

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: June 11, 2024

HEARING DATE: June 25, 2024                      AGENDA ITEM: #5

PROJECT NUMBER: PRJ2023-001937

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2023002816

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 41324 30th Street W, Quartz Hill

OWNER: Benedicto Guerreo

APPLICANT: Sonal Thakur, Eukon Group

PUBLIC MEETINGS HELD: N/A (Project is not subject to ISO)

CASE PLANNER: Christopher Keating, Regional Planner  
CKeating@planning.lacounty.gov

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### RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-001937, Conditional Use Permit (“CUP”) No. RPPL2023002816, 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.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2023002816 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- CUP to authorize the construction, operation, and maintenance of a new wireless communication facility (“WCF”) consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities located on a property 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).

**B. Project**

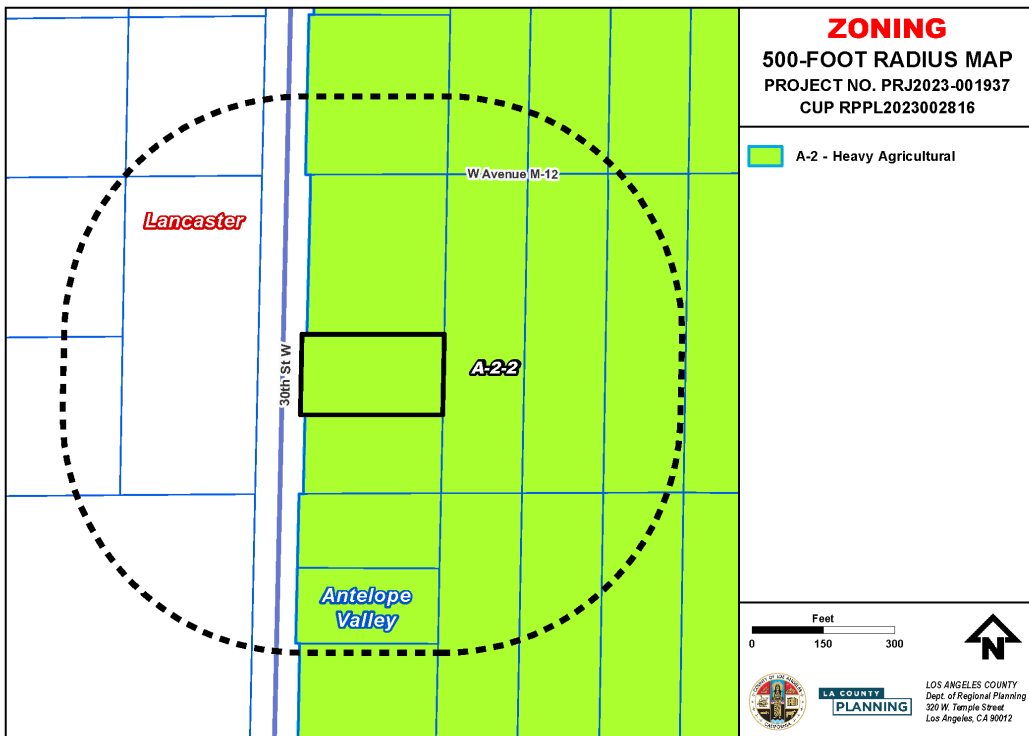
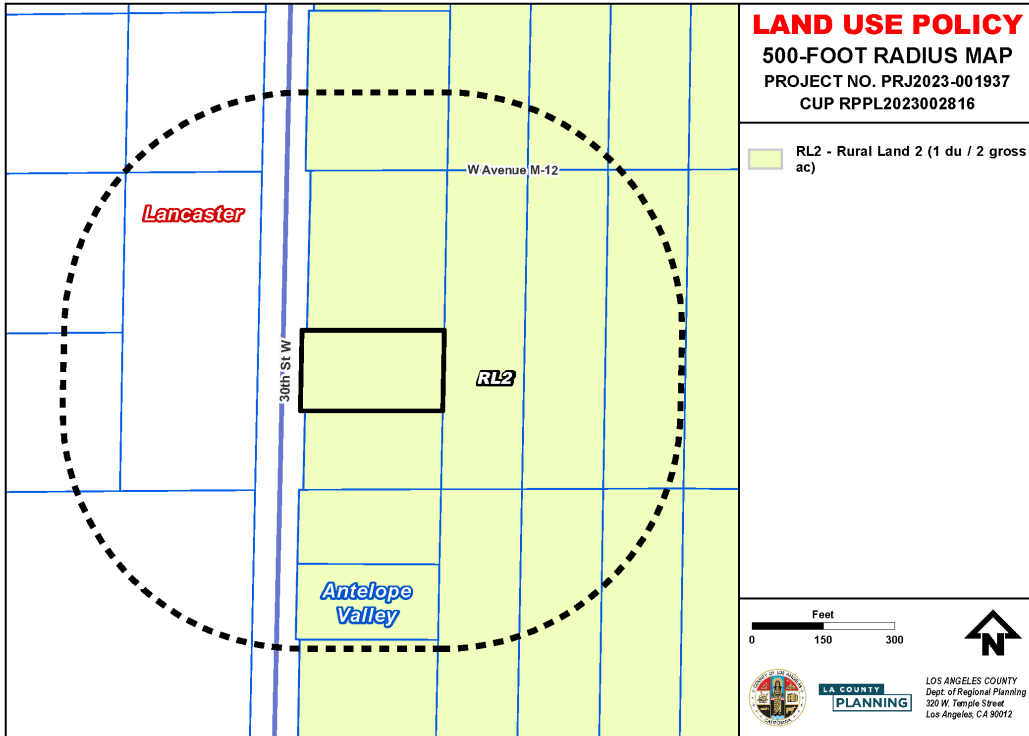
Eukon Group (“applicant”) requests a CUP to authorize the construction, operation, and maintenance of a new WCF consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities for one (1) carrier, AT&T (“Project”), located at 41324 30th Street W (“Project Site”) within the A-2-2 zone in the Quartz Hill Zoned District. The Project applicant is also requesting a nine-foot rear yard setback in-lieu of the 15-foot rear yard setback requirement, a six-foot reduction, pursuant to County Code Section 22.140.760.L (Wireless Facilities. Waivers). This reduction is being requested to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest right-of-way (“ROW”), 30th Street W.

The Project Site is comprised of one (1) parcel: Assessor’s Parcel Number (“APN”) 3111-004-002. The subject property is a 1.16-acre rectangular parcel. The Project Site contains an existing single-family residence (“SFR”). The proposed WCF is approximately 170-feet east of the existing SFR on the Project Site. In addition, the Project Site contains an existing shed and animal shelter. The Project Site is accessible via 30th Street W, a designated Major Highway on the County Master Plan of Highways with a 90-foot-wide ROW. 30th Street W is currently improved with 38 feet of paving.

**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-2-2	SFR
NORTH	RL2	A-2-2	SFRs
EAST	RL2	A-2-2	SFRs
SOUTH	RL2	A-2-2	SFRs
WEST	City of Lancaster	City of Lancaster	Vacant



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6009	A-2-2	July 8, 1952

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
None	NA	NA

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
None	NA	NA

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is surrounded by SFRs in the immediate vicinity. The subject parcel is a 1.16-acre rectangular shaped parcel, adjacent to 30th Street W, a designated Major Highway on the County Master Plan of Highways with a 90-foot-wide ROW. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the nearby rural and residential communities.

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

Based on the propagation maps, the WCF provides important coverage, along 30th Street W, Avenue N, and surrounding areas, that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for motorists driving on 30th Street W, a designated Major Highway. The proposed WCF is located approximately 170-feet from the nearest residence, the existing SFR on the Project Site. However, the WCF is fully camouflaged as a water tank. The stealth design feature makes it less likely to result in concerns about potential adverse visual impacts to the surrounding area.

**C. Design Compatibility**

The Project is visible from the nearest road, 30th Street W, and is approximately 260-feet from the ROW. The initial design of the WCF was proposed as a faux-monopine tree. After receiving input from staff on the pending application, the permittee proposed modifications to the design of the tower and appurtenant facilities because the WCF site is in a high-wind area. Monopines are expressly discouraged in high-wind areas in the County Wireless Facilities Guidelines. The proposed design is a fully camouflaged 65-foot-tall, elevated faux water tank with an eight-foot-tall block wall screening the equipment and appurtenant facilities.

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

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

### **ZONING ORDINANCE CONSISTENCY**

The Project is requesting a reduction in the required rear yard setback from 15-feet to nine-feet to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest ROW, 30th Street W, pursuant to County Code Section 22.140.760.L (Wireless Facilities, Waivers). In addition, the location was chosen to distance the tower from the existing SFR. The Project complies with all other applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision. Findings) and 22.140.760.I (Wireless Facilities. Findings) of the County Code. The Burden of Proof form with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (“CEQA”) Section 15303 and the County environmental guidelines. The Project is a new WCF on an already developed property with an existing SFR. 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 near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

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

Staff has not received any comments at the time of report preparation. No review by County departments is required based on the scope of the Project.

#### **B. Other Agency Comments and Recommendations**

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

#### **C. Public Comments**

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

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Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
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	Photos
EXHIBIT I	Coverage Maps
EXHIBIT J	Photosimulations

**CODE COMPLIANCE**

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

- |  |   |
|--|---|
| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE            |
| 2. 2022 CALIFORNIA BUILDING CODE       | 7. ANY LOCAL BUILDING CODE AMENDMENTS   |
| 3. 2022 CALIFORNIA ELECTRIC CODE       | 8. CITY/COUNTY ORDINANCES               |
| 4. 2022 CALIFORNIA MECHANICAL CODE     | 9. ANSI / TIA-222 STRUCTURAL CODE       |
| 5. 2022 CALIFORNIA PLUMBING CODE       | 10. NFPA 780 - LIGHTING PROTECTION CODE |

**HANDICAP REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

**GENERAL NOTES**

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

**SITE NUMBER: CLL04645**

**PACE#: MRLOS077792**

**FA#: 12889590**

**USID#: 326358**



**PROJECT: NSB**  
**SITE TYPE: WATER TOWER**  
**SITE ADDRESS: 41324 30TH ST.**  
**PALMDALE, CA 93551**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		

**APPROVALS**

**PROJECT DESCRIPTION**

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (1) PROPOSED 65'-0" TALL WATER TOWER
- (16) PROPOSED AT&T PANEL ANTENNAS
- (36) PROPOSED AT&T RRUS
- (6) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSORS
- (2) PROPOSED AT&T GPS ANTENNAS
- (2) PROPOSED AT&T PURCELL CABINET
- (1) PROPOSED AT&T POWER PLANT
- (1) PROPOSED AT&T BATTERY CABINET
- (1) PROPOSED AT&T 20KW 120GAL. DIESEL GENERATOR
- (1) PROPOSED AT&T 30'X30' CMU ENCLOSURE
- (1) PROPOSED AT&T H-FRAME
- (2) UTILITY TRENCHES
- (1) CIENA PANEL
- (1) TELCO BOX
- (1) ELECTRICAL PANEL
- (1) STEP-UP TRANSFORMER
- (1) STEP DOWN TRANSFORMER



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**UNDERGROUND SERVICE ALERT**  
**UTILITY NOTIFICATION CENTER OF CALIFORNIA**  
**(800) 422-4133**  
**WWW.CALIFORNIA811.ORG**

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

**SITE INFORMATION**

PROPERTY OWNER: BENEDICTO GUERRERO	TOWER OWNER: AT&T
ADDRESS: 41324 30TH STREET WEST, PALMDALE, CA 93551	ADDRESS: 1452 EDINGER AVE., 3RD FLOOR TUSTIN, CA 92780
COUNTY: LOS ANGELES	TOWER CO SITE ID: N/A
ZONING JURISDICTION: COUNTY OF LOS ANGELES	TOWER APP NUMBER: N/A
ZONING DISTRICT: A-2-2	LATITUDE (NAD 83): 34° 38' 0.621" N
PARCEL NUMBER: 3111-004-002	34.6335060
OCCUPANCY GROUP: U	LONGITUDE (NAD 83): 118° 10' 56.01" W
CONSTRUCTION TYPE: II-B	-118.182225
POWER COMPANY: TBD	
TELEPHONE COMPANY: TBD	
LEASE AREA: 900 SQ. FT.	

