

February 25, 2025

Scott Dunaway
1114 State Street Unit 234
Santa Barbara, CA 93101

PROJECT NO. PRJ2021-001331-(5)
CONDITIONAL USE PERMIT NO. RPPL2021003482
APN No. 3033-012-037

Dear Scott Dunaway:

Hearing Officer Steven Jareb, by his action of **February 25, 2025**, 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 **March 11, 2025**. 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.

For questions or for additional information, please contact Christopher Keating of the North County Development Services Section at (213) 647-2467 or ckeating@planning.lacounty.gov.

Scott Dunaway
February 25, 2025
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Sincerely,
AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:CK

Enclosures: Findings, Conditions of Approval

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-001331-(5)
CONDITIONAL USE PERMIT NO. RPPL2021003482

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. **RPPL2021003482** on February 25, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the CUP was held on February 25, 2025, before the Hearing Officer. LA County Regional Planning staff (“staff”) presented the Project. Additionally, the agent representing the applicant provided testimony for the Project. The Hearing Officer modified Condition No. 36 to include a 90-day deadline for complying with the design modification of the monopole. No members of the public provided comments on the Project. The Hearing Officer approved the CUP with modifications to the recommended Findings and Conditions.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, American Tower (“permittee”), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of a 76-foot-tall monopole and appurtenant facilities, with a waiver to maintain the tower’s current height, for one carrier, Verizon (“Project”), on a property located at 20719 E Ave V-13 (“Project Site”) in the unincorporated community of Llano in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to County Code Sections 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W, Use Regulations) and 22.140.760 (Wireless Facilities).
4. **LOCATION.** The Project is located at 20719 E Ave V-13 within the Antelope Valley East Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 00-52 (“prior CUP”) was approved on February 12, 2001 to authorize the construction, operation, and maintenance of the subject WCF, a 76-foot-tall monopole; the prior CUP expired on February 12, 2021. Multiple Revised Exhibit “As” (“REAs”) were also authorized to replace microwave dishes and other equipment upgrades.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land 10 – One Dwelling Unit per Ten Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Antelope Valley East Zoned District and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030.C a CUP is required for wireless facilities, in compliance with County Code Section

22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP), in the A-2 Zone. Additionally, County Code Section 22.140.760.E (Wireless Facilities, Development Standards) applies to the Project.

8. SURROUNDING LAND USES AND ZONING

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

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL10	A-2-2	Storage, Vacant Land
EAST	RL10	A-2-2	Vacant Land
SOUTH	RL10	A-2-2	Vacant Land
WEST	RL10	A-2-2	Vacant Land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is comprised of one parcel: Assessor's Parcel Number ("APN") 3033-012-037. The Project Site is a 1.17-acre rectangular-shaped parcel with flat terrain. The Project Site contains an existing 576 square-foot single-family residence ("SFR") and the existing WCF. The WCF is located on the eastern side of the parcel and the existing SFR is located on the western section of the parcel.

B. Site Access

The Project Site is accessible from Pearblossom Highway, a public road with a 330-foot-wide right-of-way ("ROW"), via a private road leading to the Project Site. Pearblossom Highway (a mapped expressway) is currently improved with 35 feet of paving. The WCF is accessible via 207th Street East, a 16-foot wide private road.

C. Site Plan

The Site Plan depicts the subject WCF on the eastern section of the parcel, showing the monopole and appurtenant equipment area approximately 22 feet from the eastern rear property line. The elevations page of the site plan depicts the height of the existing WCF with a height of 76 feet to the top of the tower and antennas for the one existing carrier, Verizon. The highest appurtenance at the top of the tower extends up to 83 feet above grade level. Furthermore, the site plan details the general improvements to the WCF which include painting the monopole a uniform tan color. The Project does not propose any other modifications to the existing equipment or appurtenant facilities.

