 59 acres in size. The single-family residences in the immediate vicinity are separated from the school by public streets that are 80-foot-wide and 100-foot-wide (110th Street East and East Avenue R, respectively). Additionally, the WCF will be located in the central portion of the Project Site, approximately 390 feet from 110th Street East and 640 feet from East Avenue R, and only accessible through an existing driveway connecting to 110th Street East. The WCF is sufficiently buffered from the residences due to its location. The existing school facilities, such as school buildings, sport fields, a stadium, a main surface parking lot, and existing landscaping, will provide adequate distance to minimize the WCF's visual intrusion. The WCF will be integrated as part of the lighting system for the sports fields at the school.

B. Neighborhood Impact (Need/Convenience Assessment)

The applicant has demonstrated the necessity of establishing the proposed WCF to improve the telecommunications infrastructure in the area in the submitted cellular service coverage maps. Based on the propagation maps, the WCF will provide a significantly improved and expanded coverage that is needed for the surrounding areas, which is within East Economic Opportunity Area of the Antelope Valley Area Plan, a component of the General Plan.

C. Design Compatibility

The proposed WCF is located on a public high school campus that is developed with large buildings, surface parking lots, multiple sports fields, a stadium, and support service buildings and structures. The Project is designed as a light pole and will be installed at the selected location adjacent to the sports field and integrated into the school's existing outdoor lighting system that is needed for events taking place at or around the stadium throughout the school year.

The first site plan and photo simulations submitted on December 2, 2022, depicted a proposed light pole with panel antennas and other mounted equipment entirely exposed to public view. Other existing outdoor lighting in the sports field shown in the photo simulations had lighting amounted at the top of the pole and had slimmer design overall due to no other mounted equipment other than the lighting. No design alternatives were provided for comparison and assessment of suitability.

Staff provided a comment letter dated February 8, 2023, and requested alternative designs that provide better disguise features of the WCF equipment. On February 27, 2023, staff conducted further design evaluation and provided detailed comments to the applicant regarding alternative design options, including ring mounted WCF equipment on a proposed light pole and mono tree designs. Staff also requested a detailed design analysis of each, and if any of the options are technically not feasible.

On April 20, 2023, staff received a letter dated April 11, 2023 from Antelope Valley Union High School District in support of the proposed WCF as part of the school's outdoor lighting system. The letter stated that the proposed outdoor lighting will provide both economic and functional benefit to the school. In the absence of sufficient outdoor lighting, it is currently supplemented as needed, such as during events and games, by portable stand floodlights on tripods that can potentially pose safety hazards and personal injuries due to the low height of the portable light and extension cords used to power the lights.

On May 24, 2023, staff received a revised site plan, design analysis, and updated photo simulations. The updated design provides concealment for the light pole-mounted panel antennas and the associated WCF equipment with solid coverings that have printed school graphics. No other alternative designs were submitted. The design analysis state that the WCF design was selected through extensive collaboration between the applicant and the school district, and the property owner; and that the selected design provides for both the school's lighting need and appropriate concealment.

The proposed design of the WCF is compatible with its surrounding and visually integrated with the existing outdoor lighting system for the sports fields. The proposed concealment with school logo covering is appropriate for the location as the site is a high school campus. The design of the light pole at the proposed location minimizes visual intrusion from 110th Street East and East Avenue R with its distance, existing landscaping and structures, and the proposed concealment of the panel antennas and associated equipment. The equipment shelters are contained within an enclosed lease area at the base of the pole and not visible from East Avenue R or 110th Street East.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. The project falls outside of the applicability of the Wireless Ordinance, which became effective on February 9, 2023, because the project was deemed complete on February 8, 2023. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permit, Findings and Decision) 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 3 Exemption, New Construction or Conversion of Small Structure) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the construction of a new WCF on a developed site without modifying any other existing structures or development.

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 sensitive environmental resources, a historical resource, scenic highway, or a hazardous waste site. 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 other County departments.

B. Public Comments

On April 20, 2023, staff received a letter dated April 11, 2023 from Antelope Valley Union High School District in support of the proposed WCF as part of the school's outdoor lighting system. The letter stated that the proposed outdoor lighting will provide both economic and functional benefit to the school, particularly in the absence of sufficient outdoor lighting as of current.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:

Susan Tae, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
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EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photo Simulations
EXHIBIT I	Coverage Map
EXHIBIT J	Applicant's Design Analysis
EXHIBIT K	Public Correspondence

10833 E AVENUE R
LITTLEROCK, CA 93350

T-1

SURVEY DATE
08/04/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99979761

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C0710F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP SIX (6) NORTH, RANGE TEN (10) WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 34' 27.55" (34.574319°) NORTH (NAD83)
LONGITUDE 117° 56' 08.41" (117.935669°) WEST (NAD83)
GROUND ELEVATION @ 2702.9' (NAVD88)

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92018542-920-CM-M-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 22, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING DATE: DECEMBER 6, 1928
RECORDING NO: BOOK 7304, PAGE 310 OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 30 FEET OF SAID LAND
(WITHIN CURRENT RIGHT OF WAY - DOES NOT AFFECT)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING DATE: JULY 26, 1957
RECORDING NO: 4320 OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 10 FEET OF SOUTHERLY 40 FEET OF SAID LAND
(SHOWN AS RIGHT OF WAY)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING DATE: SEPTEMBER 1, 1966
RECORDING NO: 2397 OFFICIAL RECORDS
AFFECTS: AS FOLLOWS:
PARCEL A: THE EASTERLY 50 FEET, EXCEPTING THEREFROM THE SOUTHERLY 40 FEET THEREOF.
PARCEL B: THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(SHOWN AS RIGHT OF WAY)
5. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.
DATED: FEBRUARY 1, 1990
LESSOR: ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT
LESSEE: LOS ANGELES COUNTY SCHOOLS REGIONALIZED BUSINESS SERVICES CORPORATION
RECORDING DATE: MARCH 9, 1990
RECORDING NO: 90-383098 OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
(BLANKET IN NATURE)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS
RECORDING DATE: JULY 20, 1990
RECORDING NO: 90-1267833 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON SURVEY)
7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEYS
RECORDING NO: BOOK 120, PAGE 12 OF RECORD OF SURVEYS
(SHOWN AS RIGHT OF WAY)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS
RECORDING DATE: SEPTEMBER 12, 1991
RECORDING NO: 91-1432382 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON SURVEY)

SCHEDULE "B" NOTE (CONT.)

9. THE EFFECT OF A DOCUMENT ENTITLED "CERTIFICATE OF INTEREST IN REAL PROPERTY", RECORDED JUNE 10, 1986 AS INSTRUMENT NO. 86-721856 OF OFFICIAL RECORDS.
THE EFFECT OF A DOCUMENT ENTITLED "LIMITED TERM SUBORDINATION OF INTEREST IN REAL PROPERTY", RECORDED JUNE 30, 1992 AS INSTRUMENT NO. 92-1193943 OFFICIAL RECORDS.
(BLANKET IN NATURE)

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SITE LEASE
LESSOR: ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT
LESSEE: LOS ANGELES COUNTY SCHOOLS REGIONALIZED BUSINESS SERVICES CORPORATION
RECORDING DATE: JUNE 30, 1992
RECORDING NO: 92-1193944 OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
(BLANKET IN NATURE)

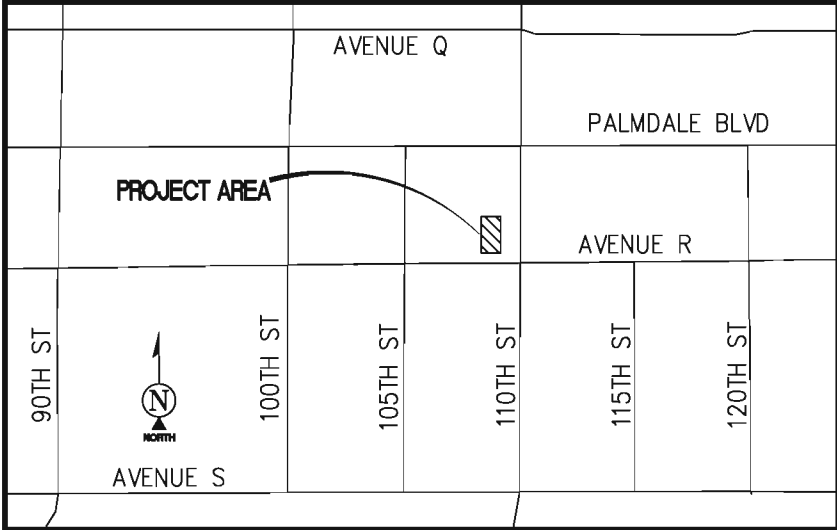
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LEASE AGREEMENT
DATED: MAY 1, 1992
EXECUTED BY: LOS ANGELES COUNTY SCHOOLS REGIONALIZED BUSINESS SERVICES CORPORATION, AND
ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT
RECORDING DATE: JUNE 30, 1992
RECORDING NO: 92-1193945 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)

SCHEDULE "B" NOTE (CONT.)