**VICINITY MAP**



**AERIAL VIEW**



**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
LS-1	SITE SURVEY	0
LS-2	SITE SURVEY	0
A-1	SITE PLAN	1
A-1.1	ENLARGED SITE PLAN	1
A-2	EQUIPMENT PLAN	1
A-3	ANTENNA PLAN AND SCHEDULE	1
A-4	ELEVATIONS	1

DRAWN BY: BA/MG	UTILITIES CHECKED BY: DB/KD	A&E CHECKED BY: RB
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**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/06/23	90% ZONING DRAWINGS
0	05/05/23	100% ZONING DRAWINGS
1	10/17/23	JX COMMENTS

**PROJECT INFORMATION**

**CLL04645**  
41324 30TH ST.,  
PALMDALE, CA 93551

**SHEET TITLE**

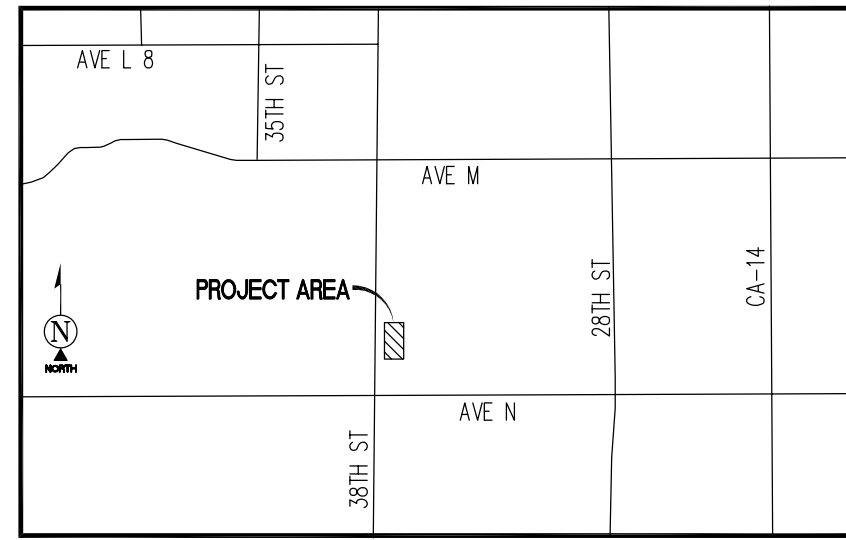
**TITLE SHEET**

**SHEET NUMBER**

**T-1**

**DRIVING DIRECTIONS**

- DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780
- DEPART 1452 EDINGER AVE AND HEAD NORTH ON EDINGER AVE. TOWARDS I-5.
  - HEAD SOUTHEAST ON INDUSTRIAL DR. GO FOR 479 FT.
  - TURN LEFT ONTO RED HILL AVE. GO FOR 0.1 MI.
  - TURN LEFT ONTO EDINGER AVE. GO FOR 0.5 MI.
  - TURN LEFT ONTO NEWPORT AVE. GO FOR 0.3 MI.
  - TURN RIGHT AND TAKE RAMP ONTO CA-55 N (COSTA MESA FWY). GO FOR 1.0 MI.
  - TAKE EXIT 10B TOWARD SANTA ANA ONTO I-5 N (SANTA ANA FWY). GO FOR 32.6 MI.
  - CONTINUE ON I-5 N (GOLDEN STATE FWY) TOWARD SACRAMENTO. GO FOR 26.9 MI.
  - TAKE THE EXIT TOWARD PALMDALE/LANCASTER ONTO CA-14 N (ANTELOPE VALLEY FWY). GO FOR 38.8 MI.
  - TAKE EXIT 39 TOWARD AVENUE N. GO FOR 0.2 MI.
  - TURN LEFT ONTO W AVENUE N. GO FOR 1.8 MI.
  - TURN RIGHT ONTO 30TH ST W. GO FOR 0.2 MI.
  - 41324 30TH ST W PALMDALE, CA 93551-1368



VICINITY MAP  
N.T.S.

**SURVEY DATE**  
06/02/2023

**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 FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99980538

**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 #06037C0420F, 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.

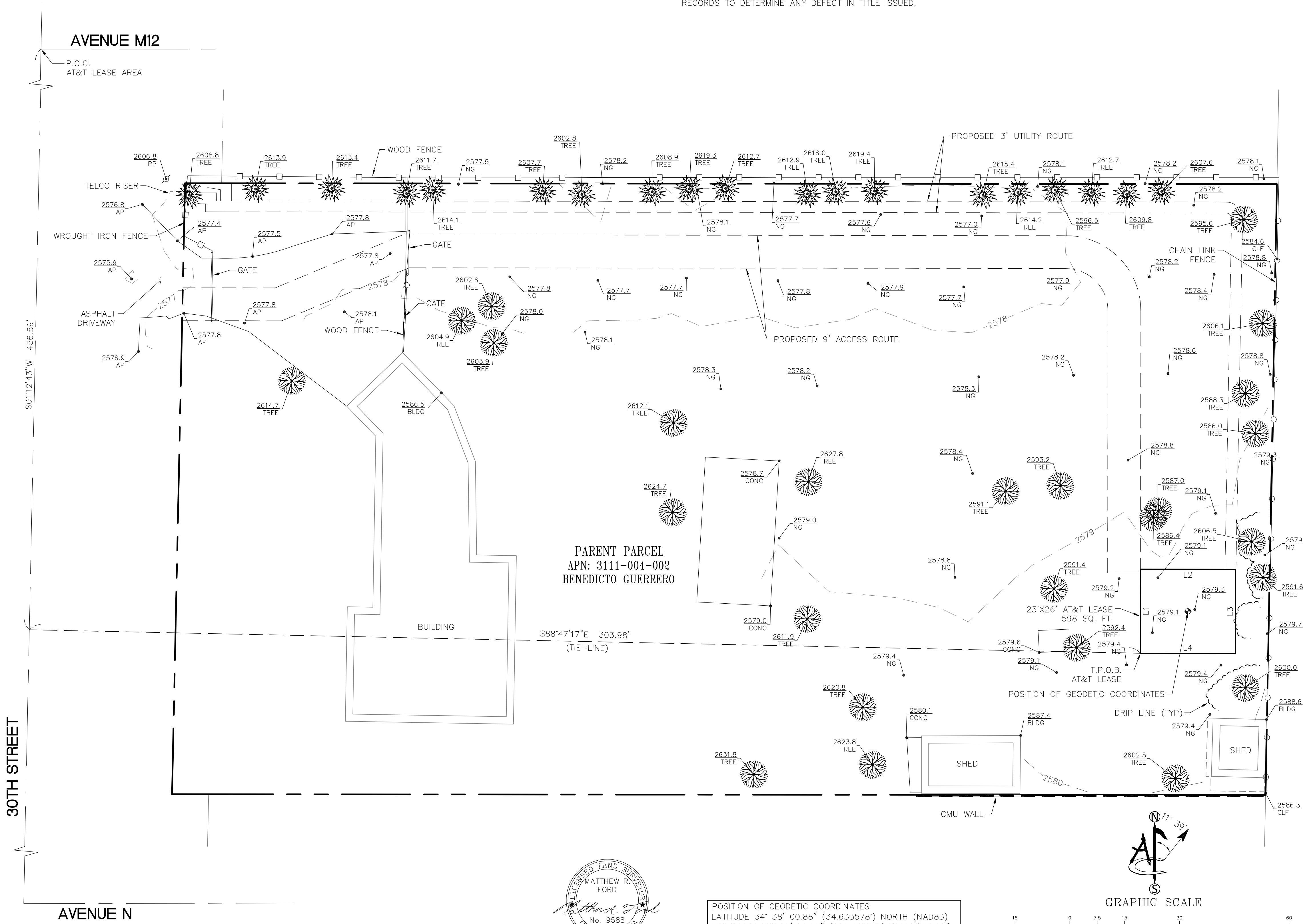
**LEGEND**

- AP ASPHALT
- BLDG TOP OF BUILDING
- CLF CHAIN LINK FENCE
- CMU CONCRETE MASONRY UNIT
- CONC CONCRETE
- NG NATURAL GRADE
- UTILITY POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- TREES
- PINE TREES

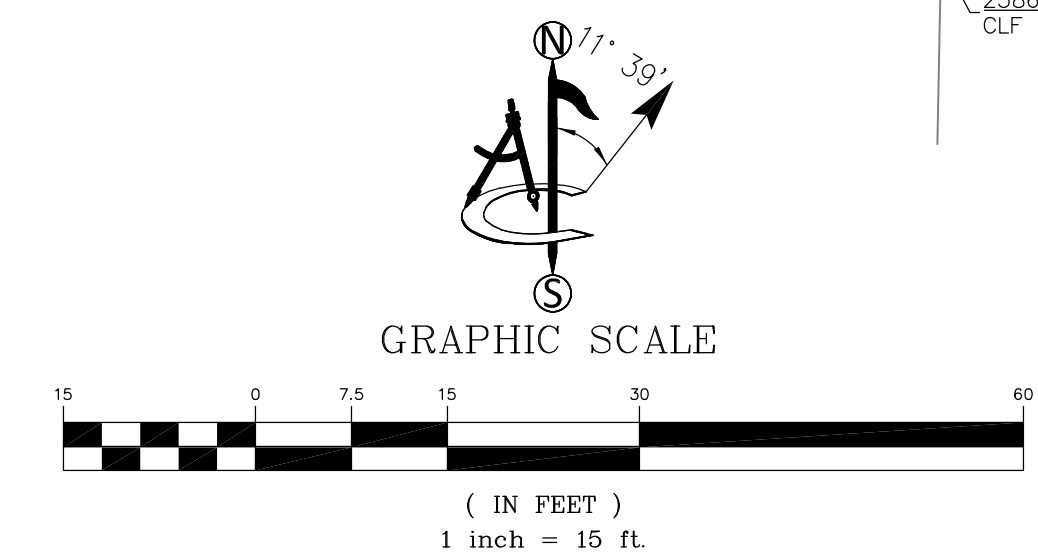
- CMU WALLS
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- STREET CENTERLINES
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL

Line Table

Line #	Length	Direction
L1	23.00	N0°04'08"E
L2	26.00	S89°55'52"E
L3	23.00	S0°04'08"W
L4	26.00	N89°55'52"W



POSITION OF GEODETIC COORDINATES  
 LATITUDE 34° 38' 00.88" (34.63578°) NORTH (NAD83)  
 LONGITUDE 118° 10' 56.15" (118.182264°) WEST (NAD83)  
 GROUND ELEVATION @ 2579.3' (NAVD88)



APPLICANT:

1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company  
 65 POST, SUITE 1000  
 IRVINE, CA 92618  
 TEL: (949) 553-8566  
 www.eukongroup.com

DRAWN BY: CK  
 CHECKED BY: MF

REVISIONS:

REV	DATE	DESCRIPTION
0	06/23/23	LEGAL DESCRIPTIONS (RH)
A	06/07/23	PRELIMINARY (CK)

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

PROJECT INFORMATION:

CLL04645  
 41324 30TH STREET  
 PALMDALE, CA 93551  
 LOS ANGELES COUNTY

SHEET TITLE:  
**SITE SURVEY**

SHEET NUMBER:  
**LS-1**



**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92019999-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 2, 2023. 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. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: PRIVATE STREET AFFECTS: AS SHOWN AS SAID MAP (NOTHING TO PLOT)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY AND THE POSTAL TELEGRAPH CABLE COMPANY PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS RECORDING NO: BOOK 10164, PAGE 367 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY RECORDING NO: BOOK 62, PAGES 32 AND 33 OF RECORD OF SURVEY (NOTHING TO PLOT)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WHITE FENCE FARMS MUTUAL WATER CO., A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JUNE 9, 1949 RECORDING NO: BOOK 30276, PAGE 396 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDING DATE: JUNE 9, 1949 RECORDING NO: BOOK 30279, PAGE 99 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (DOCUMENT ILLEGIBLE - NOT PLOTTED)

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: OCTOBER 6, 1949 RECORDING NO: BOOK 31171, PAGE 71 OF OFFICIAL RECORDS (NOTHING TO PLOT)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC ROAD AND HIGHWAY RECORDING DATE: JANUARY 12, 1960 RECORDING NO: BOOK D717, PAGE 892 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

9. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$341,500.00 DATED: JUNE 22, 2021 TRUSTOR/GRANTOR: BENEDICTO GUERRERO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY TRUSTEE: PACIFIC COAST TITLE-FTB CA BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR SIGN ON THE LINE INC., A CORPORATION LOAN NO.: 210609906 RECORDING DATE: AUGUST 6, 2021 RECORDING NO: 2021-1211503 OF OFFICIAL RECORDS (BLANKET IN NATURE)

10. 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. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

**LESSOR'S LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE SOUTH HALF OF PARCEL 33, OF RECORD OF SURVEYS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 32 AND 33 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH ONE HALF THEREOF.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDRO-CARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED OF RECORD

**AT&T LEASE AREA LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF PARCEL 33, OF RECORDS OF SURVEYS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 32 AND 33 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

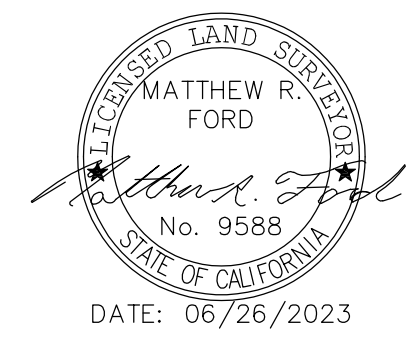
COMMENCING AT THE INTERSECTION OF 30TH STREET AND AVENUE M12

THENCE, ALONG THE CENTERLINE OF 30TH STREET, SOUTH 01 DEGREES 12 MINUTES 43 SECONDS WEST, A DISTANCE OF 456.59 FEET;

THENCE, LEAVING SAID CENTERLINE, SOUTH 88 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 303.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 598 SQUARE FEET OR 0.013 ACRES OF LAND MORE OR LESS.