D. Parking

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

10. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") Section 15301 and the County environmental guidelines. The Project involves the continued use of an existing WCF with aesthetic modifications that do not expand beyond the existing development footprint, which will have no significant effect on the environment. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. The Project is nearby a scenic drive, Pearblossom Highway, which is a designation in the Area Plan. However, the Project is over 1,000 feet from the scenic drive and is adequately buffered. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

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

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspapers (Antelope Valley Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 6, 2025, a total of 24 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 18 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL10 land use designation is intended for single-family homes at a maximum density of one dwelling unit per ten acres as well as agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area and includes lands with environmental features that are not appropriate for intense development requiring urban services. Although WCFs are not specifically mentioned in the RL10 land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses such as SFRs. Specific allowable uses in the RL10 land use designation are determined by the underlying zoning designation.

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

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

The Project is a vital part of the existing telecommunications infrastructure in the area. Based on the provided propagation maps, the WCF provides essential coverage along Pearblossom Highway. Without the WCF, there would be a coverage gap caused by the lack of high-band infrastructure in the immediate area for customers and travelers along a major regional transportation corridor.

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

The Project will help provide continued wireless telecommunications service in the area. The Project will lessen the visual impact of the existing WCF by incorporating an aesthetic modification to paint the monopole a uniform tan color. Furthermore, the existing tower serves one carrier, Verizon, with the ability to co-locate additional carriers in the future.

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

The Project provides critical wireless infrastructure for local residents and motorists driving on Pearblossom Highway.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2-2 zoning classification as WCFs are permitted in this 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, Use Regulations). A WCF can be permitted through a Site Plan Review (“SPR”) if it complies with all applicable development standards. However, if it does not fully comply, such as the subject Project, then a CUP is required. The Project requires a CUP pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP Application Requirements) because it is a macro facility that does not meet all the required development standards of County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The application was filed in 2021, however the application was not deemed complete until 2024; as such, the Project is subject to the Wireless Facilities Ordinance pursuant to County Code Section 22.140.760 adopted January 10, 2023.

16. **DESIGN.** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.760.E except for height of the monopole. The WCF design is deemed appropriate for the surrounding area, which is primarily vacant land in a rural area. The Project is visible from Pearblossom Highway, which is located approximately 1,000 feet south of the subject WCF location. Pearblossom Highway is a designated scenic drive in the Area Plan; however, it is not a scenic highway. Furthermore, the surrounding existing land uses are primarily undeveloped land, with an SFR and storage use on an adjacent parcel. The Project involves aesthetic modifications consisting of painting the monopole a uniform tan color to reduce the visual impact from Pearblossom Highway. The arm mount length is one foot and 11 inches, under the two foot maximum pursuant to County Code Section

22.140.760.E.2 (Wireless Facilities, Development Standards, Additional standards for monopoles). The appurtenant facilities are properly screened with fencing and consistent with the design requirements pursuant to County Code Section (22.140.760.E.1.d.iii (Wireless Facilities, Development Standards, Design Standards, Associated Equipment). Staff considered alternative camouflaging techniques but deemed the proposed aesthetic modification as sufficient because of the low visual impact due to the tower's location. The only development standard that is not in compliance is the height of the existing monopole. Pursuant to County Code Section 22.140.760.E.1.c.i. (Wireless Facilities, Development Standards, General Standards, Height), the WCF may be a maximum height of 75 feet without requesting a waiver. The existing tower is 76 feet tall and therefore not in compliance. Therefore, a CUP is required for this WCF rather than an SPR, and a waiver from this design standard is needed.

17. HEIGHT. The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2), which does not specify a maximum height for non-single-family residences. The WCF Ordinance, pursuant to County Code Section 22.140.760.E.1.c.i, specifies the maximum height for WCFs in the Agricultural zones as 75 feet. The proposed WCF is 76 feet tall, and therefore requires a waiver pursuant to Section 22.140.760.L (WCF Waivers).