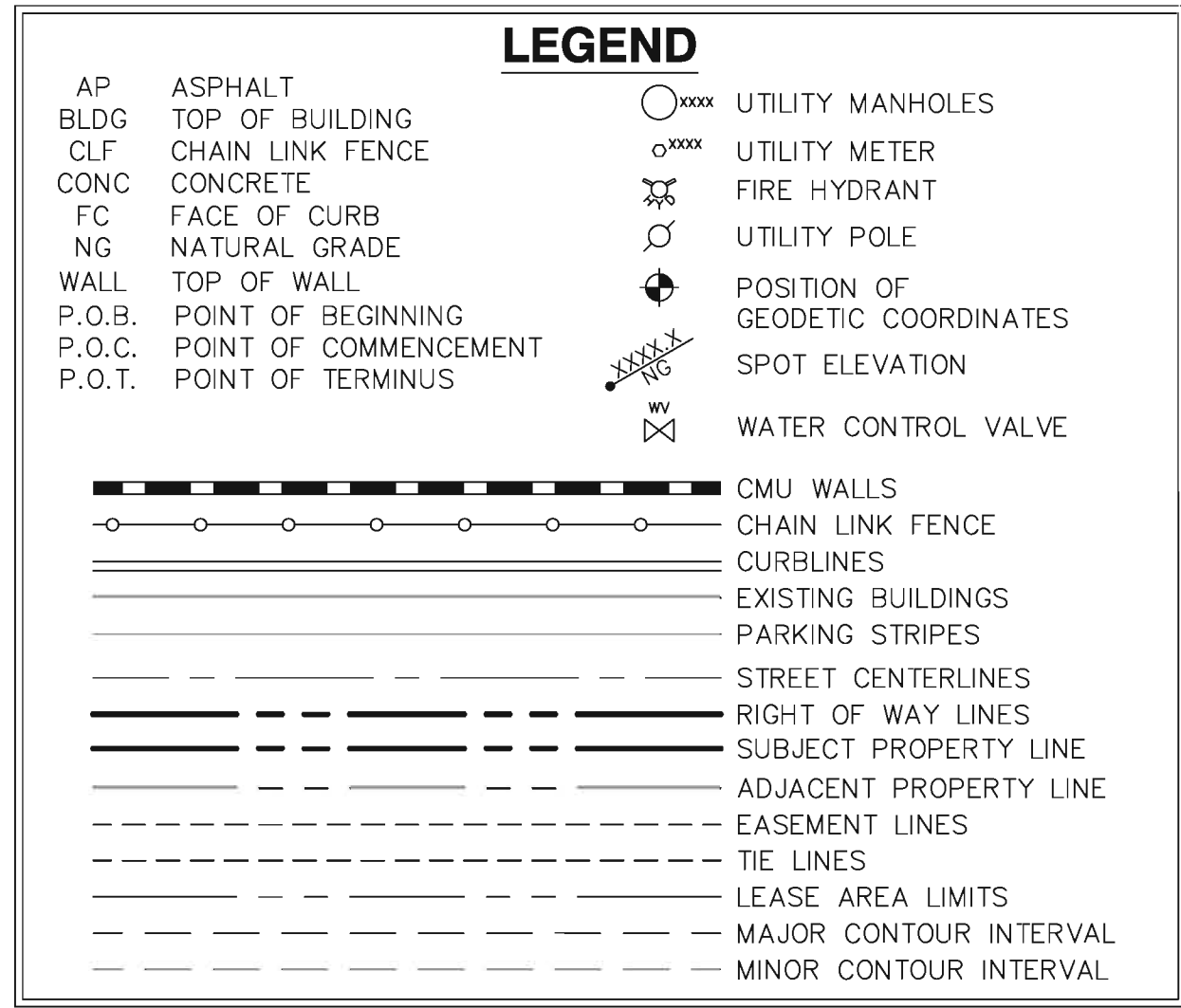
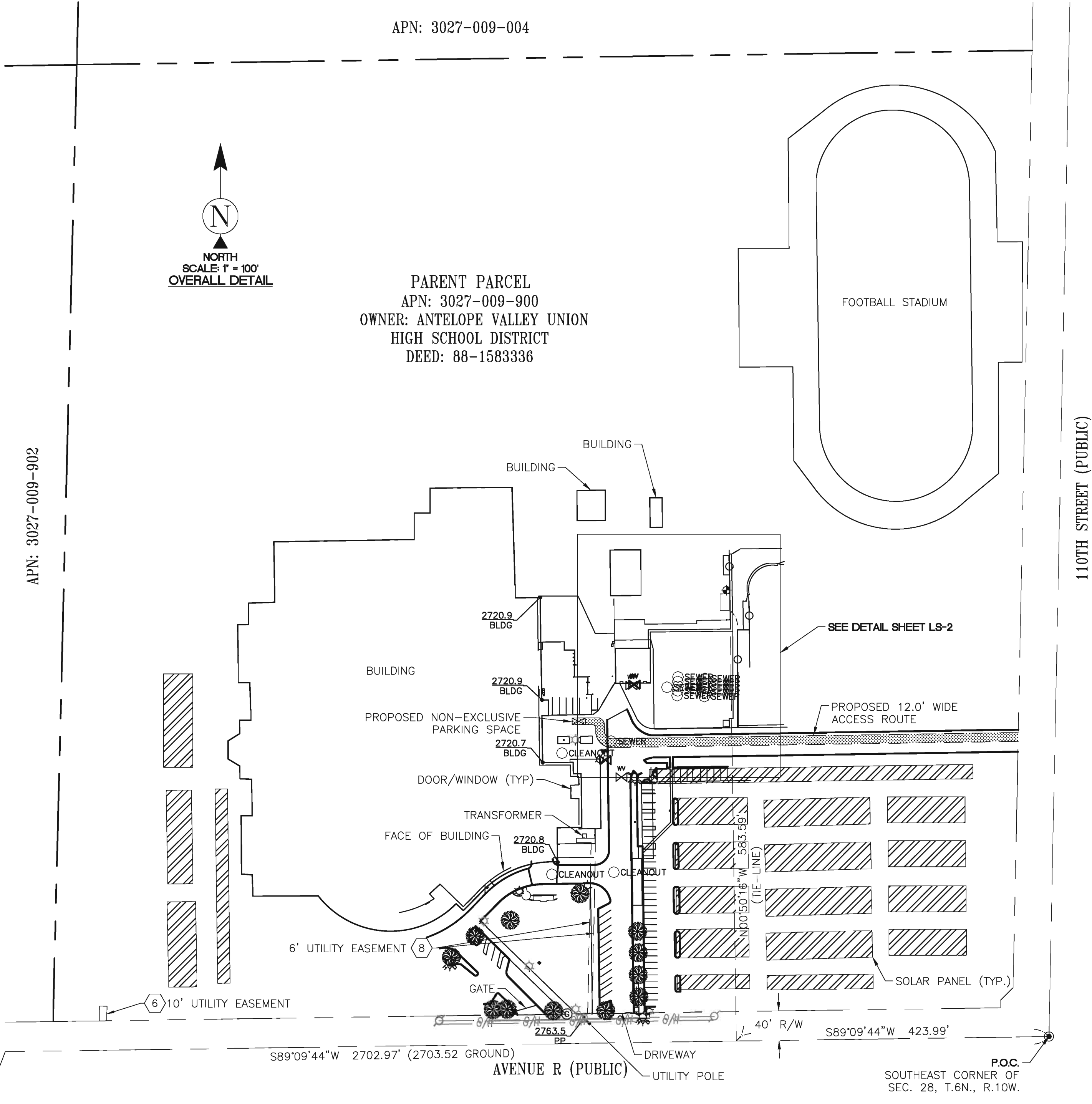
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SOLAR SITE EASEMENT AGREEMENT (LITTLE ROCK HIGH SCHOOL SITE)
DATED: MARCH 4, 2010
EXECUTED BY: LITTLE ROCK HIGH SCHOOL SOLAR PROJECT, LLC, AND ANTELOPE VALLEY JOINT UNION HIGH SCHOOL DISTRICT
RECORDING DATE: JUNE 14, 2010
RECORDING NO: 2010-805552 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(LOCATION NOT DEFINED - SHOWN AS SOLAR PANEL LOCATIONS)

13. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



VICINITY MAP
N.T.S.



SOUTH 1/4 CORNER OF SEC. 28, T.6N., R.10W.

NOTE: THE ORIGINAL SIZE OF THIS PLAT IS 24" X 36". SCALE: GRID IS NOT MADE FOR REDUCED OR ENLARGED SHEET SIZES.

VERIZON LEASE AREA LEGAL DESCRIPTION

A PORTION THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 120 AT PAGE 12, RECORDS OF SAID LOS ANGELES COUNTY FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 89°09'44" WEST, 2702.97 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 89°09'44" WEST, 423.99 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 TO A POINT;

THENCE LEAVING SAID SOUTH LINE NORTH 00°50'16" WEST, 583.59 FEET TO THE POINT OF BEGINNING;

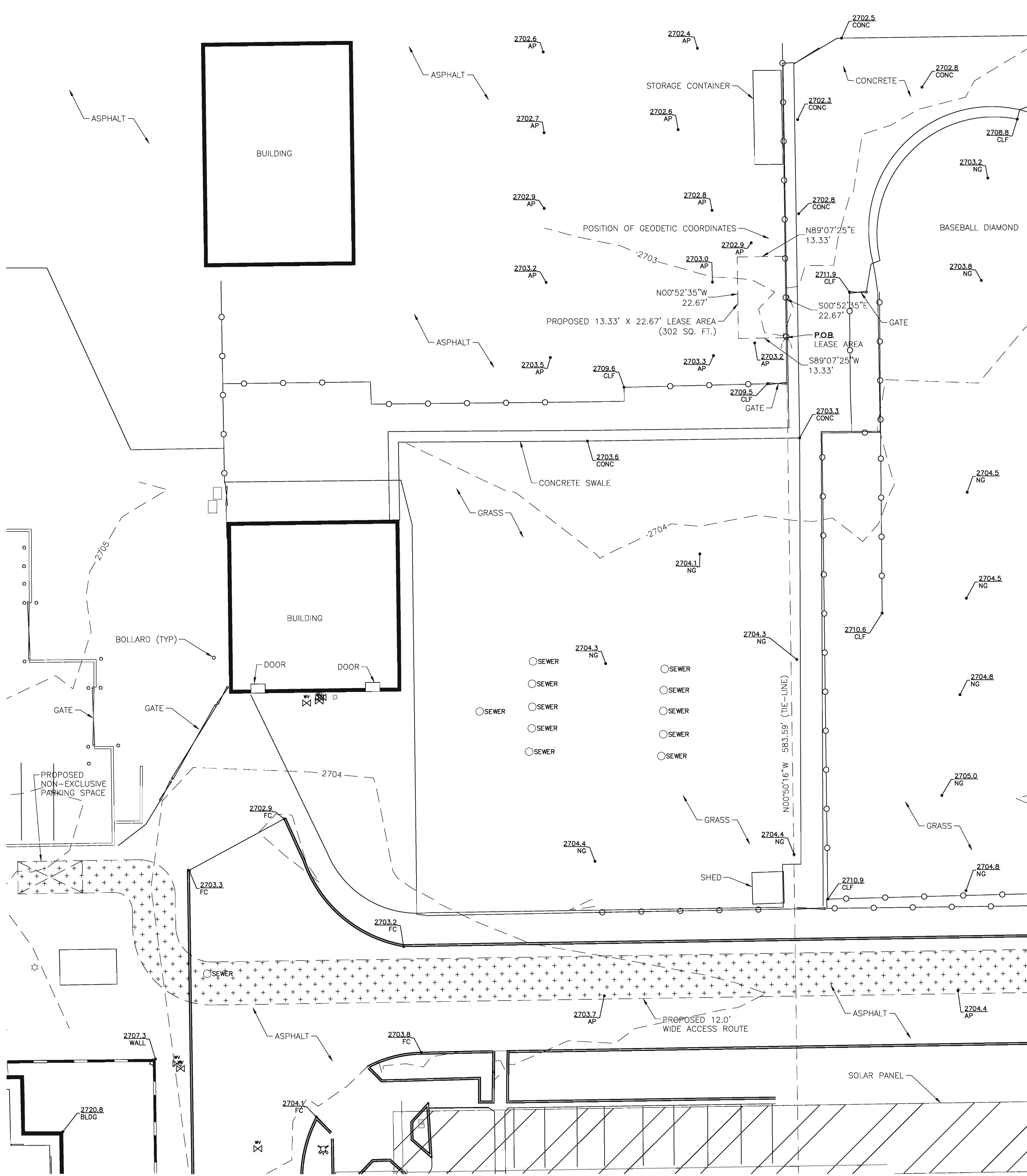
THENCE SOUTH 89°07'25" WEST, 13.33 FEET;

THENCE NORTH 00°52'35" WEST, 22.67 FEET;

THENCE NORTH 89°07'25" EAST, 13.33 FEET;

THENCE SOUTH 00°52'35" EAST, 22.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 302 SQUARE FEET OR 0.007 ACRES OF LAND MORE OR LESS.