APPLICANT:  
  
1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:  
  
an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
www.eukongroup.com

DRAWN BY: CK  
CHECKED BY: MF

REVISIONS:

REV	DATE	DESCRIPTION
0	06/23/23	LEGAL DESCRIPTIONS (RH)
A	06/07/23	PRELIMINARY (CK)

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

PROJECT INFORMATION:  
CLL04645  
41324 30TH STREET  
PALMDALE, CA 93551  
LOS ANGELES COUNTY

SHEET TITLE:  
**NOTES**

SHEET NUMBER:  
**LS-2**

**NOTES:**

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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3RD FLOOR  
TUSTIN, CA 92780



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IRVINE, CA 92618  
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BA/MG	DB/KD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/06/23	90% ZONING DRAWINGS
0	05/05/23	100% ZONING DRAWINGS
1	10/17/23	JX COMMENTS

**PROJECT INFORMATION**

CLL04645  
41324 30TH ST.,  
PALMDALE, CA 93551

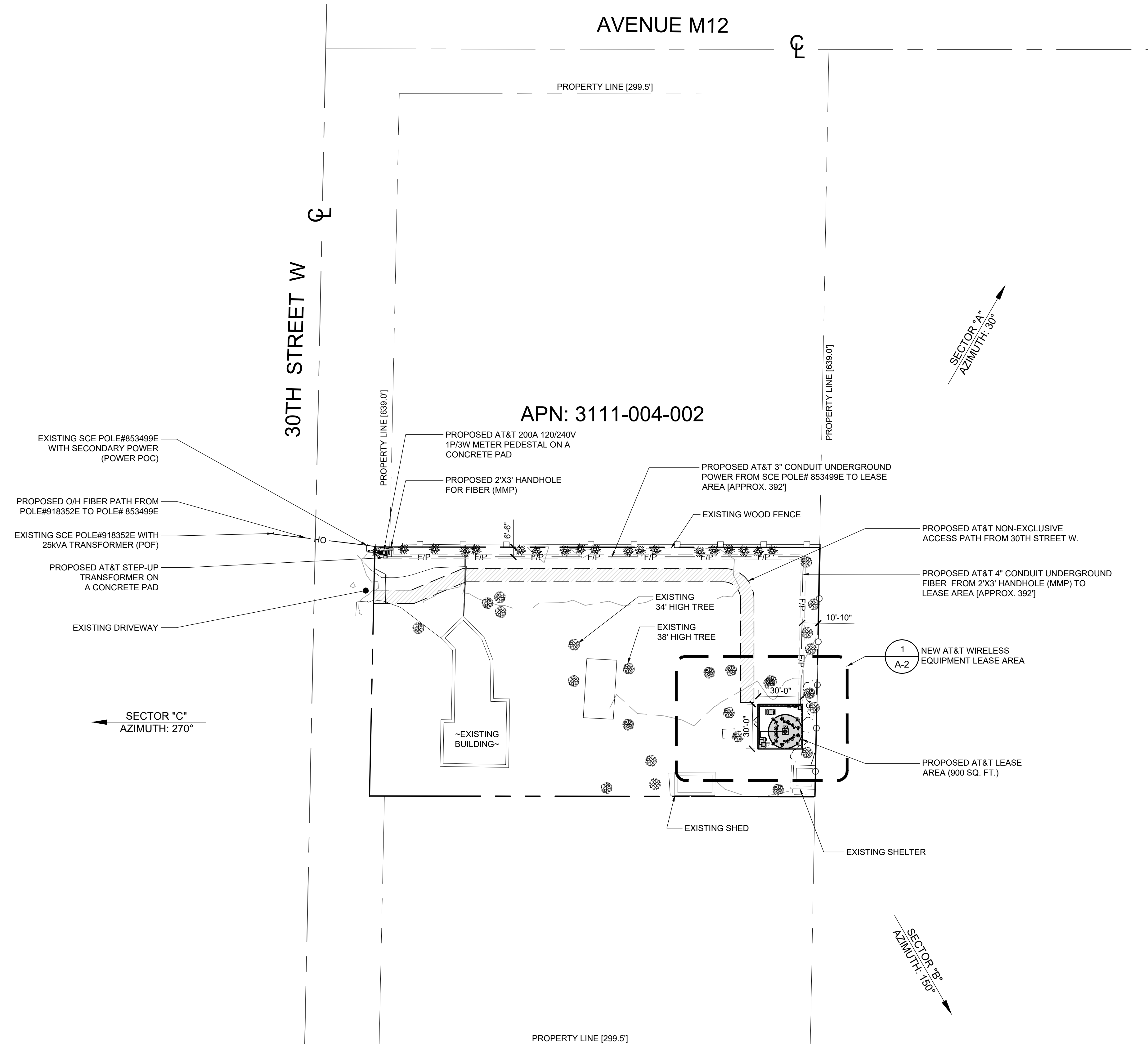
**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

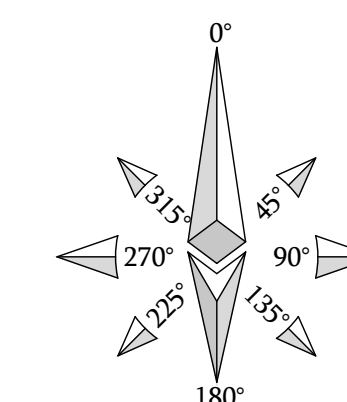
**A-1**

**SITE PLAN**



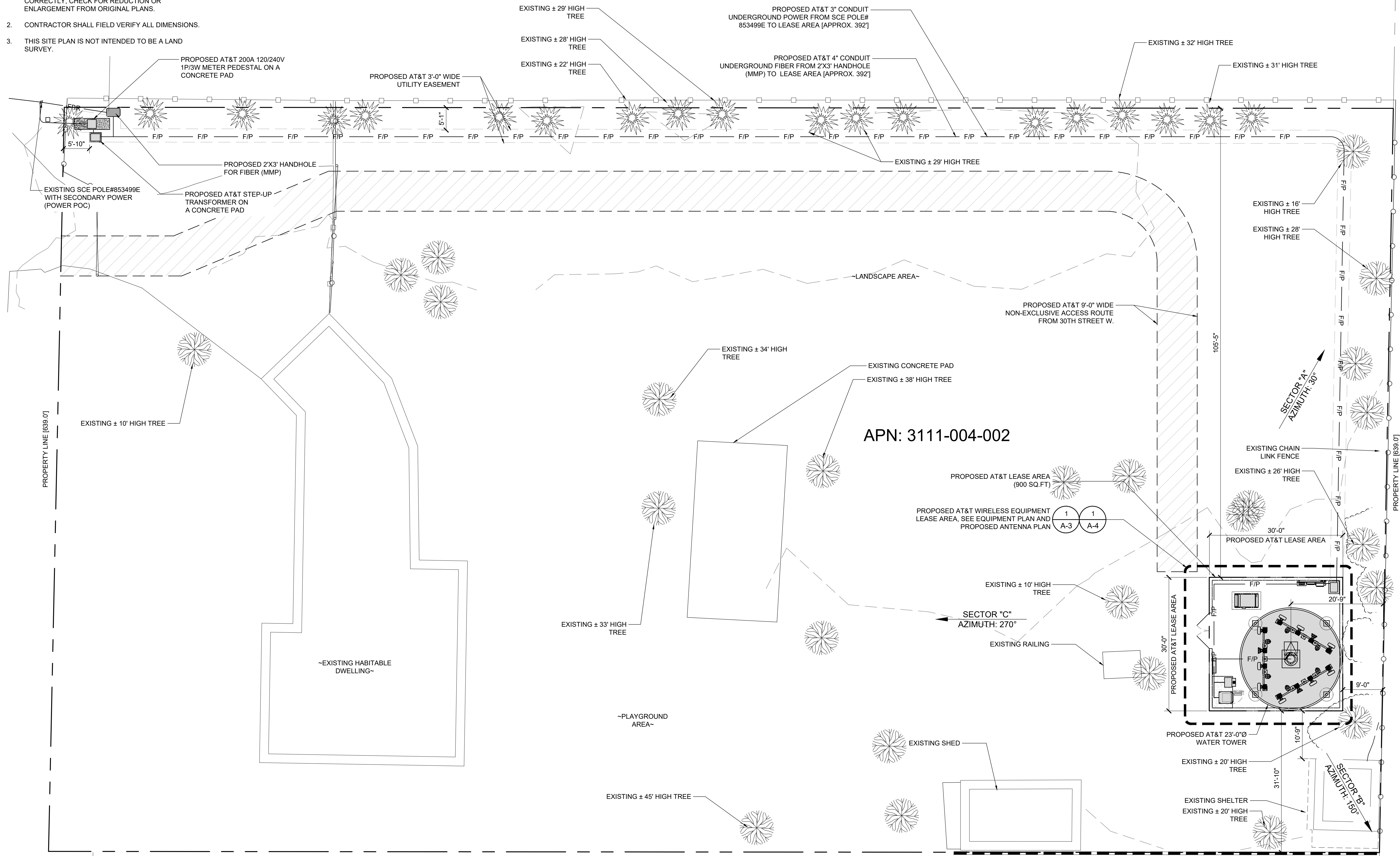
EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22

SCALE 1/8"=1'-0"



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A	04/06/23	90% ZONING DRAWINGS
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1	10/17/23	JX COMMENTS

**PROJECT INFORMATION**

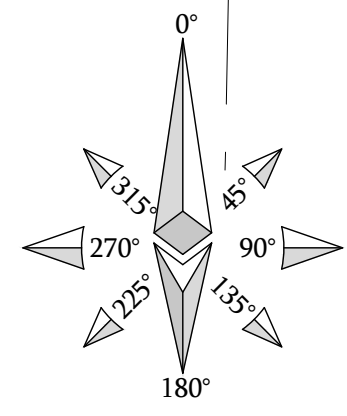
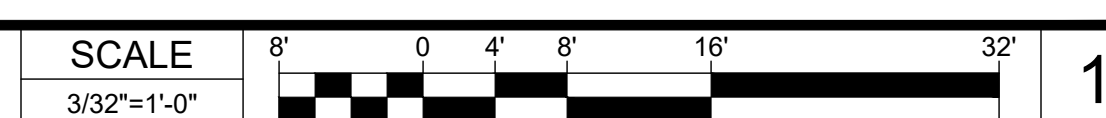
CLL04645  
41324 30TH ST.,  
PALMDALE, CA 93551