18. LOCATION. The Hearing Officer finds that the Project complies with the location requirements for a WCF in Zone A-2, pursuant to County Code Section 22.140.760.E.1.b (WCF Development Standards, Location), which requires WCFs to not encroach into required setback areas, and County Code Section 22.140.760.H.1 (Standards for WCFs Subject to CUP, Location), which requires that WCFs be located and designed to minimize visual impacts to vistas from adopted scenic highways and ridgelines and to be located to minimize visual impacts to adjacent residences and historic resources. Additionally, the WCF is not located in a Significant Ecological Area or Coastal Area. The subject WCF is consistent with the minimum yard (setback) standards identified in County Code Section 22.16.050, which requires a minimum side yard setback of five feet, minimum front yard setback of 20 feet, and minimum rear yard setback of 15 feet in the A-2 Zone. The proposed WCF enclosure is located approximately 22 feet from the rear lot line on the east, approximately 32 feet from the side lot line on the south, approximately 236 feet from the front lot line on the west, and approximately 76 feet from the side lot line on the north. The WCF location is not visible from an adopted scenic highway, as no such highways are located in the area. The subject WCF is an existing facility that is not located near residential areas, historic resources or public areas from which it would be highly visible. Pearblossom Highway is designated as a Priority Scenic Drive in the Area Plan. It is visible from Pearblossom Highway, which is 1,000 feet south of the WCF, but the proposed aesthetic modification will further reduce the visual impacts.

19. PARKING. The Hearing Officer finds that the Project Site has adequate parking facilities to serve the Project. The County Code does not include a specific standard for parking for WCFs. Pursuant to County Code Section 22.112.070.B (Required Parking Spaces) of the County Code, the required parking provided for uses not specified in the County Code shall be determined by the Director in an amount

sufficient to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property and the site plan depicts a large open area east of the subject WCF which is sufficient to provide parking for the vehicles which are needed for routine maintenance of the WCF. No designated parking space is required for the Project.

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

CONDITIONAL USE PERMIT FINDINGS

- 21. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The Project is consistent with the land use designation in the Area Plan which is intended primarily for low-density residential development and agricultural uses. The existing WCF is a necessary form of telecommunications infrastructure for residential and rural communities. WCF development, such as the Project, is consistent with the RL10 land use designation.
- 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 permittee has provided cellular service coverage maps to demonstrate the necessity of continuing the operation of the existing WCF because it provides vital telecommunications infrastructure for the area. Based on the propagation maps, the WCF provides important coverage along Pearblossom Highway, which is a regional transportation corridor. Without the WCF, there would be a coverage gap, particularly for motorists driving on Pearblossom Highway. The proposed WCF is located approximately 190 feet from the nearest residence, located on the subject parcel. Furthermore, the surrounding land uses are residential and storage, with most land primarily undeveloped. The Project involves aesthetic modifications consisting of painting the monopole a uniform tan color to reduce the visual impact from Pearblossom Highway. The design makes it less likely to result in concerns about potential adverse visual impacts to the surrounding area.
- 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 Project meets all setback requirements, parking, and all other development standards pursuant to County Code Sections 22.16.050 and 22.140.760.E, except for the height, and a waiver is requested for the height to allow the existing 76-foot high

tower to remain, taller than the maximum 75 feet height limit would otherwise apply. The Project Site is sufficiently large to accommodate the subject WCF. The Project is compatible with the uses in the surrounding area.

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 existing WCF is an unmanned facility that only requires occasional maintenance, and therefore unlikely to generate significant traffic. Further, the WCF is accessible via a private road from Pearblossom Highway, a proposed expressway on the County Master Plan of Highways with a 330-foot ROW, and the Project Site has adequate capacity to accommodate the Project's maintenance activities.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