LEGEND

AP	ASPHALT	UTILITY MANHOLES
BLDG	TOP OF BUILDING	UTILITY METER
CLF	CHAIN LINK FENCE	FIRE HYDRANT
CONC	CONCRETE	UTILITY POLE
FC	FACE OF CURB	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	SPOT ELEVATION
WALL	TOP OF WALL	WATER CONTROL VALVE
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
P.O.T.	POINT OF TERMINUS	

CMU WALLS
CHAIN LINK FENCE
CURBLINES
EXISTING BUILDINGS
PARKING STRIPES
STREET CENTERLINES
RIGHT OF WAY LINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINES
TIE LINES
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	08/16/22	PRELIM. W/TITLE	PD
B	08/29/22	LEGAL DESCRIPTION	RH
C	11/29/22	SCE REQUIREMENTS (C)	CK

delta groups
engineering, inc.
consulting engineers

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-622-0331

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

JACKRABBIT
10833 E. AVENUE
LITTLEROCK, CA 93350
LOS ANGELES COUNTY

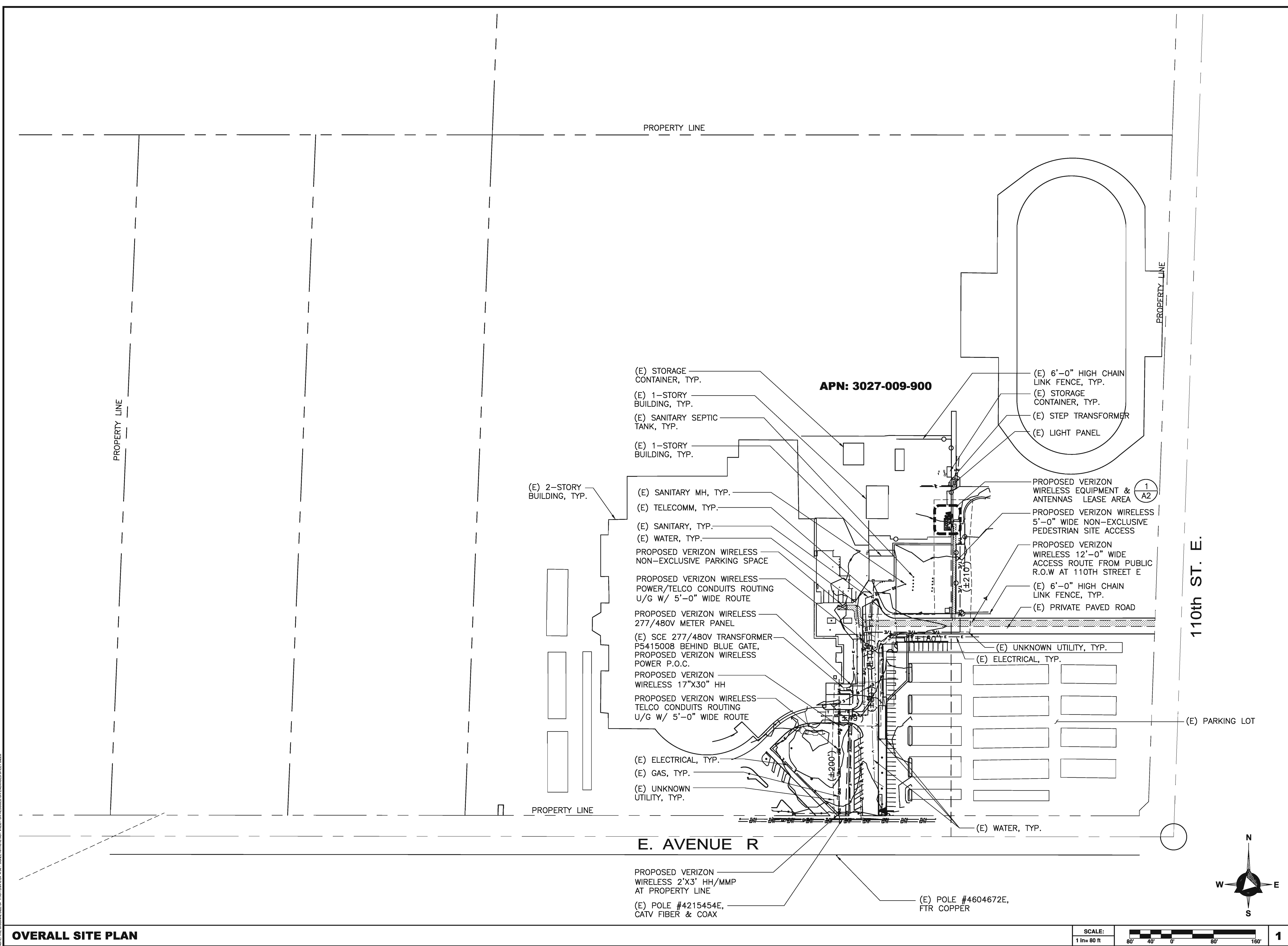
ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072/www.ambitconsulting.us

JACKRABBIT
10833 E. AVENUE
LITTLEROCK, CA 93350
LOS ANGELES COUNTY

SHEET TITLE:
SURVEY DETAIL

LS-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



OVERALL SITE PLAN

SCALE:	1 in = 80 ft	80' 40' 0' 80' 160'	1
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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/30/2022	90% ZD	JD
2	02/01/2023	100% ZD_C-BAND	JD
3	05/08/2023	100% ZD_C-BAND	JD

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 122V0005A

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

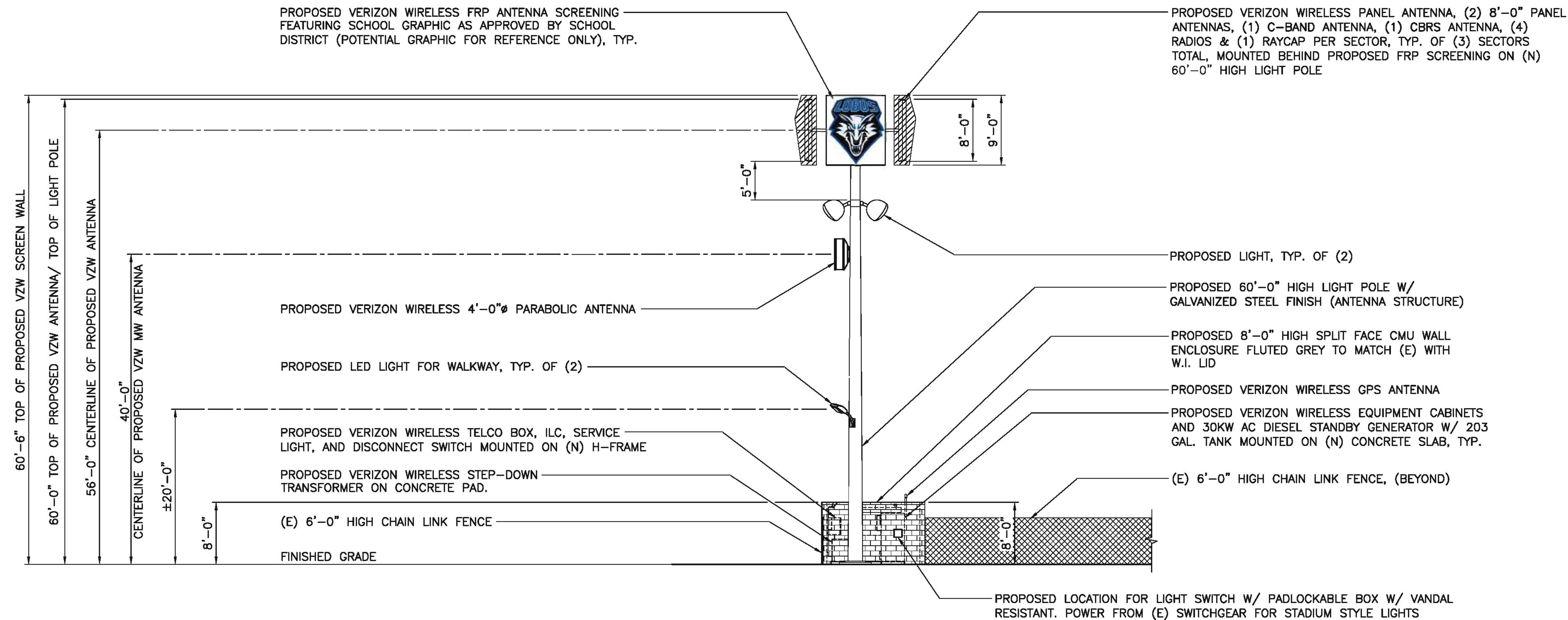
JACKRABBIT
PROJECT ID: 16699875

**10833 E AVENUE R
LITTLEROCK, CA 93350**

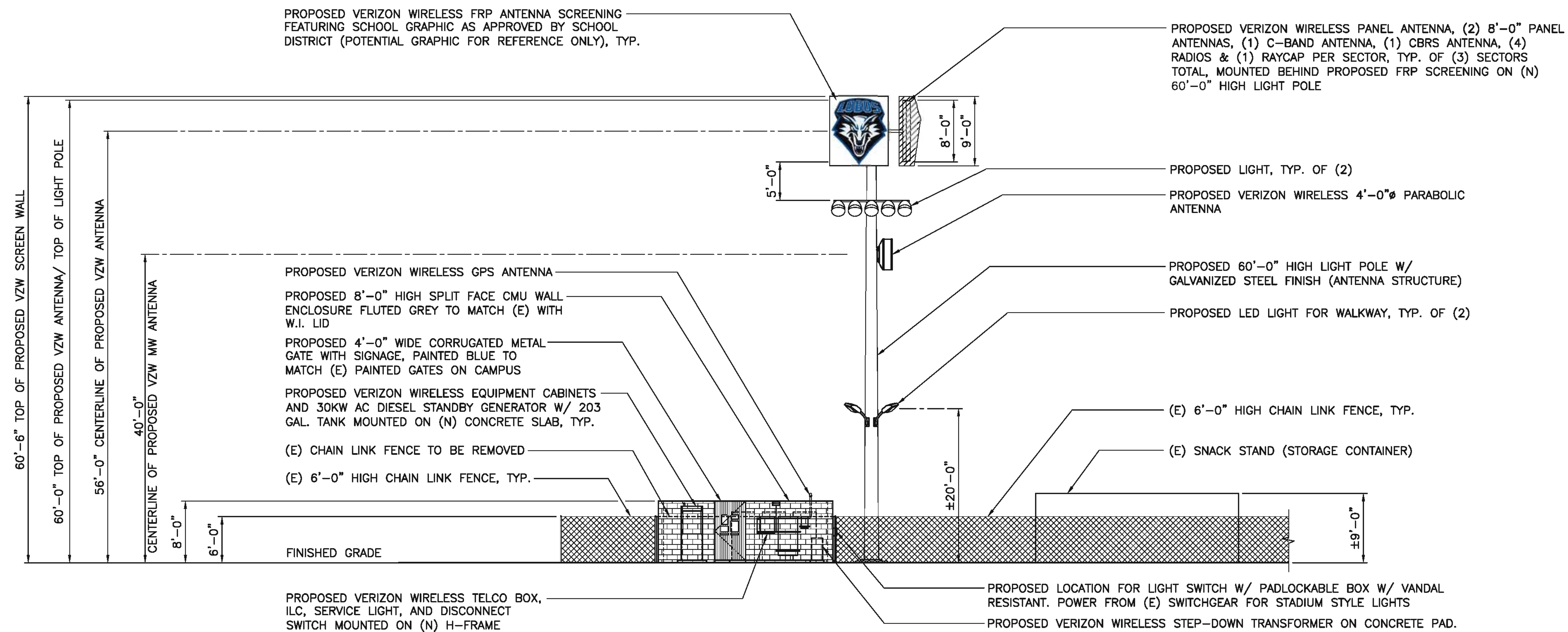
SHEET TITLE:

OVERALL SITE PLAN

A-1



NORTH ELEVATION



EAST ELEVATION

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/30/2022	90% ZD	JD
2	02/01/2023	100% ZD_C-BAND	JD
3	05/08/2023	100% ZD_C-BAND	JD