**SHEET TITLE**  
ENLARGED SITE PLAN

**SHEET NUMBER**  
A-1.1

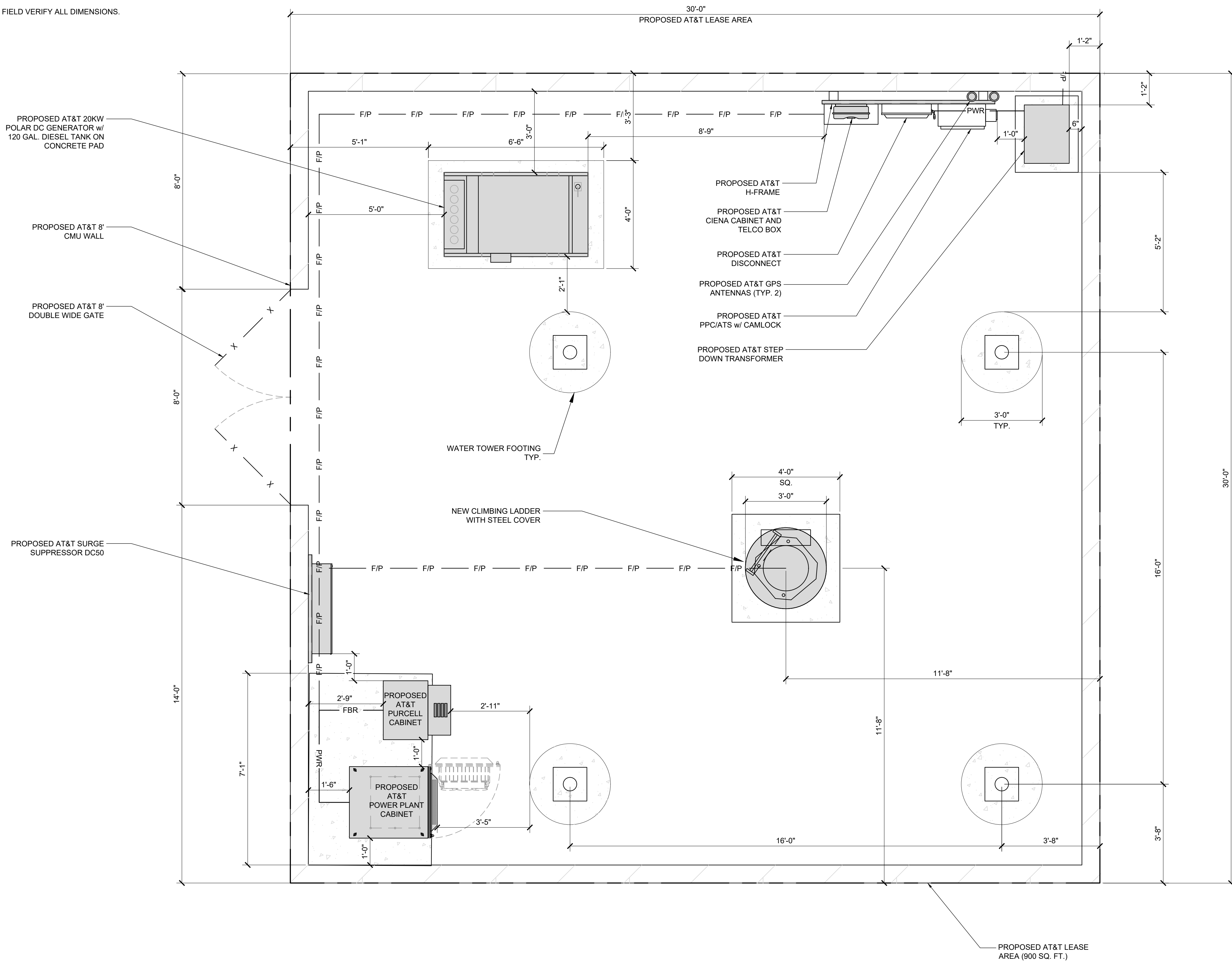
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**ENLARGED SITE PLAN**



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REV	DATE	DESCRIPTION
A	04/06/23	90% ZONING DRAWINGS
0	05/05/23	100% ZONING DRAWINGS
1	10/17/23	JX COMMENTS

PROJECT INFORMATION

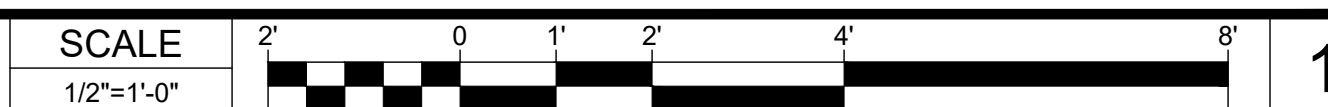
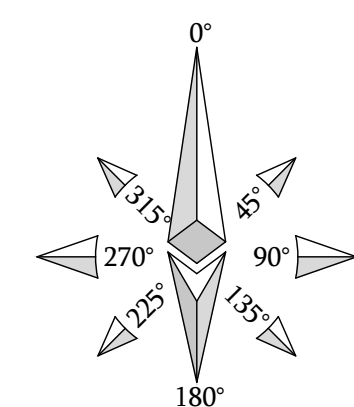
CLL04645  
41324 30TH ST.,  
PALMDALE, CA 93551

SHEET TITLE

**EQUIPMENT PLAN**

SHEET NUMBER

**A-2**





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BA/MG	DB/KD	RB

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SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/06/23	90% ZONING DRAWINGS
0	05/05/23	100% ZONING DRAWINGS
1	10/17/23	JX COMMENTS

#### PROJECT INFORMATION

CLL04645  
41324 30TH ST.,  
PALMDALE, CA 93551

#### SHEET TITLE

## ANTENNA PLAN AND SCHEDULE

#### SHEET NUMBER

# A-3

ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	QTY.	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	30°	56'-0"	75'	4 PWR 2 FBR
	A2	C-BAND	PANEL ANTENNA	2'-7"	30°	58'-9"		
		C-BAND	PANEL ANTENNA	2'-7"	30°	54'-2"		
	A4	LTE	PANEL ANTENNA	8'	30°	56'-0"		
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	150°	56'-0"	75'	4 PWR 2 FBR
	B2	C-BAND	PANEL ANTENNA	2'-7"	150°	58'-9"		
		C-BAND	PANEL ANTENNA	2'-7"	150°	54'-2"		
	B4	LTE	PANEL ANTENNA	8'	150°	56'-0"		
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	270°	56'-0"	75'	4 PWR 2 FBR
	C2	C-BAND	PANEL ANTENNA	2'-7"	270°	58'-9"		
		C-BAND	PANEL ANTENNA	2'-7"	270°	54'-2"		
	C4	LTE	PANEL ANTENNA	8'	270°	56'-0"		

#### NOTES TO CONTRACTOR:

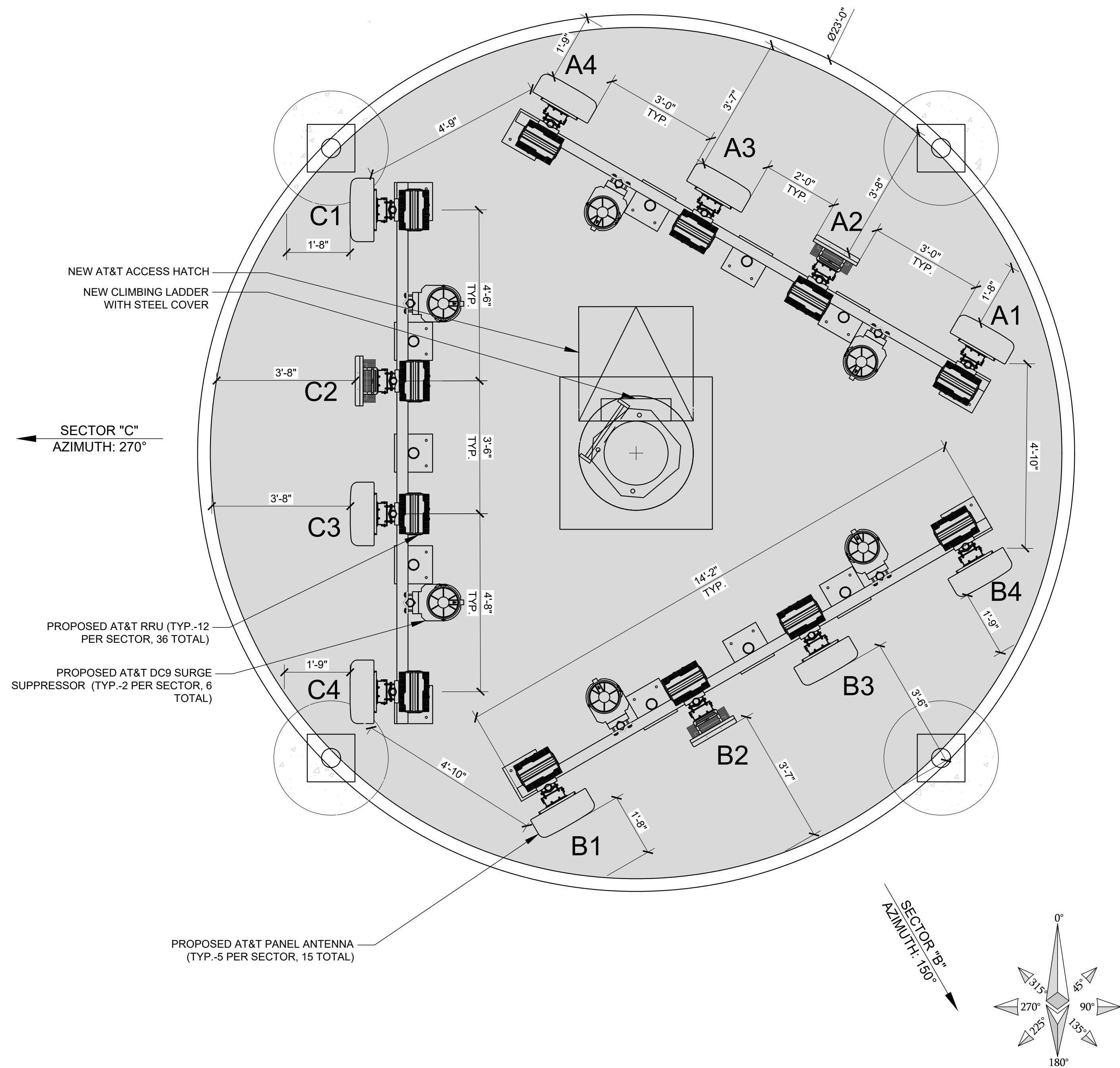
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

#### NOTE:

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- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

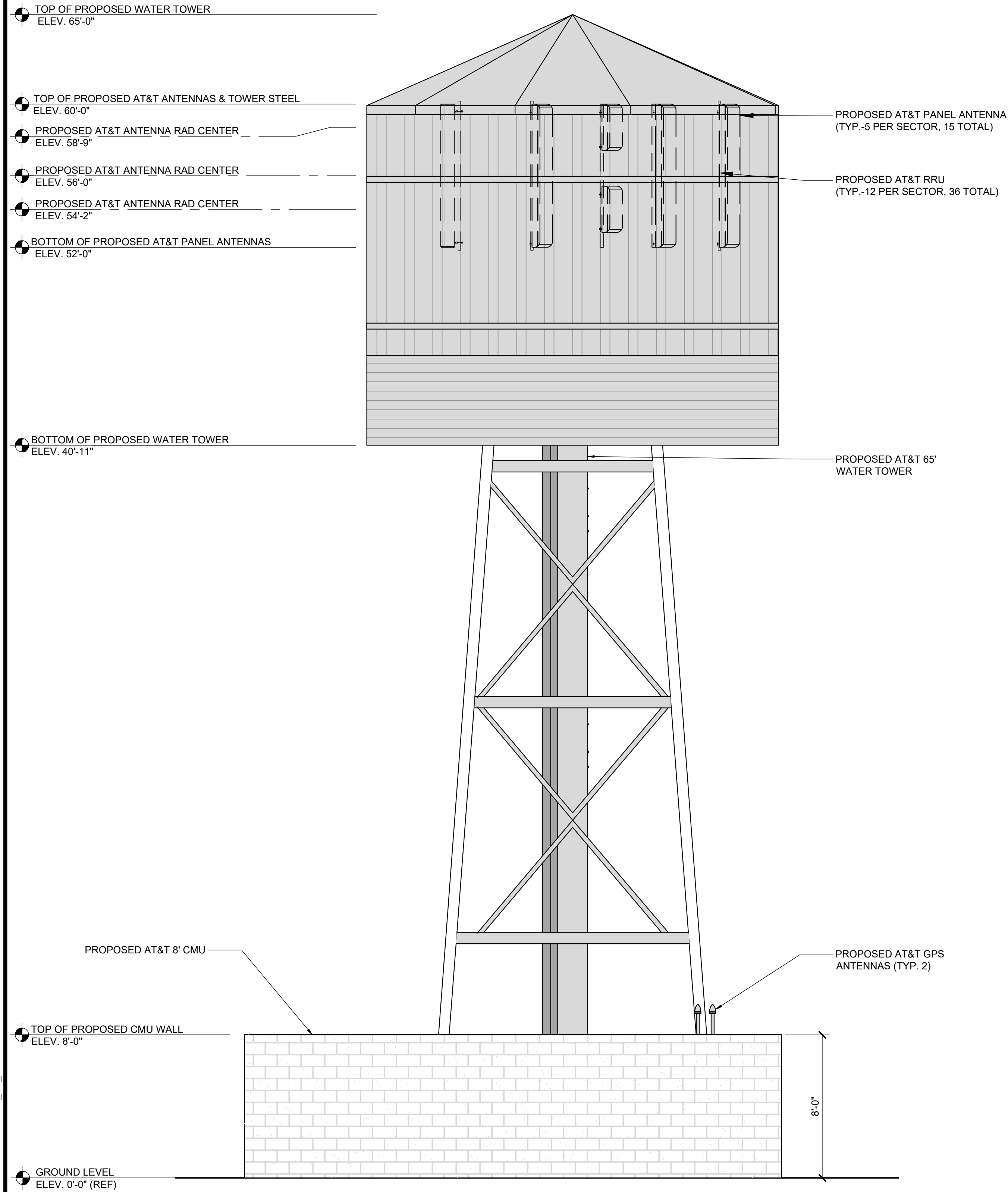
REMOTE RADIO UNIT SCHEDULE						
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
BETA SECTOR	B1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"