25. The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L. The WCF complies with all design requirements of the section except for the standard height with a maximum of 75 feet in the A-2-2 Zone, pursuant to County Code Section 22.140.760.E.C (Wireless Facilities, Development Standards, Height). The 76-foot-tall monopole is one foot over the maximum height, so a waiver is required. Granting the waiver is necessary to allow the continued operations of the WCF and maintaining the tower at 76 feet does not compromise public safety. The WCF also does not encroach into any required setbacks for structures. The proposed design also includes painting the monopole a uniform tan color to conform to design requirements pursuant to County Code Section 22.140.760.E.1.d (Wireless Facilities, Development Standards, Design Standards).
26. The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location. The existing monopole is visible from Pearblossom Highway. The surrounding land is primarily undeveloped rural land. The Project Site contains a 576 square-foot SFR, and the adjacent property, 20710 Pearblossom Highway, contains an SFR and storage building. The Project involves aesthetic modifications consisting of painting the monopole a uniform tan color to reduce the visual impact from Pearblossom Highway. Staff considered alternative camouflaging techniques but deemed the proposed aesthetic modification as sufficient because of the low visual impact of the existing tower's location.
27. The Hearing Officer finds that a waiver of the standard height for the monopole is justified pursuant to County Code Section 22.140.760.L (WCF Waivers) and the permittee has established that the denial of the application would:

a. Prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision;

b. Otherwise violate applicable laws or regulations; or

c. Require a technically infeasible design or installation of a wireless facility.

The existing 76-foot-tall monopole exceeds the standard 75-foot height allowed with an SPR by one foot. The current design is sufficient, as the subject WCF is located far from surrounding land uses and the visual impacts will be further minimized with the proposed aesthetic changes. The subject WCF is a crucial component of the local telecommunications network, and denial of the request would result in a coverage gap for the surrounding area; thus, it is essential to maintain the existing height of the monopole and grant the waiver.

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

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities). footprint, which will have no significant effect on the environment. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. The Project is nearby a scenic drive, Pearblossom Highway, which is a designation in the Area Plan. However, the Project is over 1,000 feet from the scenic drive and is adequately buffered. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features

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

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The permittee has established that denial of the application would:
 - a. Prohibit or effectively prohibit the provision of personal wireless service, Pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision;
 - b. Otherwise violate applicable laws or regulations; or
 - c. Require a technically infeasible design or installation of a wireless facilityTherefore, A waiver of the standard for the height of the monopole is justified pursuant to County Code Section 22.140.760.L (WCF Waivers).

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021003482**, subject to the attached conditions.

ACTION DATE: February 25, 2025

SD:CK
February 11, 2024

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-001131-(5)
CONDITIONAL USE PERMIT NO. RPPL2021003482**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing wireless communications facility (“WCF”) consisting of a 76-foot-tall monopole and appurtenant facilities for one carrier, Verizon, with a waiver to maintain the tower’s current height, in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone (“Project”), located at 20719 E Avenue V-13 (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("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 February 25, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved

site plan on file. The Permittee shall deposit with the County the sum **\$3,528.00**, 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 **\$441.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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

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 **April 28, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

18. This grant shall authorize the continued operation and maintenance of an unmanned WCF, consisting of a 76-foot-tall monopole and appurtenant facilities.
19. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
20. Upon completion of modifications 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.
21. 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.
22. 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.
23. 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 unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.

24. 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 and maintained as depicted in the photo simulations presented at the public hearing.
25. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed 76 feet above finished grade of the existing concrete pad, as shown on the Exhibit "A".
27. The Permittee shall maintain current contact information with Zoning Enforcement.
28. 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.
29. 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 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.
30. Upon request, the Permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
31. 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.
32. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron, or other durable materials approved by LA County Planning. New or replacement fencing consisting of chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
33. 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. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by Zoning Enforcement and any other government agency. In the event the facility is not so removed within 90 days after the Permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the Permittee's expense.
34. Appurtenant equipment boxes shall be screened or camouflaged.

PROJECT SITE-SPECIFIC CONDITIONS

35. 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.
36. The monopole shall be painted a uniform tan color, as shown on the Exhibit "A," by **May 26, 2025.**