2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I22V0005A

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



IRVINE, CA 92618

JACKRABBIT
PROJECT ID: 16699875

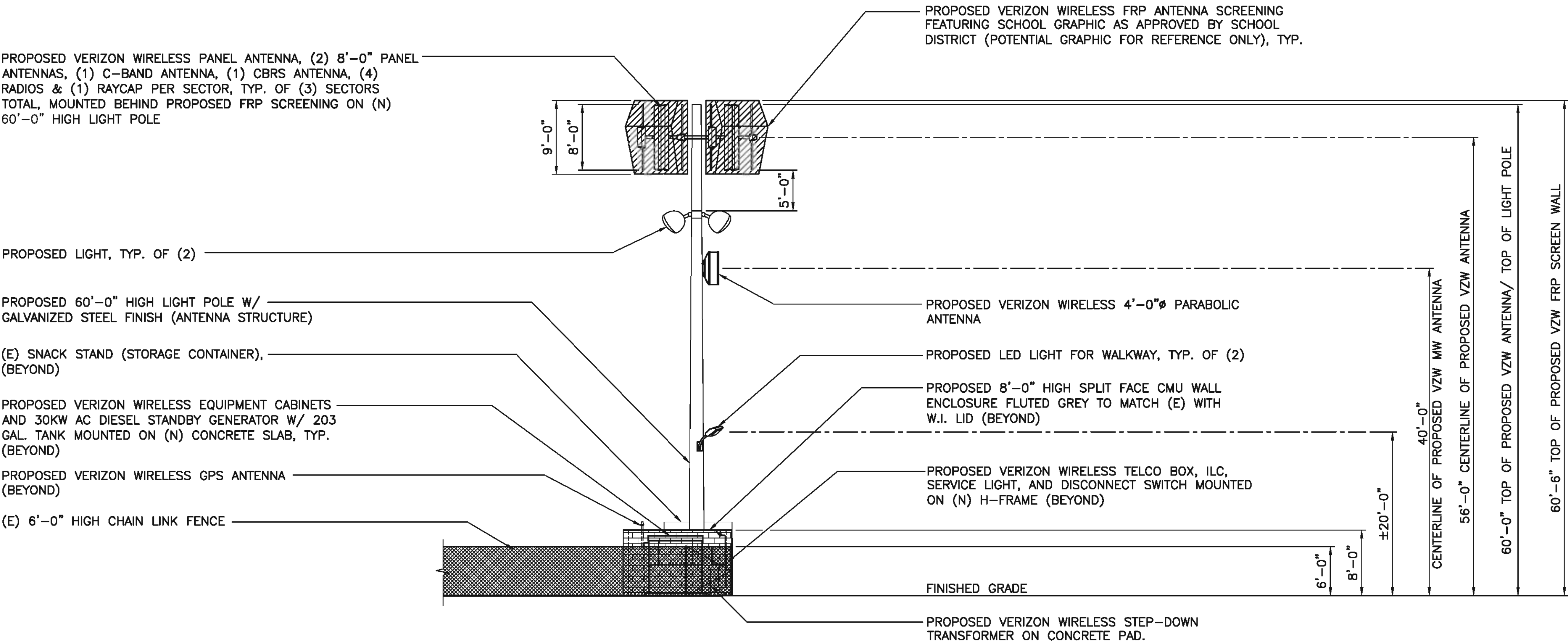
10833 E AVENUE R
LITTLE ROCK, CA 93350

SHEET TITLE:

NORTH & EAST ELEVATIONS

A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 48". SCALE DIMENSIONS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



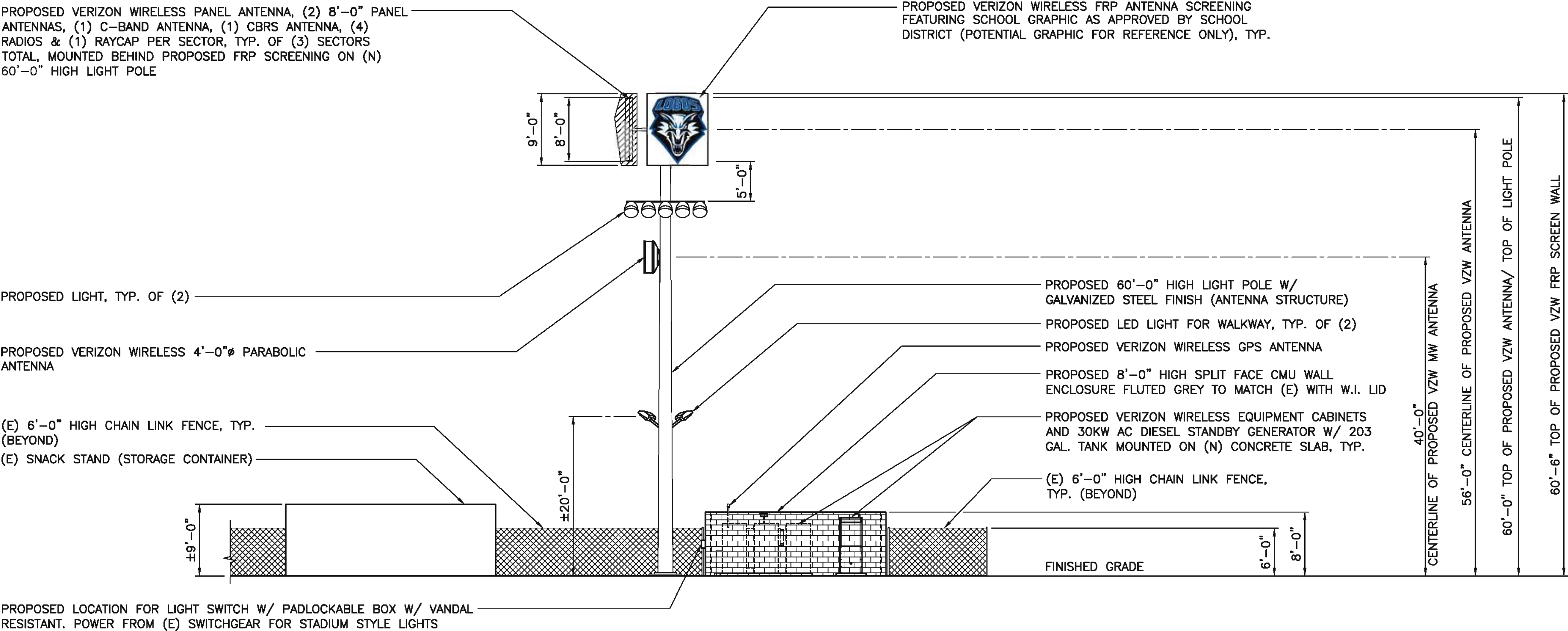
SOUTH ELEVATION

SCALE:

1/8" = 1'-0"



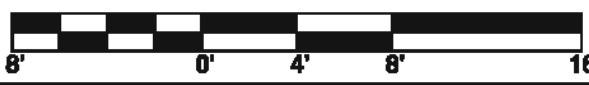
1



WEST ELEVATION

SCALE:

1/8" = 1'-0"



1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/30/2022	90% ZD	JD
2	02/01/2023	100% ZD_C-BAND	JD
3	05/08/2023	100% ZD_C-BAND	JD



**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS

2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 122V0005A

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

JACKRABBIT

PROJECT ID: 16699875

**10833 E AVENUE R
LITTLEROCK, CA 93350**

SHEET TITLE:

**SOUTH & WEST
ELEVATIONS**

A-4

**PROJECT NUMBER**

PRJ2022-004570-(5)

HEARING DATE

August 22, 2023

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2022014120

PROJECT SUMMARY

OWNER / APPLICANT

Antelope Valley Union School District / Verizon Wireless

MAP/EXHIBIT DATE

May 8, 2023

PROJECT OVERVIEW

The applicant, Verizon Wireless, requests a CUP to construct, operate, and maintain a new macro wireless communications facility ("WCF") consisting of a new 60-foot-high pole to accommodate antennas and other auxiliary equipment, and a 302-square-foot equipment lease area enclosed with eight-foot-high concrete masonry wall, adjacent to a sports field within an existing public high school.

LOCATION

10833 East Avenue R

ACCESS

East Avenue R

ASSESSORS PARCEL NUMBER(S)

3027-009-900

SITE AREA

37.3 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Littlerock

LAND USE DESIGNATION

P (Public and Semi-Public Facilities)

ZONE

A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Southeast Antelope Valley Community Standards District ("CSD")

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following provisions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.340 (Southeast Antelope Valley CSD requirements)
 - Section 22.16.050 (Development Standards for A-1 and A-2)
 - Section 22.140.760 (Wireless Facilities)
- Section 22.140.760 (Wireless Facilities) not applicable to the Project.

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

schoi@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAF FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-004570-(5)
CONDITIONAL USE PERMIT NO. RPPL2022014120**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022014120** on August 22, 2023.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a 60-foot high wireless communications facility ("WCF") ("Project") on a property located at 10833 East Avenue R in the unincorporated community of Littlerock ("Project Site") in the A-1-1 (Light Agricultural – One Acre 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).
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to authorize the construction, operation, and maintenance of a WCF in the A-1 zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1...).
5. **PREVIOUS ENTITLEMENT(S).** CUP No. RPPL2017007312 was approved to authorize the construction of a new 75-foot-tall WCF with appurtenant facilities adjacent to the sports stadium within the Littlerock High School on September 6, 2018. This approval has lapsed since the WCF has not been constructed.
6. **LAND USE DESIGNATION.** The Project Site is located within the P (Public) 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 Littlerock Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1...), a CUP is required for a macro WCF.
8. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1	Vacant

EAST	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-1-1	Vacant
SOUTH	RL1	A-1-1	Vacant, single-family residences (“SFRs”)
WEST	P	A-1-1	School, SFRs

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 59 gross acres in size and consists of three (3) parcels (APNs 3027-009-900, 3027-009-901 and 3027-009-902). The Project Site is currently developed with a public high school campus with gently sloping terrain. The campus consists of a main building for classroom and offices and associated facilities, including a parking lot, sports fields, a sports stadium, accessory buildings and structures, and access driveways.

B. Site Access

The Project Site is accessible via East Avenue R to the south. Primary access to the Project Site will be via an entrance/exit on East Avenue R, a 100-foot-wide public street. Secondary access to the Project Site will be via an entrance/exit on 110th Street East to the east, an 80-foot-wide designated Secondary Highway on the County Master Plan of Highways.

C. Site Plan

The site plan depicts the Project Site developed with a public high school (Littlerock High School). The campus consists of a two-story main building in the western portion, a surface parking lot in the southeastern portion, sports stadium and field in the northeastern portion, and accessory building and structures connected with access driveways off of the public streets. The proposed WCF is located in the central portion of the Project Site, to the west of the sports fields and stadium, east of the main building, and north of the surface parking lot, adjacent to other existing light poles. The WCF consists of a 60-foot-high pole with outdoor lighting fixtures for the sports field affixed at approximately 47 feet and wireless panel antennas at 56 feet above the ground. The appurtenant equipment will be enclosed within an approximately 302-square-foot lease area screened with an eight (8)-foot high concrete masonry unit wall. A non-exclusive parking space is provided for a maintenance vehicle to the southwest of the Project area. The pole consists of panel antennas in three (3) sectors for the permittee. Each sector contains two (2) panel antennas, one (1) Citizens Broadband Radio Service antenna, one (1) C-Band antenna, and four (4) remote radio units (“RRUs”). These panel antennas will be screened with graphic associated with Littlerock High School as approved by the school administration. A parabolic antenna and walkway light will be mounted at 40 feet and 20 feet above ground, respectively.

10. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for Class 3, Construction or Conversion of Small Structures categorical exemptions 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 involves the construction of new structures and facilities that are relatively small in size within a parcel that is developed with a public high school.

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, historic resources, scenic highway, or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. It is not reasonably possible that the Project will have a significant effect on the environment due to unusual circumstances. Therefore, there are no exceptions to the exemption and staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

11. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, staff received a letter dated April 11, 2023 from Antelope Valley Union High School District in support of the proposed WCF as part of the school's outdoor lighting system. The letter stated that the proposed outdoor lighting will provide both economic and functional benefit to the school, especially during events and games.

12. AGENCY RECOMMENDATIONS. Review by County Departments is not necessary for the Project.

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper Antelope Valley Press, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 13, 2023, a total of 89 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 10 notices to those on the courtesy mailing list for the Littlerock 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. The Public land use designation is intended for public buildings and campuses, schools, and other major public facilities. Specific allowable uses and development standards shall be determined by the underlying zoning designation. A WCF is allowed in the underlying A-1 zone subject to a CUP. The Hearing Officer therefore finds that the use is consistent with the P land use category of the Area Plan.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the following policies of the General Plan are applicable to the Project.

- *General Plan Public Services and Facilities Policy PS/F 6.2: “Improve existing wired and wireless telecommunications infrastructure.”*
- *General Plan Public Services and Facilities Policy PS/F 6.3: “Expand access to wireless technology networks, while minimizing impacts through co-location and design.”*
- *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.”*
- *General Plan Safety Policy S 4.1: “Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.”*

The Project WCF fills a coverage gap for wireless service in the neighboring residential area and motorists along Palmdale Boulevard and the vicinity. The Project will enhance the communication infrastructure of the surrounding area while minimizing visual impacts through stealth design feature in the form of a light pole for the sports fields and screening provided for the mounted equipment. Future upgrades will be installed as communications technology changes. The residents in the surrounding area and motorists in vehicles increasingly rely on cellular phone service for emergencies and for routine communication. Improving the existing wireless coverage will be beneficial for the public. The Project will also enhance the readiness and response capabilities of first responders during potential disasters which may affect the area and local residents’ access to information online using mobile devices.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.16.030 (Land Use Regulations for A-1...).