SURGE SUPPRESSION SYSTEM SCHEDULE				
SYSTEM	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-96-50F	1	MOUNTED ON CMU WALL
	RAYCAP	DC9-48-60-24-8C-EV	6	MOUNTED ON PROPOSED ANTENNA ARM

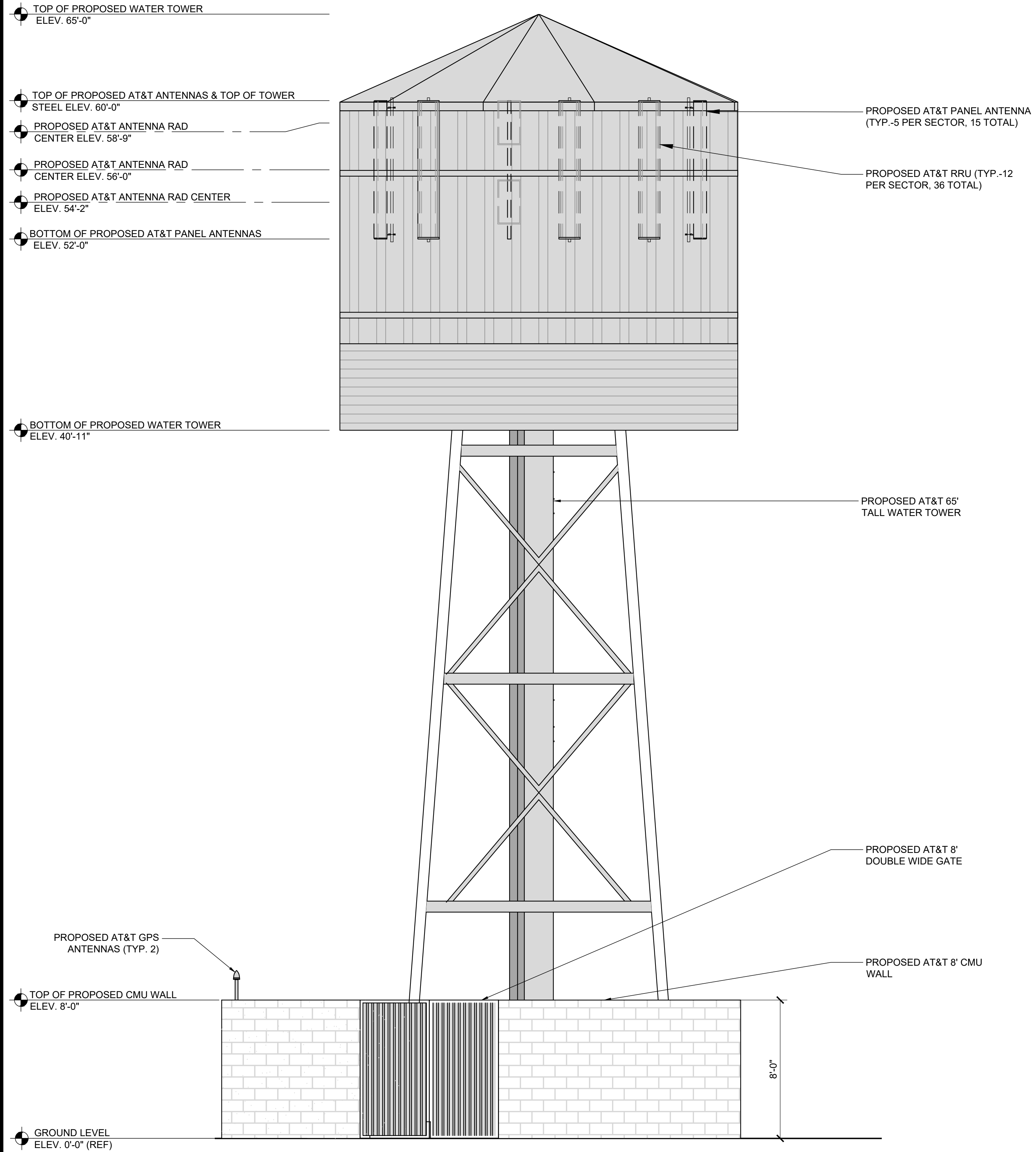
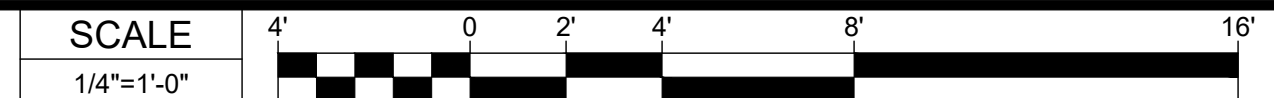


EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22

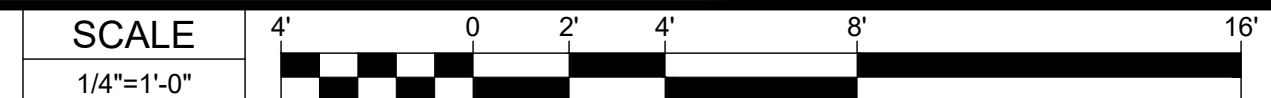
- NOTE:**
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  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/MG	DB/KD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/06/23	90% ZONING DRAWINGS
0	05/05/23	100% ZONING DRAWINGS
1	10/17/23	JX COMMENTS

PROJECT INFORMATION

CLL04645  
41324 30TH ST.,  
PALMDALE, CA 93551

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22



**PROJECT NUMBER**                      **HEARING DATE**

PRJ2023-001937-(5)

June 25, 2024

**REQUESTED ENTITLEMENT(S)**

Conditional Use Permit (“CUP”) No.

RPPL2023002816

## PROJECT SUMMARY

### OWNER / APPLICANT

Benedicto Guerreo / Sonal Thakur, Eukon Group

### MAP/EXHIBIT DATE

October 17, 2023

### PROJECT OVERVIEW

Eukon Group requests a CUP to authorize construction, operation, and maintenance of a new wireless communication facility (“WCF”) consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities for one (1) carrier, AT&T, located at 41324 30th Street W within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone in the Quartz Hill Zoned District. The Project applicant is also requesting a nine-foot rear yard setback in-lieu of the 15-foot rear yard setback requirement, a six-foot reduction. The requested modification is necessary to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest right-of-way, 30th Street W.

### LOCATION

41324 30<sup>th</sup> Street W, Quartz Hill

### ACCESS

30<sup>th</sup> Street W

### ASSESSORS PARCEL NUMBER(S)

3111-004-002

### SITE AREA

1.16 Acre

### AREA PLAN

Antelope Valley

### ZONED DISTRICT

Quartz Hill

### LAND USE DESIGNATION

RL2 (Rural Land 2 – Maximum Density of 1 Residential Unit for Each 2 Gross Acres of Land)

### ZONE

A-2-2

### PROPOSED UNITS

NA

### MAX DENSITY/UNITS

NA

### COMMUNITY STANDARDS DISTRICT

NA

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 3, New Construction or Conversion of Small Structures

### KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W. Use Regulations)
  - 22.140.760 (Wireless Facilities)
  - 22.158.050.B (CUP Findings and Decision. Findings)
  - 22.140.760.L (Wireless Facilities. Waivers)

### CASE PLANNER:

Christopher Keating  
Regional Planner

### PHONE NUMBER:

(213) 647 - 2467

### E-MAIL ADDRESS:

CKeating@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-001937  
CONDITIONAL USE PERMIT NO. RPPL2023002816

**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. RPPL2023002816 on June 25, 2024.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Eukon Group (“permittee”), requests the CUP to authorize the construction, operation, and maintenance of a new wireless communication facility (“WCF”) consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities (“Project”) on a property located at 41324 30th Street W in the unincorporated community of Quartz Hill (“Project Site”) in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.160.030.C (Land Use Regulations for Agricultural Zones A-1, A-2, O-S, R-R, and W. Use Regulations) and 22.140.760 (Wireless Facilities). The Project is requesting a nine-foot rear yard setback in-lieu of the 15-foot rear yard setback requirement, a six-foot reduction, pursuant to County Code Section 22.140.760.L (Wireless Facilities. Waivers). The Project is requesting this reduction in the rear setbacks to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest right-of-way (“ROW”), 30th Street W.
4. **LOCATION.** The Project is located at 41324 30th Street W within the Quartz Hill Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** The Project Site is developed with an existing single-family residence (“SFR”). There are no records of Regional Planning approvals; however, according to County of Los Angeles Assessor’s records, the SFR was constructed in 1973.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 – One Dwelling Unit per 2 Acres) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the County General Plan.
7. **ZONING.** The Project Site is located in the Quartz Hill 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

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-2-2	SFRs
EAST	RL2	A-2-2	SFRs
SOUTH	RL2	A-2-2	SFRs
WEST	City of Lancaster	City of Lancaster	Vacant

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is comprised of one (1) parcel: Assessor's Parcel Number ("APN") 3111-004-002. The subject property is a 1.16-acre rectangular parcel. The Project Site consists of an existing single-family residence ("SFR"). The proposed WCF is approximately 170-feet east of the existing SFR. In addition, the Project Site contains two accessory structures (an existing shed and animal shelter). The Project Site is accessible via 30th Street W, a designated Major Highway on the County Master Plan of Highways with a 90-foot-wide ROW. 30th Street W is currently improved with 38 feet of paving.

### B. Site Access

The Project Site is accessible via 30th Street W, a 90-foot-wide ROW designated as a Major Highway on the County Master Plan of Highways, directly to the west of the Project Site. 30th Street W is currently improved with 38 feet of paving.

### C. Site Plan

The site plan depicts the subject WCF on the eastern section of the parcel, approximately 170-feet from the existing SFR. The antenna plan depicts 15 panel antennas and 36 remote radio units ("RRUs") proposed inside the camouflaged water tank. The equipment plan depicts the power cabinet, generator, and other appurtenant facilities screened by an eight-foot tall block wall. The elevation plan shows the elevated water tank design which fully camouflages the WCF antennas.

### 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 Los Angeles 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. No designated parking space is required for the Project.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Regional Planning (“LA County Planning”) staff determined that the Project qualifies for a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (“CEQA”) Section 15303 and the County environmental guidelines. The project is proposing a new WCF on an already developed property with an existing SFR. 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 near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is 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, and newspapers (Antelope Valley Times), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On June 6, 2024, a total of 48 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 13 notices to those on the courtesy mailing list for the Quartz Hill 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 RL2 land use designation is intended for single-family homes at a maximum density of one dwelling unit per 2 acres and for the preservation of important ecological resources in the area. Although WCFs are not specifically mentioned in the rural land use designation, communication facilities are considered necessary infrastructure and a utility to support underlying and intended land uses such as single-family residences.
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 30th Street W and Avenue N. Without the WCF, there will be a coverage gap caused by the lack of high-band infrastructure in the immediate area for customers and travelers along a major transportation route.

- 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 improve wireless telecommunications service in the area. The Project will have minimal impact due to its fully camouflaged design as an elevated water tank. Furthermore, the design allows for future co-location improvements inside the stealth design feature (water tank).

### **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 such zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Agricultural Zones A-1, A-2, O-S, R-R, and W. Use Regulations). WCFs can be permitted through a Site Plan Review (“SPR”) if it complies with all applicable development standards; however, if it does not 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).
16. **DESIGN.** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.760.E, with the exception of County Code Section 22.140.760.E.1.a (Wireless Facilities. Development Standards. Location), which requires that WCFs shall not encroach into any required setbacks for structures. The proposed WCF location is within the required rear yard setback. The WCF design is deemed appropriate for the surrounding area which is in a rural neighborhood with SFRs developed on large parcels. The Project is visible from the nearest road, 30th Street W, and is approximately 260 feet away from the ROW. The initial design of the WCF was proposed as a faux-monopine tree. After receiving input from staff on the pending application, the permittee proposed modifications to the design of the tower and appurtenant facilities because the WCF is in a high-wind area. Monopines are expressly discouraged in high-wind areas in the County Wireless Facilities Guidelines. The proposed design is a fully camouflaged 65-foot tall, elevated faux water tank with an eight-foot-tall block wall screening the equipment and appurtenant facilities.
17. **HEIGHT.** The Hearing Officer finds that the Project is 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. (Wireless Facilities. Development Standards. General Standards. Height), specifies the maximum height for WCFs in the Agricultural zones as 75-feet. The proposed WCF is 65-foot-tall, under the maximum height of 75-feet.
18. **LOCATION.** The Hearing Officer finds that the Project location is within the required rear yard setback, but that a modification to the required setback is justified for the

Project. County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2) requires a minimum rear yard setback of 15-feet. The proposed WCF enclosure is located nine feet from the rear lot line and is within the required rear yard setback. A reduction in the rear yard setback is being requested to allow the WCF in the least visually intrusive location possible, and the furthest distance from the nearest street, 30th Street W. Pursuant to County Code Section 22.140.760.L (Wireless Facilities, Development Standards, Waivers), the minimum required rear yard setback is hereby reduced to nine feet for the WCF to allow the WCF to be further back from 30th Street W, and to reduce the visual intrusiveness of the WCF to the extent possible, while still maintaining a nine-foot buffer from the neighboring parcel.

19. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within a 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. Any lighting established at this location in the future would also be required to comply with these standards.

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

20. **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 for low-density residential development. The WCF is a necessary form of infrastructure for residential and rural communities. WCF development, such as the proposed Project, is consistent with the RL2 land use designation.
21. **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 constructing the proposed WCF to increase telecommunications infrastructure in the area. Based on the propagation maps, the WCF would provide important coverage along 30th Street W, Avenue N, and surrounding areas that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for motorists driving on 30th Street W, a designated Major Highway. The proposed WCF is located approximately 170-feet from the nearest residence, the existing SFR on the Project Site. However, the WCF is fully camouflaged as a water tank. The stealth design makes it less likely to result in concerns about potential adverse visual impacts to the surrounding area.
22. **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 applicant is requesting a modification of County Code Section 22.16.050 (Development Standards Zones A-1 and A-2), pursuant to County Code Section 22.158.070 (CUP, All Zone Regulations Apply Unless Permit is Granted). The Project is requesting a nine-foot rear setback in-lieu of the 15-foot rear setback requirement, a six-foot reduction. The Project is requesting this reduction in rear setbacks to position the WCF in the least visually intrusive location possible, the furthest distance from the nearest ROW, 30th Street W. The WCF is unmanned and there is sufficient area for maintenance vehicle parking.

23. 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 proposed WCF is an unmanned facility that only requires occasional maintenance, and is unlikely to generate significant traffic. Further, the WCF is accessible from 30th Street W, a 90-foot ROW currently improved with 90 feet of paving, and is designated as a Major Highway on the County Master Plan of Highways. 30th Street W has adequate capacity to accommodate the Project's maintenance activities.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term of the CUP to 20 years.

#### **WIRELESS FACILITIES FINDINGS**

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, except for the location, which is in the required rear yard setback. County Code Section 22.16.050 (Development Standards for Agricultural Zones) requires a minimum rear yard setback of 15-feet. The proposed WCF enclosure is located nine feet from the rear lot line and is within the required rear yard setback. A reduction in the rear yard setback is being requested to allow the WCF in the least visually intrusive location possible, the furthest distance from the nearest street, 30th Street W. Additionally, this location was chosen to have the greatest distance from the existing SFR. Pursuant to County Code Section 22.140.760.L (Wireless Facilities, Development Standards, Waivers), the minimum required rear yard setback is hereby reduced to nine feet for the WCF to allow the WCF to be further back from 30th Street W, and to reduce the visual intrusiveness of the WCF to the extent possible, while still maintaining a nine-foot buffer from the neighboring parcel. The proposed WCF is 65-feet tall, under the maximum height requirement of 75-feet in the A-2 Zone. Furthermore, the WCF is fully camouflaged as an elevated water tank, concealing all of the antennas. The appurtenant facilities are screened by an eight-foot tall block wall.

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 WCF originally proposed a 65-foot-tall monopine camouflage design, but after review with Staff the permittee redesigned the WCF to comply with design guidelines. Specifically, the County Wireless Facilities Guidelines discourages the use of monopines as WCF camouflage in high-wind areas such as the Antelope Valley. Therefore, the WCF was designed as an elevated faux water tank. Additionally, the water tank design is consistent with the rural character and design patterns of the unincorporated Antelope Valley area. The tower is proposed on the eastern side of the parcel to be as far from the nearest ROW and in the least visually intrusive location, approximately 260 feet from 30th Street W.

**27. The Hearing Officer finds that the facility at the proposed location is necessary to close a significant gap in coverage.** The permittee has provided cellular service coverage maps to demonstrate the necessity of constructing the proposed WCF to increase telecommunications infrastructure in the area. Based on the propagation maps, the WCF would provide important coverage along 30th Street W, Avenue N, and surrounding areas that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for motorists driving on 30th Street W, a designated Major Highway.

**28. The Hearing Officer finds that the location of the facility is the least intrusive feasible and does not create a safety hazard.** The WCF is proposed on the eastern side of the parcel to be as far from the nearest ROW and in the least visually intrusive location, approximately 260-feet from 30th Street W. The Project does not create a safety hazard for the subject parcel or surrounding properties.

## **ENVIRONMENTAL FINDINGS**

**29. 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).** The project is proposing a new WCF on an already developed property with an existing SFR. 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 near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is exempt from CEQA.

**ADMINISTRATIVE FINDINGS**

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

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.**
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**
- C. The proposed site is adequate in size and shape to accommodate the yards as modified, 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. This grant includes a modification to the required rear yard setback for the WCF, reducing it from 15-feet to nine-feet.**
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.**
- G. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage; and**
- H. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.**

**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); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023002816**, subject to the attached conditions.

**ACTION DATE: June 25, 2024**

**SD:CK**

**June 11, 2024**

**c: Zoning Enforcement, Building and Safety**



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-001937-(5)  
CONDITIONAL USE PERMIT NO. RPPL2023002816

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit (“CUP”) to authorize the construction, operation, and maintenance of a new wireless communication facility (“WCF”) consisting of a 65-foot-high tower, camouflaged as an elevated water tank, and appurtenant facilities (“Project”) in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone located at 41324 30th Street W (“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. 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 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 June 25, 2044.** 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 (1) year 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 wireless communications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved

site plan on file. The Permittee shall deposit with the County the sum **\$4,410.00**, 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 **ten (10)** 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 August 24, 2024.**
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 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.
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 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.
22. 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.

23. 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.
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 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 65 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 as shown on the Exhibit "A". All new fencing or walls used for screening or securing the facility will be chain link fencing with wooden slats.
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.
35. New equipment added to the facility shall not compromise the stealth design of the facility.

**PROJECT SITE-SPECIFIC CONDITIONS**

36. 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.
37. Not less than 12 months after the approval of the CUP, the applicant shall obtain a Certificate of Compliance for the subject property pursuant to Section 21.60.025 of the County Code.
38. No grading or ground disturbance is approved by this grant. Any grading, ground disturbance, removal of existing vegetation, planting of new vegetation, or any other activities may require permits for development within a Significant Ecological Area.
39. This grant shall authorize a nine-foot rear yard setback in-lieu of the 15-foot required rear yard setback in the A-2-2 Zone, a six-foot reduction, for the construction of subject WCF.

**B1:**

Proposed use is consistent with County of LA General Plan because it ensures community services and infrastructure are sufficient to accommodate the growth. With more and more people relying on technology in their everyday lives, the need for new facilities increases.

**B2:**

Proposed use of new wireless facility will not adversely affect the health, safety, peace, comfort or welfare of persons residing or working in surrounding area. Proposed facility will stay under FCC requirements, proposed facility will fill a gap in coverage and provide more comfort/welfare for persons residing or working in surrounding area.

Proposed facility will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in vicinity. Proposed facility is situated in the rear corner of property as far away from neighboring dwelling units as possible. Facility will provide coverage to an area that was otherwise a weak coverage area. The proposed facility will be disguised as a pine tree to blend in with the existing landscape on the property. The property currently hosts mature pine trees throughout and especially in the front yard to screen the home from the public right of way. The proposed disguised facility will be made to look like a pine tree and will be situated in the rear of the flat rectangular shaped property. In addition, the property has mature trees on the side yards to screen from neighboring view as well. The land behind the home is vacant.

**B3:**

Proposed site is adequate in size and shape to accommodate the proposed facility and equipment enclosure. Proposed facility is located in rear yard and does not interfere with existing walls, fences, parking and loading facilities, landscaping and other development features. Proposed monopine was chosen as design to blend in with surrounding live pine trees. The proposed site has an abundance of pine trees already on the property which will help the monopine blend in seamlessly. The proposed site is adequate in size as the facility will be over 150' away from the residence.

**B4:**

Proposed site is adequately served by 30<sup>th</sup> street West, a public right-of-way. In addition, proposed site has existing utility infrastructure to utilize for wireless facility.

# CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

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

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).


B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.


C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.




D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

**Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:**

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would 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. ( <i>Describe how the standard would prevent wireless services</i> ).

F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would otherwise violate applicable laws or regulations ( <i>provide citations</i> ).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard ( <i>please specify which standard</i> ) would require a technically infeasible design or installation of a wireless facility. ( <i>Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.</i> )


## PROPOSED ENVIRONMENTAL DETERMINATION

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<b>DETERMINATION DATE:</b>	June 25, 2024
<b>PROJECT NUMBER:</b>	PRJ2023-001937
<b>PERMIT NUMBER(S):</b>	Conditional Use Permit No. RPPL2023002816
<b>SUPERVISORIAL DISTRICT:</b>	5
<b>PROJECT LOCATION:</b>	41324 30th Street W
<b>OWNER:</b>	Benedicto Guerreo
<b>APPLICANT:</b>	Sonal Thakur, Eukon Group
<b>CASE PLANNER:</b>	Christopher Keating, Regional Planner CKeating@planning.lacounty.gov