17. **WIRELESS ORDINANCE.** The Hearing Officer finds that the Project is not subject to Wireless Ordinance as the Project was deemed complete on February 8, 2023, which is prior to the effective date of the ordinance.

18. **DESIGN.** The Hearing Officer finds that the Project is subject to the applicable development standards identified in LA County Planning Policy No. 01-2010 (“WCF Memo”) and meets the applicable development standards for the WCF Memo. The proposed WCF provides adequate camouflaging and screening design was found to be suitable by staff for the area in which the Project is located. The WCF design consists of a new light pole for an existing outdoor lighting system for a school,

screening of pole-mounted antennas and equipment with solid panels, and wall enclosure for appurtenant equipment on the ground. Existing structures, including solar panel covers for a surface parking lot and stadium bleachers as well as numerous trees provide screening from the nearby streets. The proposed light pole is integrated with the existing outdoor lighting system the school's sports field and a stadium. Solid panels with school logo conceal the antennas and other appurtenant equipment mounted on the light pole, and such concealment is found to be appropriate disguise feature for the Project Site. Therefore, the proposed WCF will not be out of character for the area.

19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in WCF Memo. The maximum height allowed for a ground-mounted wireless facility not located on a public right-of-way is 75 feet. The proposed WCF consists of a 60-foot-high pole where both WCF equipment and lighting fixtures will be mounted.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070.B (Required Parking Spaces). The required parking provided for uses not specified in the County Code shall be determined by the Director of LA County Planning in an amount sufficient to prevent traffic congestion and excessive on-street parking. The WCF will be unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. A designated parking space is depicted on the site plan to the west of the equipment enclosure.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. Since the proposed WCF is located at a public high school in P zone and intended to illuminate outdoor sports field, the maximum height of the lighting fixture may not exceed 75 feet. The WCF memo also requires that any exterior lighting for wireless facilities be fully shielded. The proposed lighting fixture will be mounted at 47 feet above ground and fully shielded so that the light beams fall onto the sports field and prevent unacceptable light trespass onto surrounding residential areas. The lighting source will be high pressure sodium or metal halide lamp. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE FINDINGS

22. **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 sufficiently buffered from surrounding residences with distance, existing mature landscaping, existing buildings and structures, and using a light pole as part of the existing outdoor lighting system at the school in the immediate vicinity. The solid block walls will screen the ground mounted equipment and cabinets and provide a more natural appearance. The WCF will operate

in accordance with Federal Communications Commission requirements to provide safe communication services to the area. The WCF will provide means for emergency and normal communications within the vicinity, and it will contribute to greater public safety and the general welfare.

23. **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 40-acre Project Site has sufficient area to accommodate the required parking, access driveway, screening walls, site facilities, and other development features associated with the WCF. The Project Site is designated as Public in the Area Plan and currently developed with a public high school, consisting of large classroom buildings, surface parking lots, multiple sports fields, a stadium, and support service buildings and structures. The proposed WCF is located adjacent to the sports field and a stadium in the central portion of the Project Site, approximately 390 feet from 110th Street East and 640 feet from East Avenue R, and only accessible through an existing driveway connecting to 110th Street East. The WCF is sufficiently buffered from the residences with existing school facilities such as school buildings, sports fields, a stadium, a main surface parking lot, and existing landscaping and will be integrated into the existing stadium lighting.
24. **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 WCF will be unmanned requiring only occasional maintenance, and will be accessible from an existing private access driveway off of 110th Street East, a designated Secondary Highway on the County Master Plan of Highways. The Project will not significantly increase the level of traffic in the area, and such roads have the capacity to accommodate the Project's maintenance and construction traffic. A designated parking space for the occasional maintenance vehicle is provided adjacent to the WCF, at the end of the private driveway to the southwest.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) categorical exemption. The Project is for the construction of a new WCF that is relatively small in size on a developed site without modifying any other existing structures or development. 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 sensitive environmental

resources, a historical resource or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

27. LEGAL NOTIFICATION. The Hearing Officer finds that 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, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 13, 2023, a total of 89 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 10 notices to those on the courtesy mailing list for the Littlerock Zoned District and to any additional interested parties.

28. 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.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption) and

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022014120**, subject to the attached conditions.

ACTION DATE: August 22, 2023

SD:SC

8/10/23

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-004570-(5)
CONDITIONAL USE PERMIT NO. RPPL2022014120

PROJECT DESCRIPTION

The project is to authorize the construction, operation, and maintenance of a new unmanned wireless communications facility ("WCF") consisting of a new 60-foot-high light pole and appurtenant facilities located in a 302-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 ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on August 22, 2038.** 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 two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$1,400.00**, 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 **seven (7)** 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 \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **October 25, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATIONS FACILITY)

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency ("RF") 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. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for RF emissions in accordance with LA County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review application pursuant to Subsection G of County Code Section 22.140.760 (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
22. Any proposed WCF that subsequently co-locates on the 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.
23. If any external lighting is proposed to illuminate the facility and not for other purposes, including security lighting, it shall be on motion sensors, be of low

intensity, fully shielded and directed away from any adjacent residences. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.

24. The construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
25. Placement and height of all pole-mounted 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.
26. 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.
27. The maximum height of the facility shall not exceed 60 feet above finished grade of the existing concrete pad. Notwithstanding the preceding sentence, in accordance with Condition No. 21, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" or Site Plan Review pursuant to Section G of Section 22.140.760 (Modifications to Existing Macro Facilities). The height increase shall only be approved if it is within the limits of established by the FCC.
28. The permittee shall maintain current contact information with Zoning Enforcement.
29. 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.
30. 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; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause, excluding graffiti, 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.
31. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
32. 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.

33. The facility shall be secured by walls, gates and locks as shown on the approved Exhibit "A". Chain link, chain link with slats, barbed and other types of wire fencing are prohibited.
34. If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with subsection M (Abandonment) of County Code Section 22.140.760. Any permit or other approvals associated with that facility shall be deemed terminated and discontinued, unless before the end of the 90-day period, the Director determines that the facility has resumed operation, or an application has been submitted to transfer the approval to another operator. After 90 consecutive days of non-operation, the permittee shall remove the abandoned wireless facility and restore the site to its original conditions. The permittee shall provide written verification to LA County Planning of the removal of the facility within 30 days of the date the removal is completed. If the facility is not removed within 30 days after the permit/approval has been terminated pursuant to subsection M, the WCF shall be deemed to be a nuisance, and the County may cause the WCF to be removed at the expense of the permittee/operator or by calling any bond or other financial assurance to pay for removal.
35. 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.
36. New equipment added to the facility shall not compromise the stealth design of the facility.
37. Appurtenant equipment boxes shall be screened or camouflaged as shown on the approved Exhibit "A".

PROJECT SITE-SPECIFIC CONDITIONS

38. The solid coverings for antennas and other appurtenant equipment mounted on the light pole shall be maintained as shown on the approved Exhibit "A" and shall not be removed on any occasions.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<div>The requested use at the location proposed will not:</div> <div> <div>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</div> <div>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</div> <div>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</div> </div>
B.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.

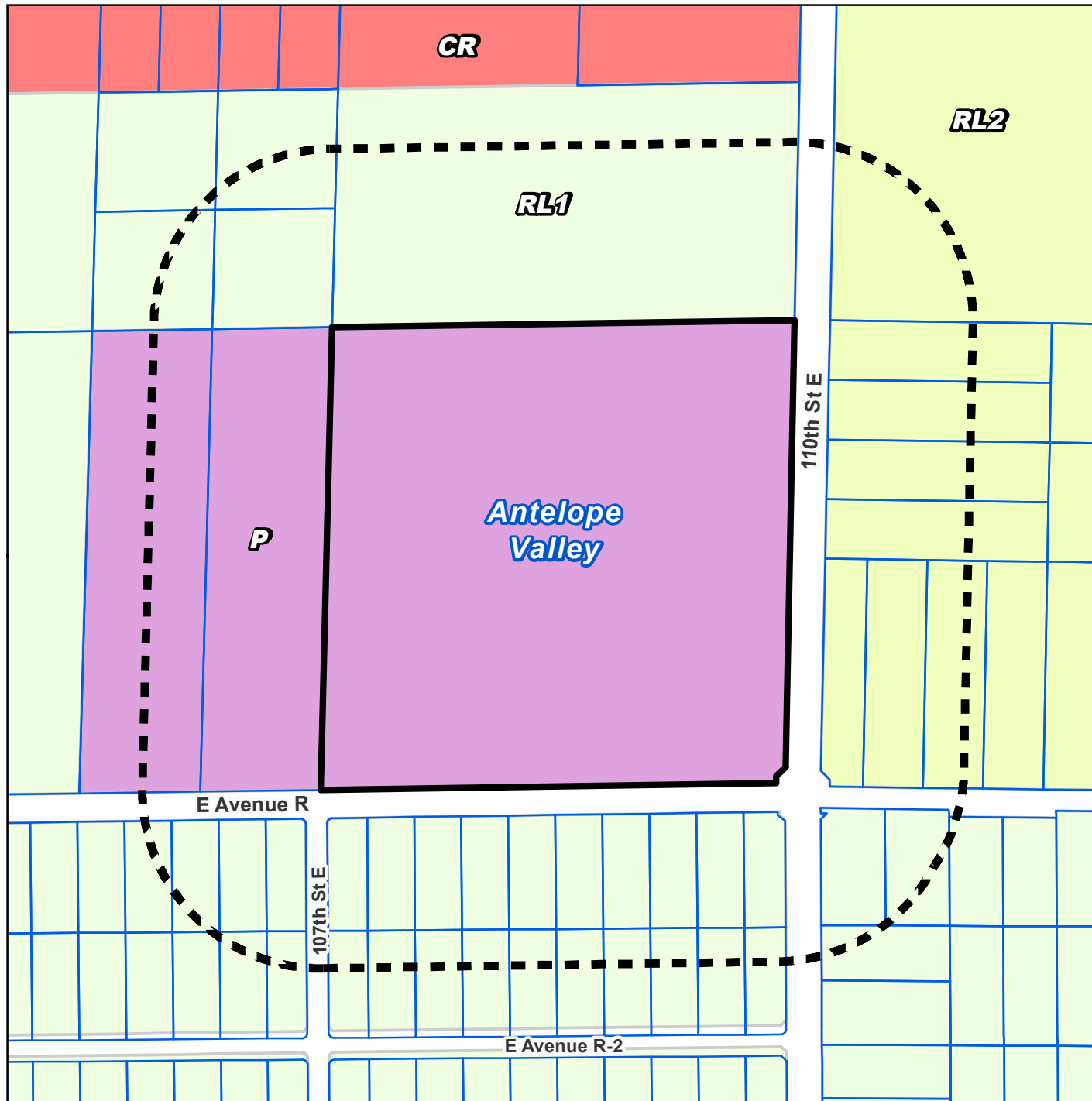
<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 10, 2023
PROJECT NUMBER:	PRJ2022-004570-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2022014120
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	10833 East Avenue R, Little Rock
OWNER:	Antelope Valley Union School District
APPLICANT:	Michael Hasegawa
CASE PLANNER:	Soyeon Choi, Senior Regional Planner schoi@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as Class 3 New Construction or Conversion of Small Structures Exemption under State CEQA Guidelines Sections 15303. The Project is exempt because it involves the construction of a new wireless communications facility on a developed site without modifying any other existing structures or development.

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 historical resource, a hazardous waste site, scenic highway, or an environmentally sensitive area. The surrounding area is a developed community that consists of residential neighborhood, and vacant lands. The subject property and its surrounding area are developed with roadways, driveways, buildings, utility poles, and other infrastructure. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.







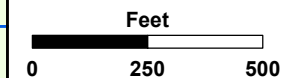
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-004570

CUP RPPL2022014120

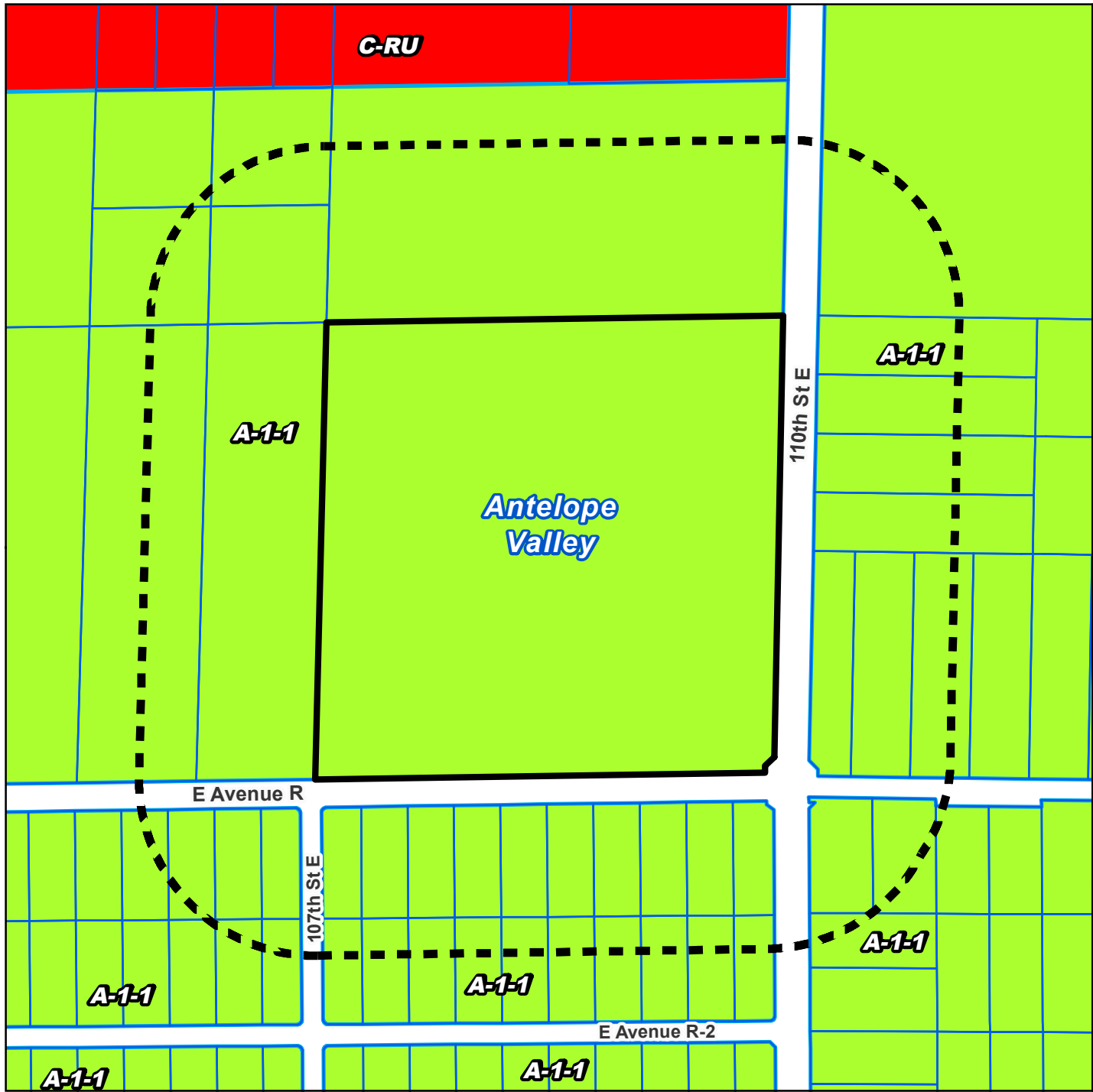
-  RL1 - Rural Land 1 (1 du / 1 gross ac)
-  RL2 - Rural Land 2 (1 du / 2 gross ac)
-  CR - Rural Commercial
-  P - Public and Semi-Public



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Los Angeles, CA 90012





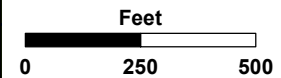


ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-004570
CUP RPPL2022014120

-  A-1 - Light Agricultural
-  C-RU - Rural Commercial



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AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-004570

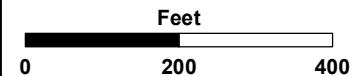
CUP RPPL2022014120

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022

E Avenue R

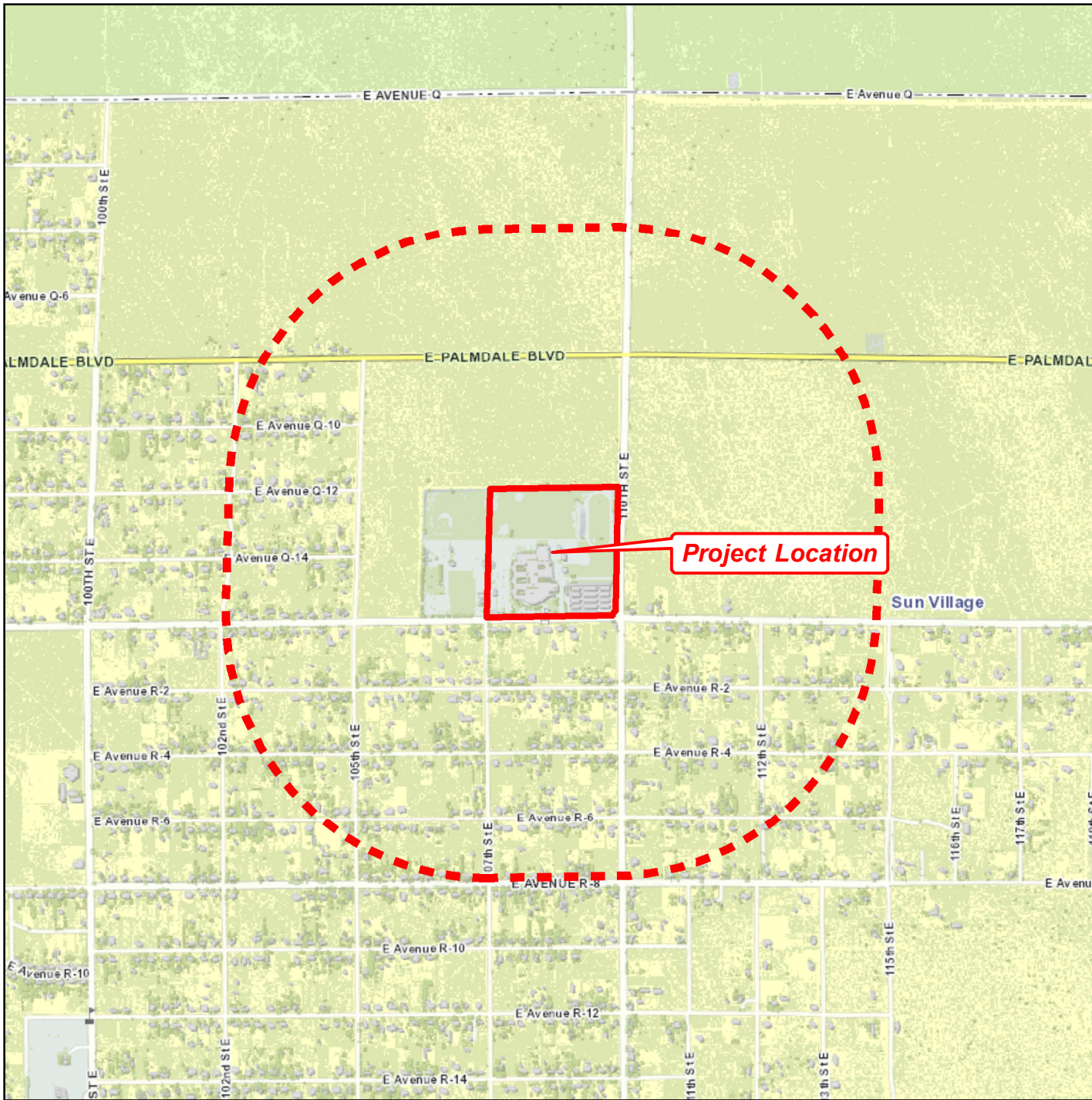
110th St E

107th St E



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320 W. Temple Street
Los Angeles, CA 90012

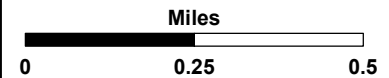


HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-004570

CUP RPPL2022014120



LA COUNTY
PLANNING

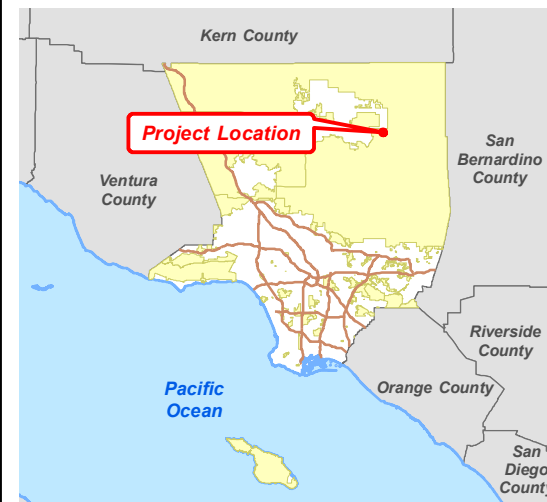
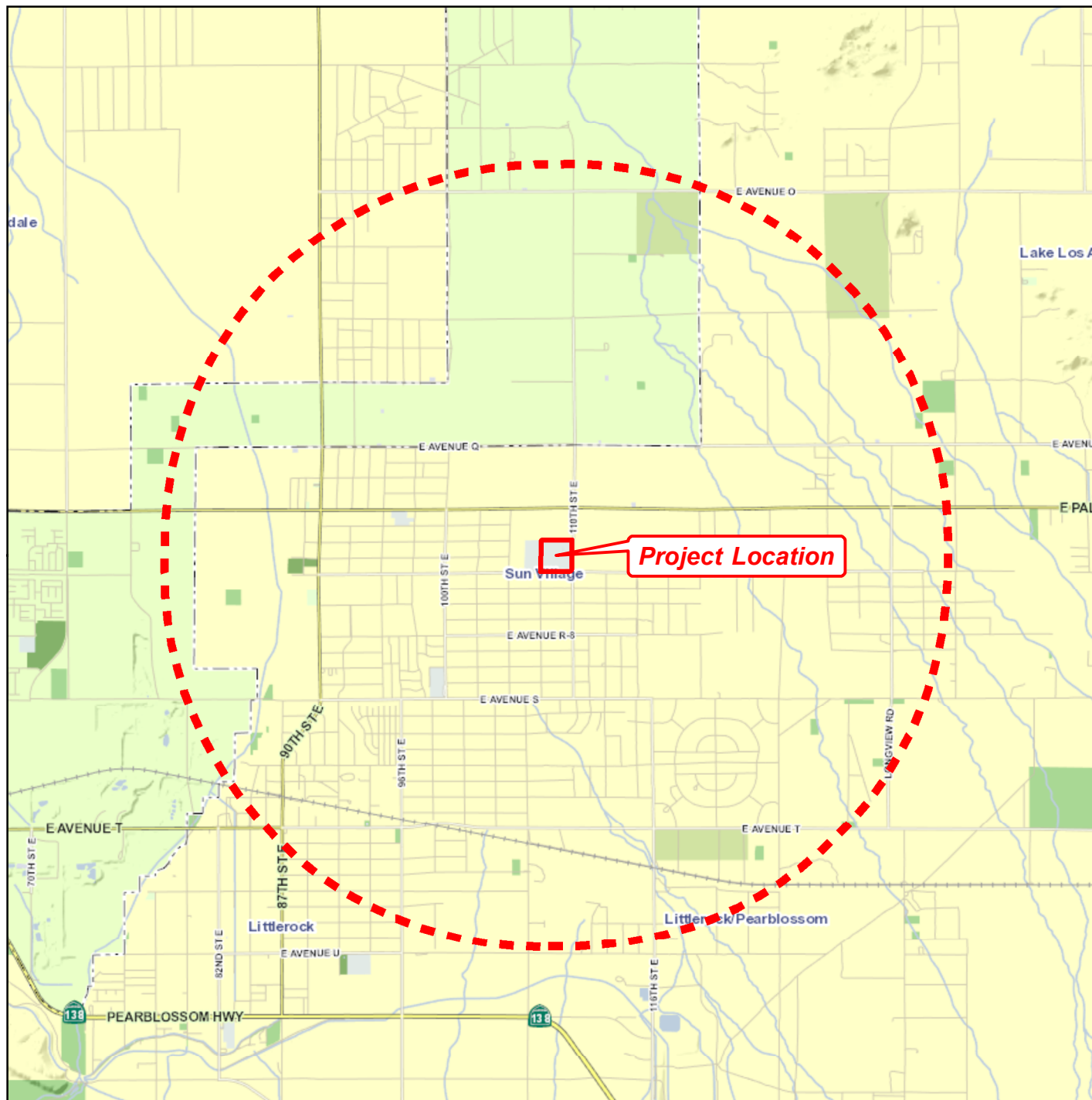
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Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