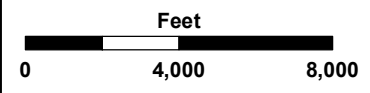
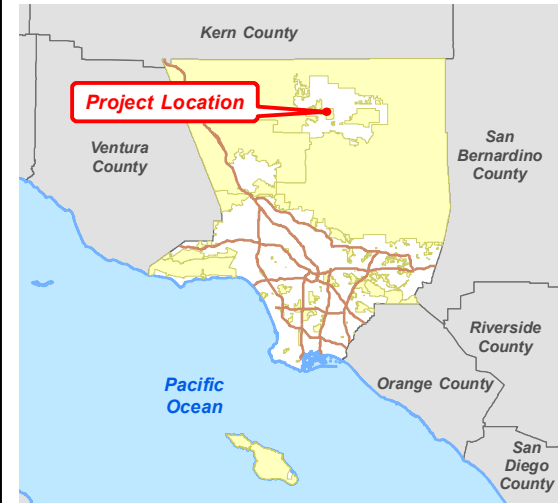
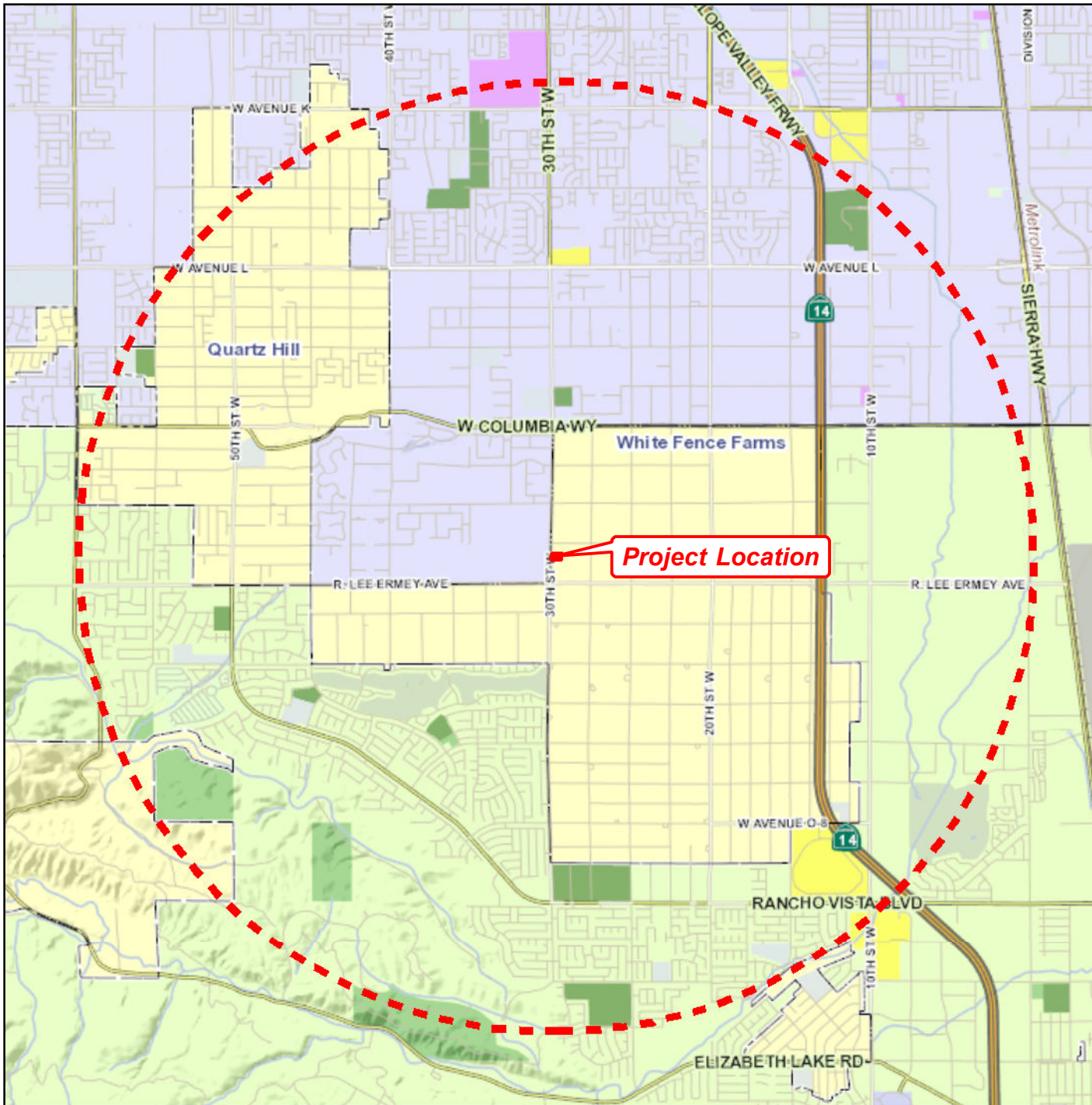
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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 3 (New Construction or Conversion of Small Structures) under State CEQA Guidelines Section 15303 and the County environmental guidelines because the project is a new wireless communications facility (“WCF”) on an already developed property with an existing single-family residence (“SFR”) 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 near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

SHAPING  
TOMORROW

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-001937  
CUP RPPL2023002816



LA COUNTY  
PLANNING

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

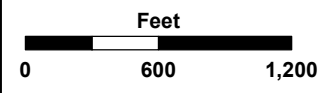
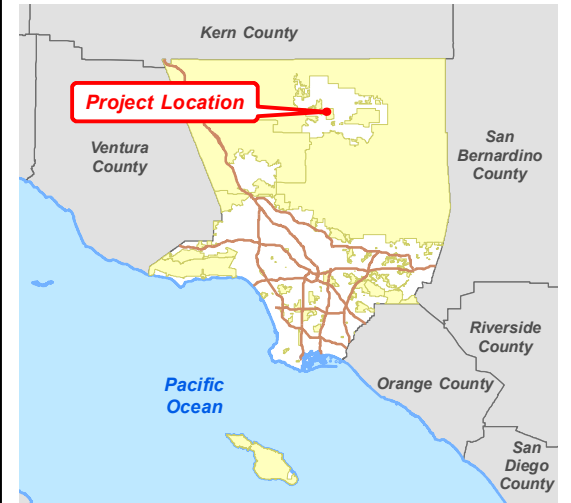
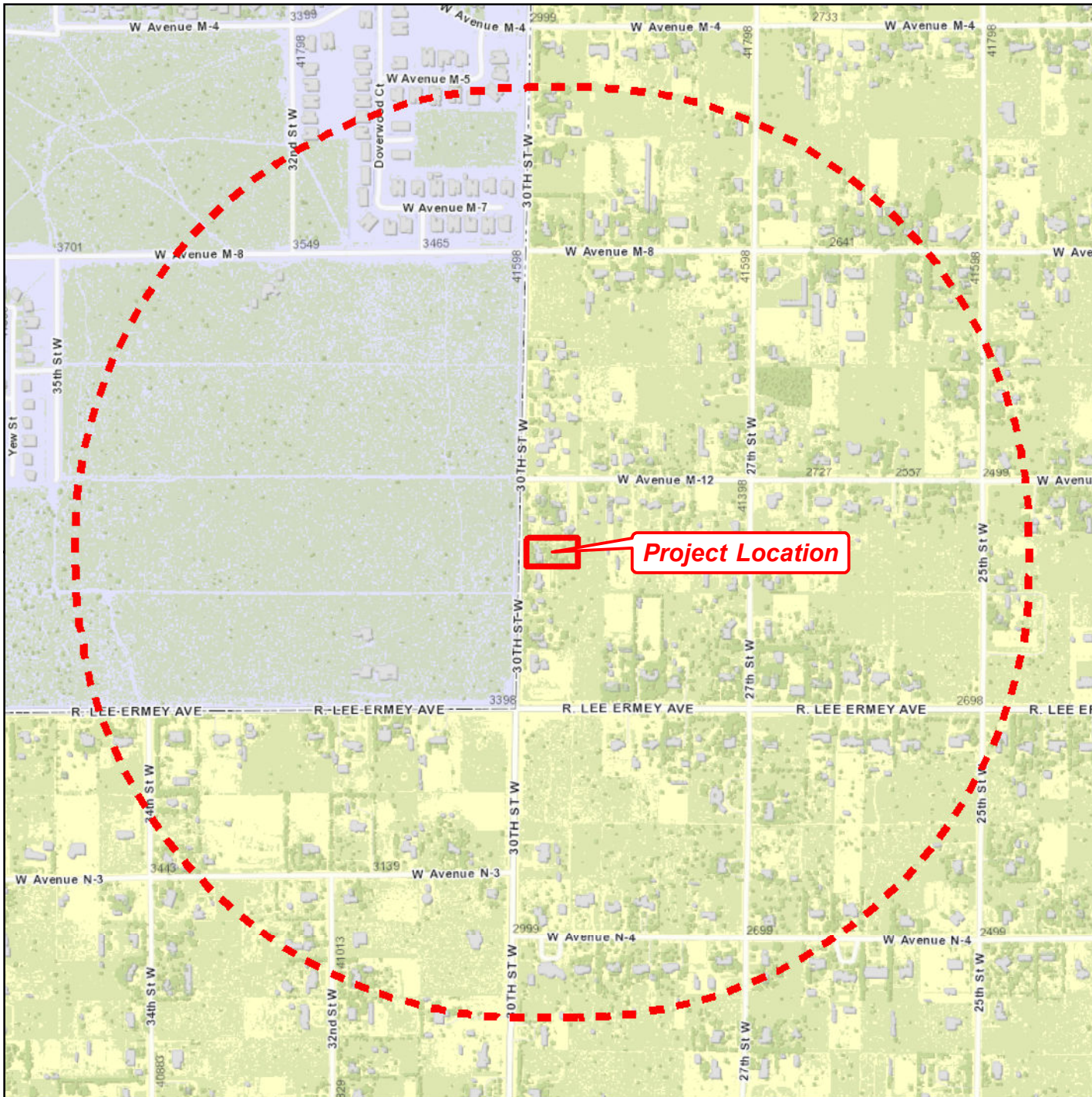


# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001937

CUP RPPL2023002816



**LA COUNTY**  
**PLANNING**

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

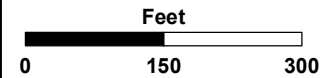
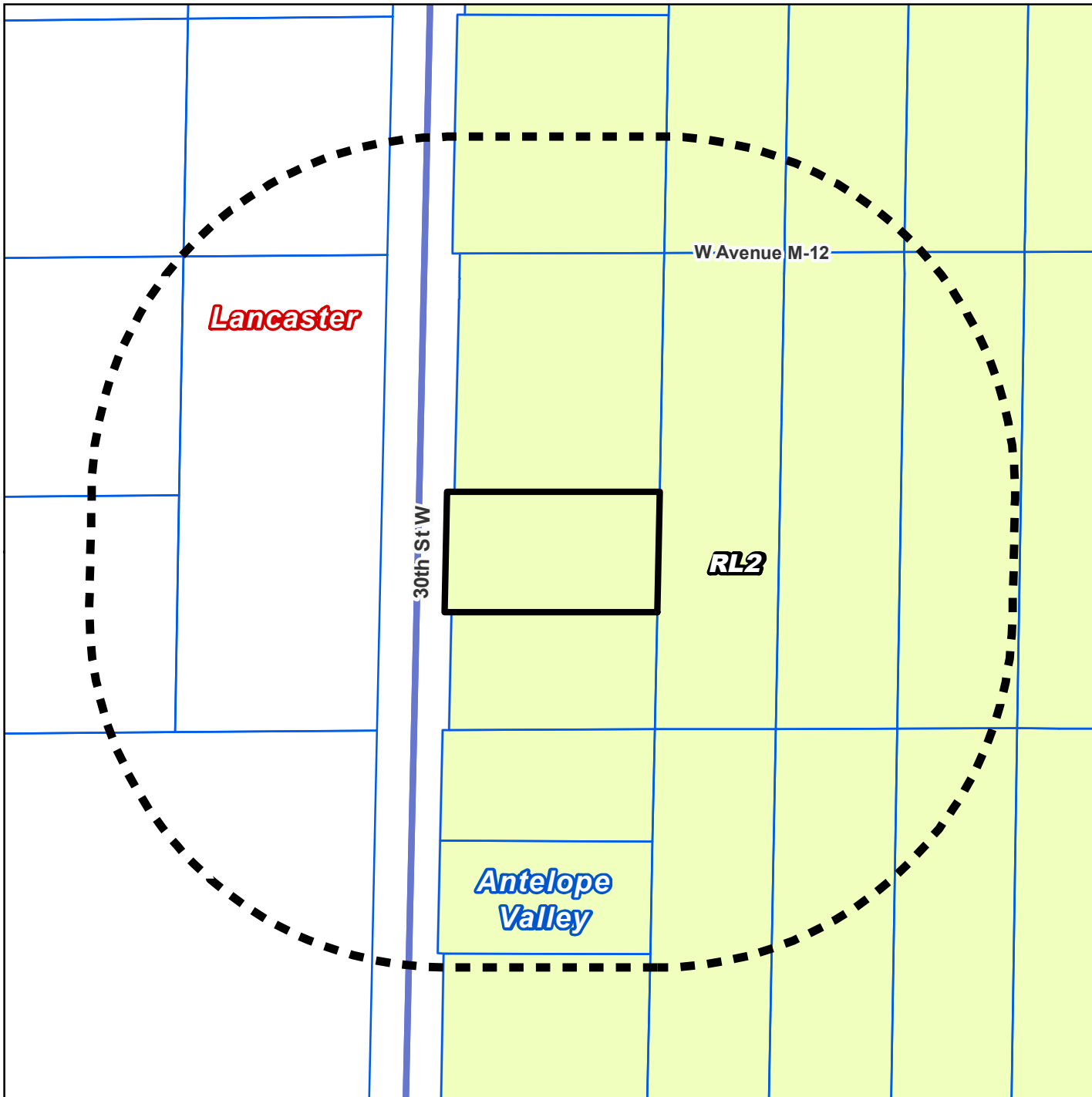
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001937