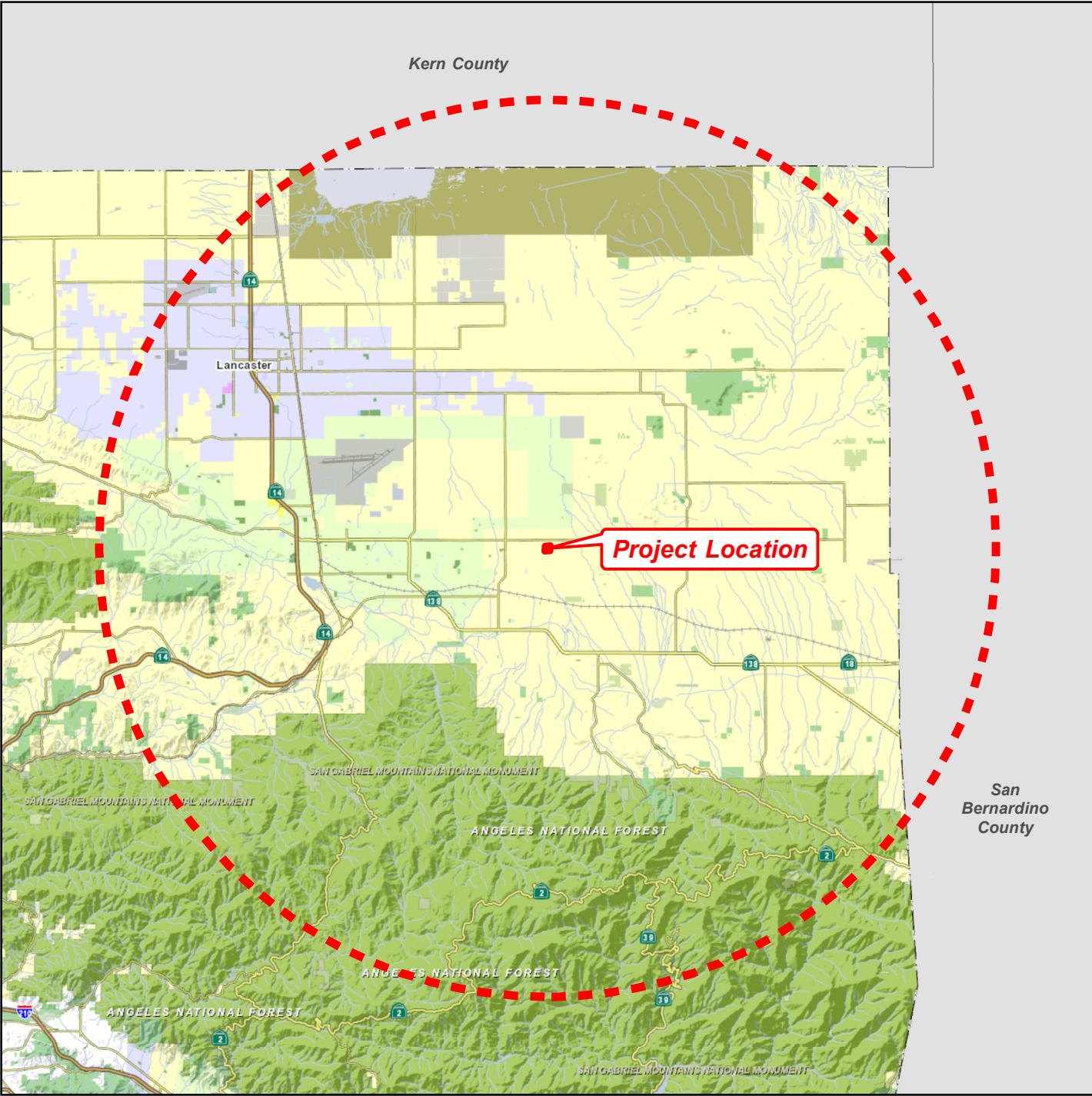
PROJECT NO. PRJ2022-004570

CUP RPPL2022014120

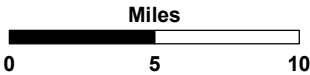
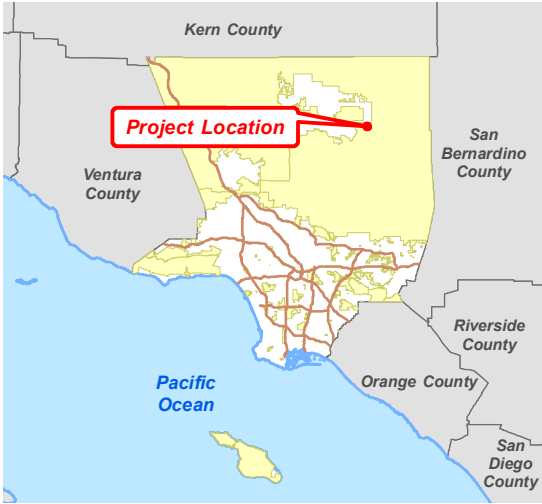


LA COUNTY
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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2022-004570
CUP RPPL2022014120



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EXISTING



PROPOSED

LOOKING NORTHWEST FROM 110TH STREET E



EXISTING



PROPOSED LOOKING SOUTHWEST FROM 110TH STREET E



EXISTING



PROPOSED

LOOKING NORTHEAST FROM DRIVEWAY



EXISTING



PROPOSED

LOOKING NORTH FROM DRIVEWAY

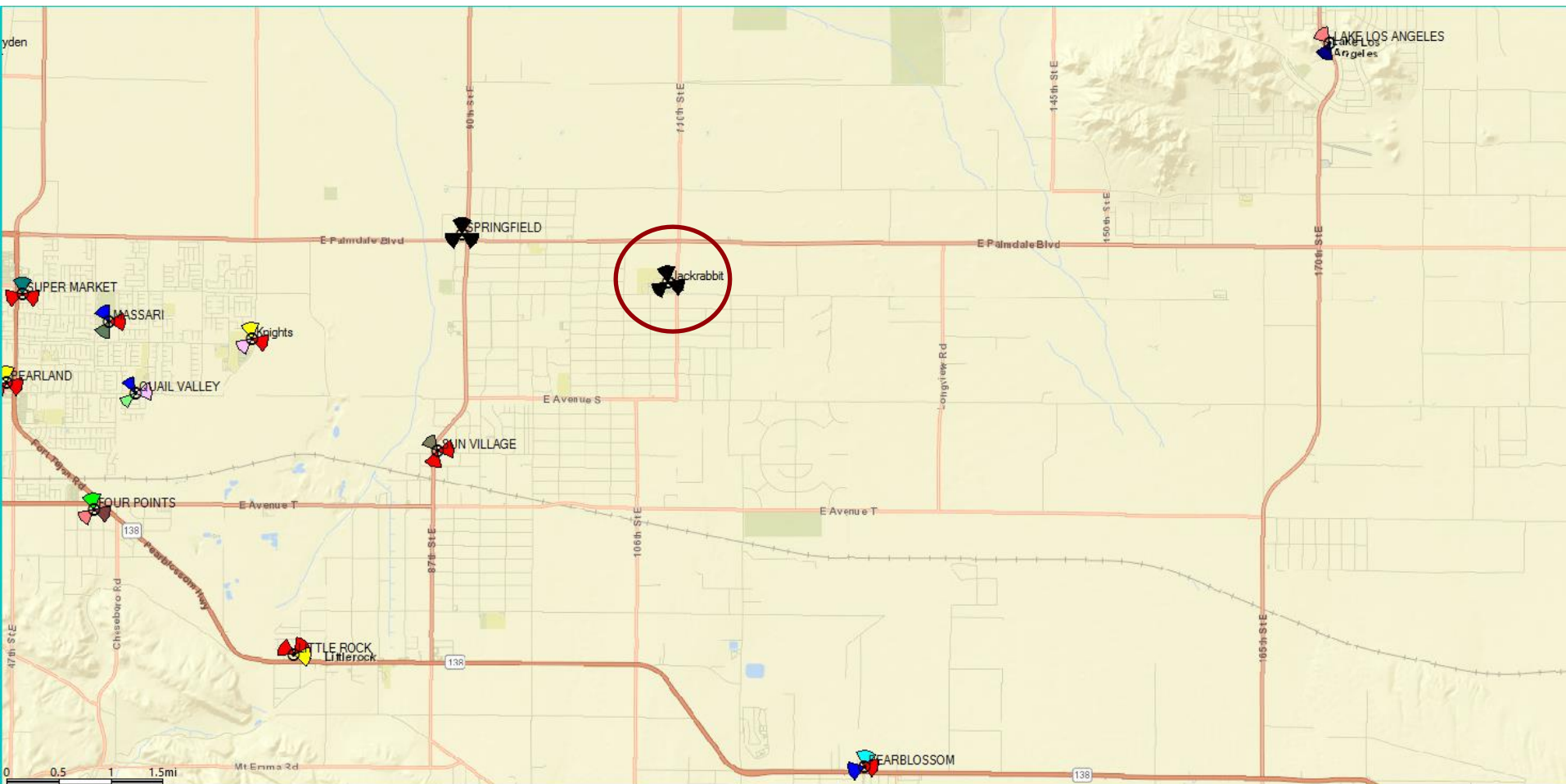
Jackrabbit (Macro) Prop Maps

October 20, 2022

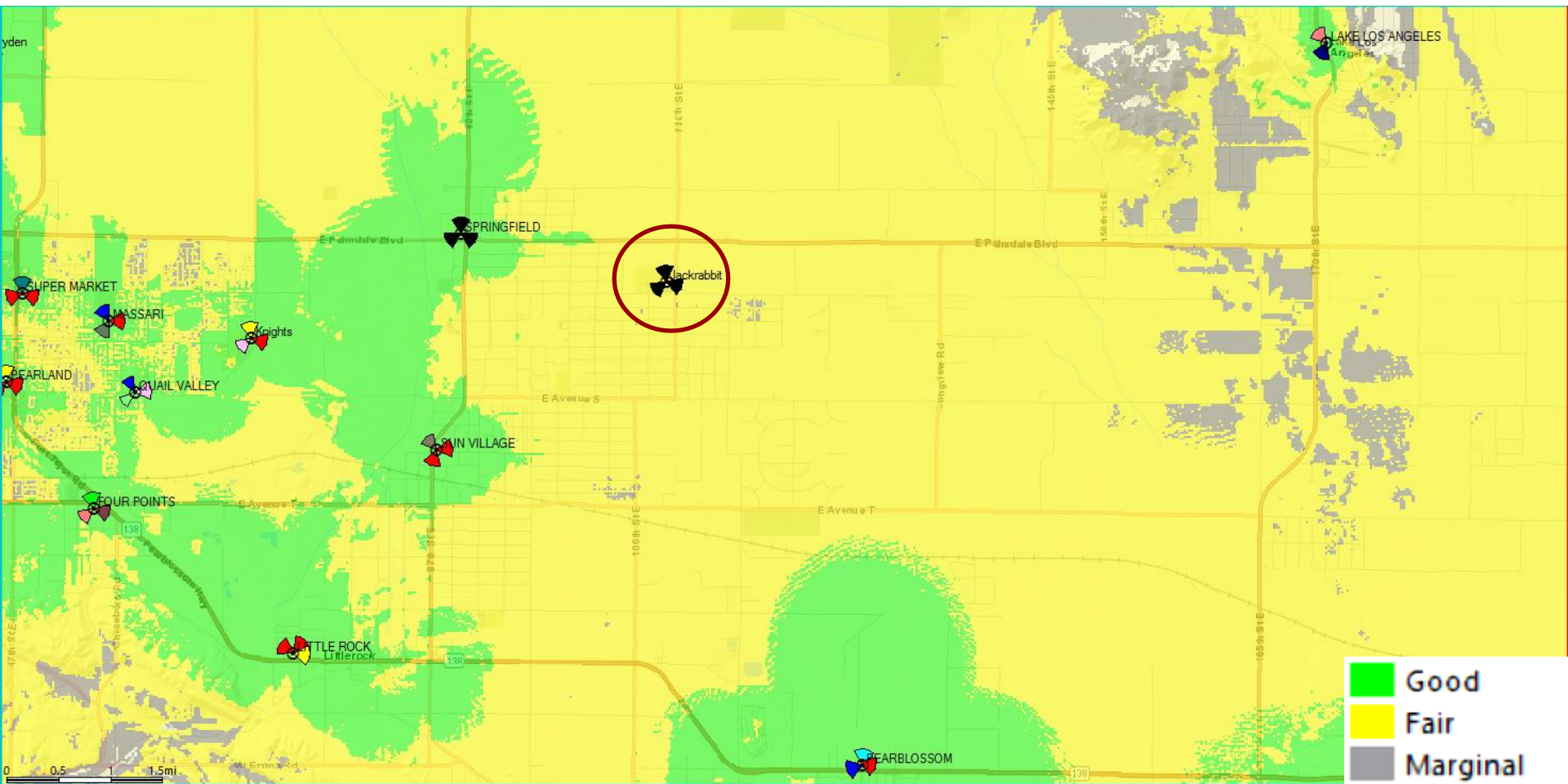


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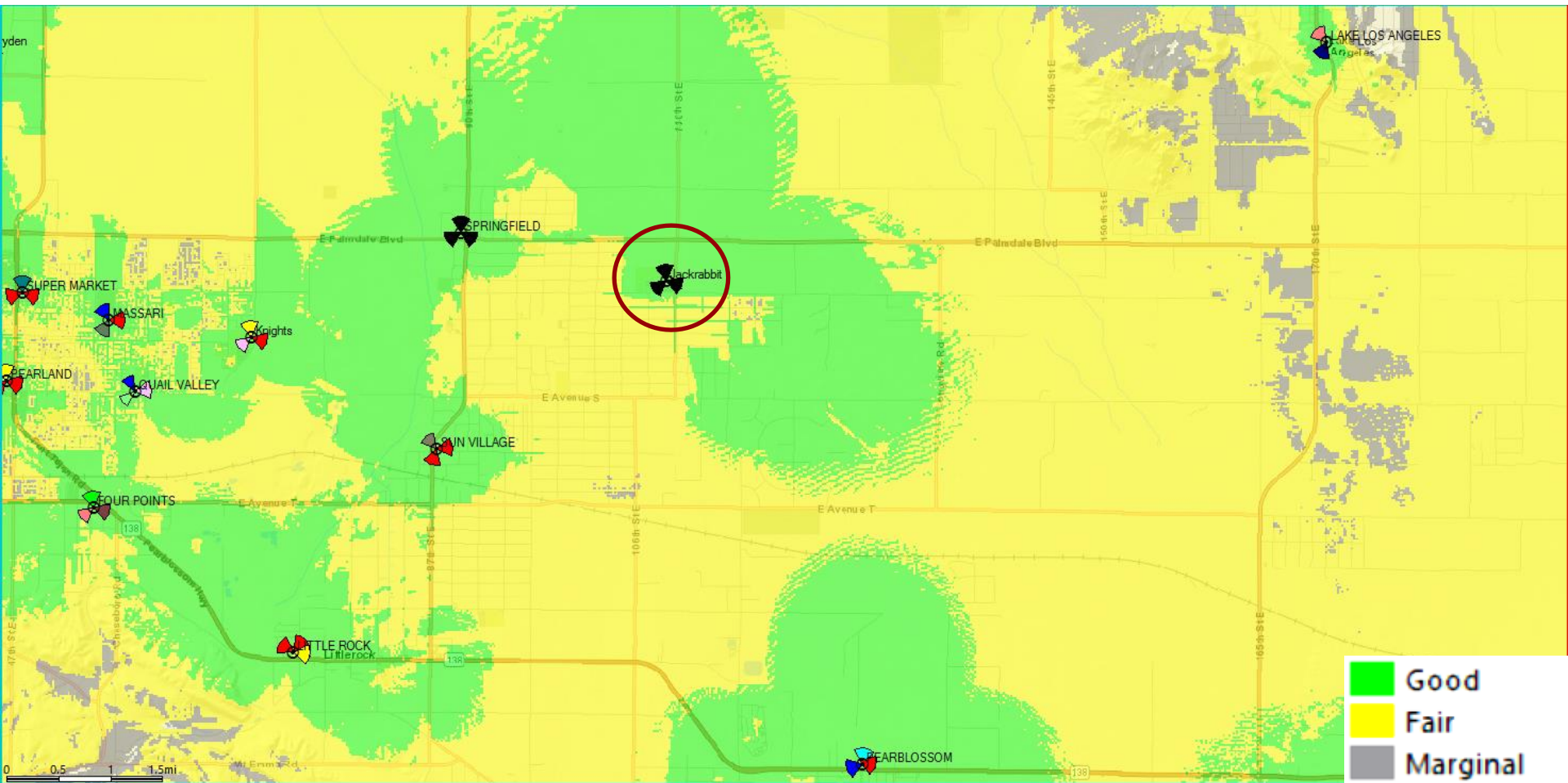
Jackrabbit General Map



Without Jackrabbit Coverage



With Jackrabbit Coverage





Delta Groups Engineering, Inc.

2362 McGaw Avenue, Irvine, CA 92614

Tel.: (949) 622-0333 Fax: (949) 622-0331

Verizon Wireless Proposed Wireless Communication Facility “Jackrabbit” Design Analysis

To the County of Los Angeles Department of Regional Planning and Ms. Soyeon Choi,

Verizon Wireless is proposing the construction of a Wireless Communication Facility (WCF) at 10833 E Avenue R., Littlerock, CA 93350, under the codename "Jackrabbit" (RPPL2022014120). On February 9th, 2023, Ms. Choi sent a comment letter regarding the proposed WCF, requesting supplemental information for the "Design Analysis." The Design Analysis includes two requests:

- i. Provide alternative designs that were considered and explain why they were deemed infeasible. The proposed design stands out from other existing light poles due to the mounted antennas and needs better disguise.
- ii. After reviewing alternative designs, staff may suggest a non-light pole design.

Verizon Wireless, Delta Groups Engineering, and the Antelope Valley Union School District, the landlord of the subject property, acknowledge the County's request but respectfully disagree with the requests.

The design for the proposed WCF was selected after extensive collaboration between Verizon Wireless and the landlord to ensure a design that satisfies all parties involved. Planning's request for multiple design choices would impose an additional burden on all parties in terms of creating, reviewing, and approving different designs for the proposed WCF. The landlord has stated that the light pole design is the only design they would approve at the proposed location. Please note that this same design was previously approved in 2018 under application number RPPL2017007312 but Verizon Wireless placed that project on hold and was never built.

The letter received from the Landlord and provided to you states that the proposed design of the WCF blends in with the surrounding area. The proposed light pole design would allow the Landlord to utilize the WCF design to provide “illumination of the concession area/tailgating area” during events and games at the proposed location. Approving this design would alleviate safety issues that the Landlord has encountered with portable stand floodlights and the safety hazards the portable stand floodlights pose. The Landlord has contracted a lighting manufacturer to ensure that the lights on the proposed design limit the glare and potential light pollution that the proposed design would create. The Landlord feels that the proposed design is the only design that would “provide both economic and functional benefit to the school and the community.” Altering the design to a non-light pole would be unsuitable for this site and deviating from the proposed design of a light pole would force the landlord to reject any other proposed designs for this site.

Verizon Wireless is mindful of the requests made by planning and has updated the design of the WCF to include additional screening on the antennas and to place the School's logos on the screening. The updated design was made to better disguise the antennas, but still allow Verizon Wireless to achieve Radio Frequency (RF) objectives for the community.

I have provided updated photo simulations of the proposed design along with this letter, which demonstrates that the updated design will blend in with the current development at the subject property while also providing additional utility as a light pole for the Landlord's events.

Verizon Wireless, Delta Groups Engineering, and the Landlord believe that the proposed design is the best and only suitable, design for the proposed location. Pursuing other design choices would create a situation where the Landlord would not be satisfied with any alternatives and reject other designs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Hasegawa", followed by a horizontal line.

Michael Hasegawa
Real Estate Specialist
Delta Groups Engineering, Inc.
2362 McGaw Avenue, Irvine, CA 92614
Phone: (626)374-8045
mhasegawa@deltagroups.com

April 11, 2023

Los Angeles County
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Littlerock High School Proposed Verizon Antenna Installation

To Whom It Concerns,

Verizon Wireless has approached the Antelope Valley Union High School District (AVUHSD) with a proposed antenna installation at Littlerock High School. AVUHSD has requested the installation be integrated into the existing stadium lighting, as depicted in the plans prepared by Delta Groups Engineering on behalf of Verizon and submitted to the County for Land Use Approval.

The Antelope Valley Union High School District would like the proposed lighting to be installed on the proposed pole to provide illumination of the concession area/tailgating area. This area is typically used at night only during home football games, so the lighting usage would be limited. The high school currently utilizes portable stand floodlights on tripods of the type used by general contractors to illuminate the area. These are typically no taller than 5' in height.

Due to the low mounting height of these lights, however, they direct their light in a horizontal beam, producing glare, pose potential tripping hazards from the extension cords used to power the lights and also pose personal injury hazards should the tripods be knocked over or persons come in accidental contact with the high temperature safety glazing that shields the bulbs. We would like to remedy these conditions by the array of lights mounted onto the new Verizon light pole.

As is typical for sport field light pole installations, in developing the construction documents for the light pole, the lighting manufacturer, Musco Lighting, will complete a photometric design that ensures that only the area desired to be illuminated will be illuminated. LED lighting fixtures will be specified, which provide far more precise lighting patterns which reduces glare and spillover. In addition, shields will be integrated, as needed, to further avoid glare and light spillover. As a result, the new lighting will not create light pollution or glare that will create a nuisance for the surrounding community.

In conclusion, this facility will provide both economic and functional benefit to the school and the community, and we respectfully request that the application presented by Verizon for entitlement of this installation be approved without further delay.

Sincerely,



Scott Fish
Director of Facility Development and Acquisition
Antelope Valley Union High School District