CUP RPPL2023002816

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



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

# ZONING

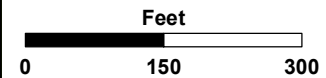
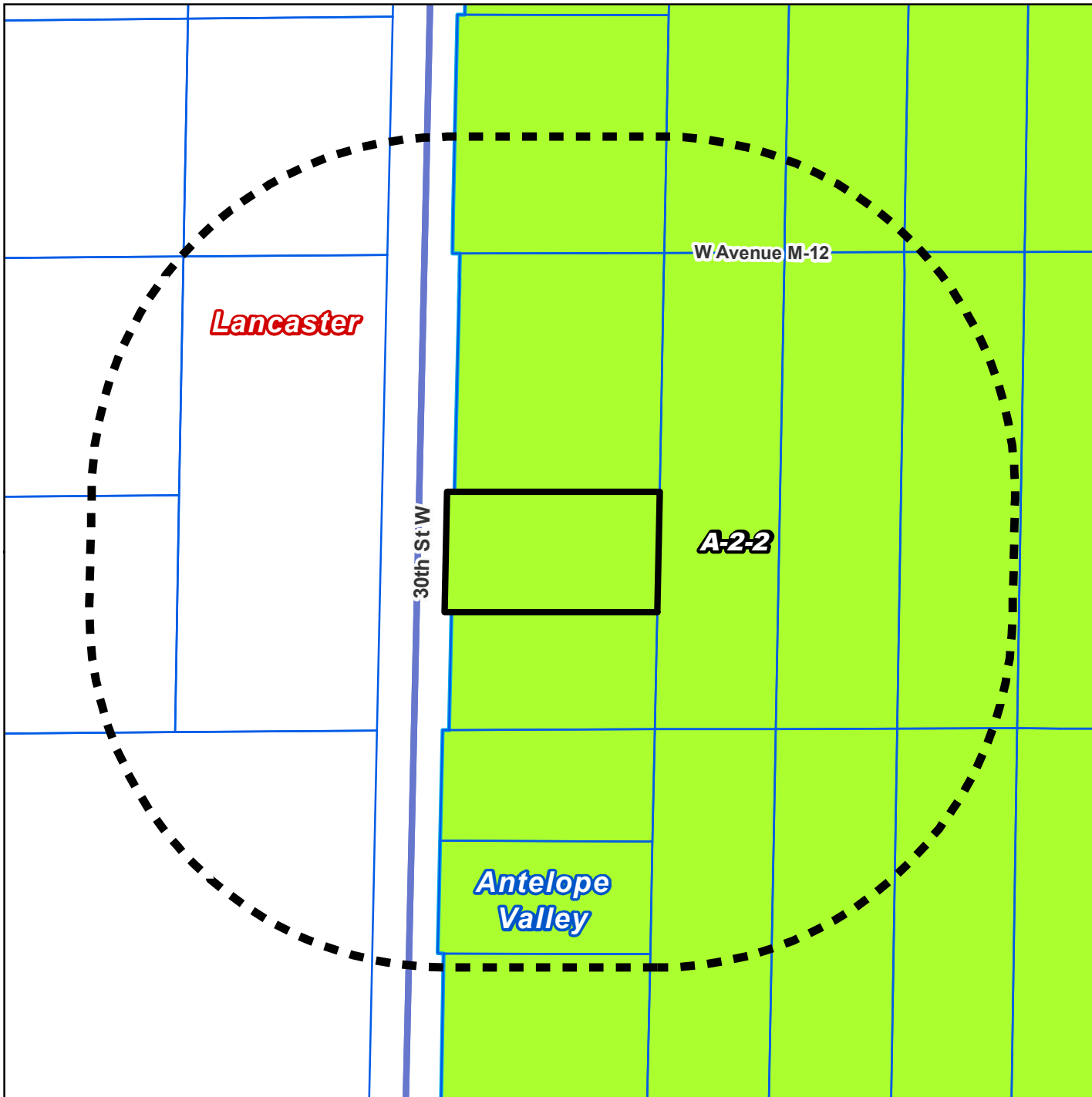
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001937

CUP RPPL2023002816



A-2 - Heavy Agricultural



LA COUNTY  
PLANNING

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



CLL04645 – Photos

Front of house:



Rear yard and northerly side yard:



Rear yard and southerly side yard:



View of ROW:



View of existing shed on southerly side yard:



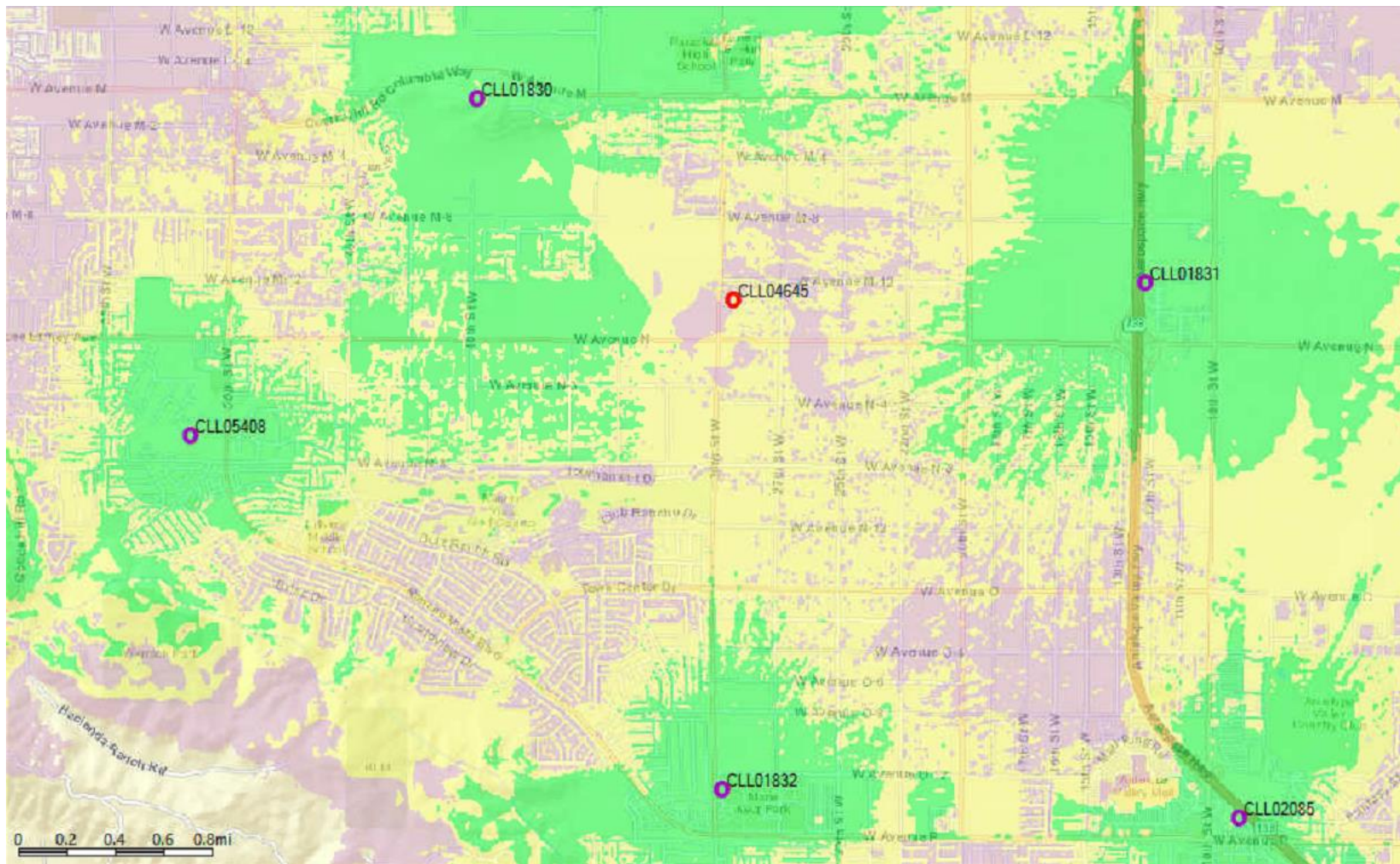
Existing rear yard:



Aerial view of property:

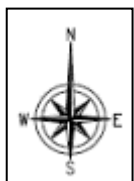


# Existing Coverage Before Site CLL04645



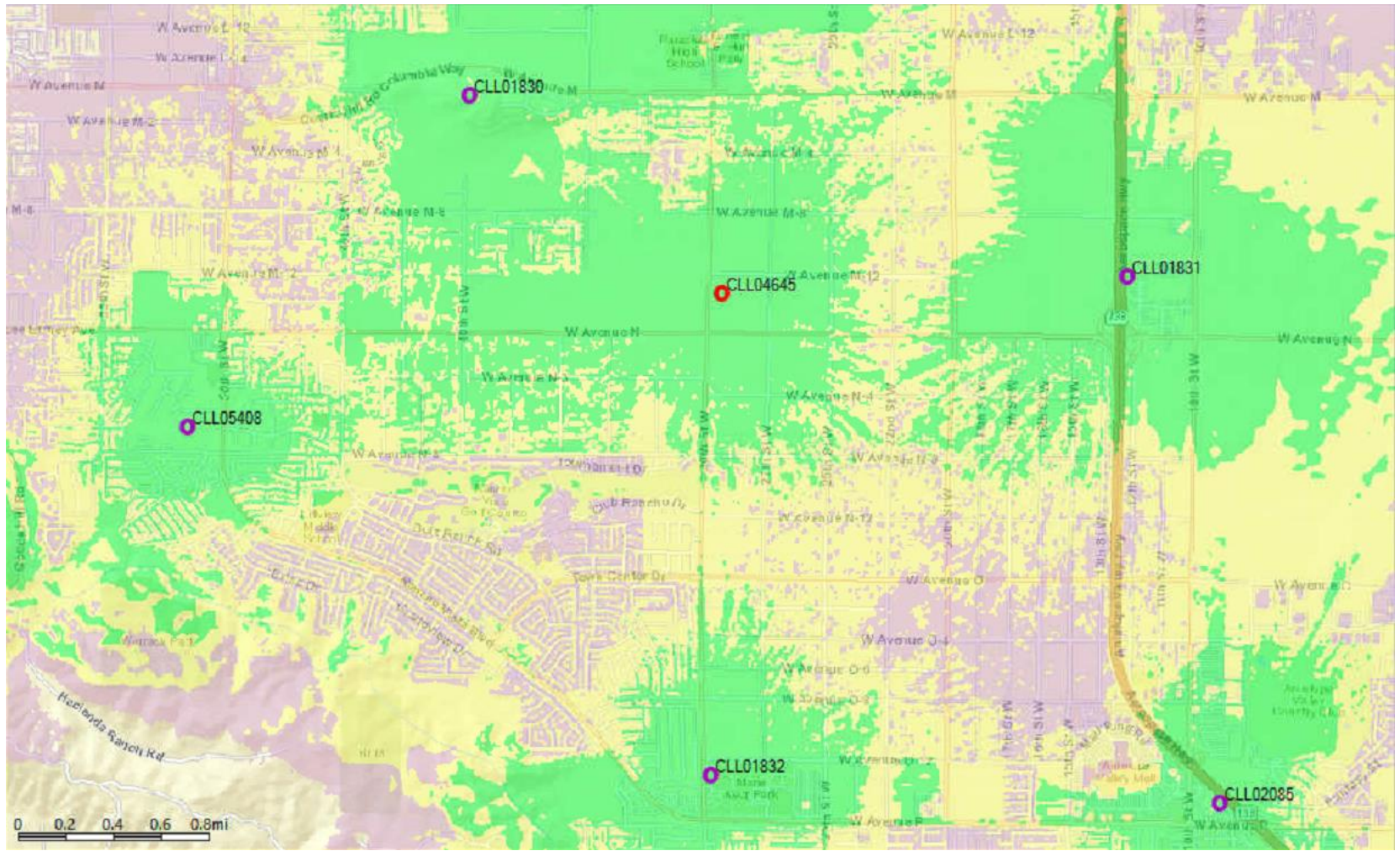
**LEGEND (Coverage Signal)**

- Indoor Signal
- In-Vehicle Signal
- Outdoor Signal



- Proposed Macro Site
- Existing Macro Sites

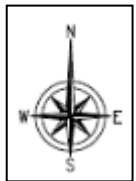
# Existing Coverage After Site CLL04645



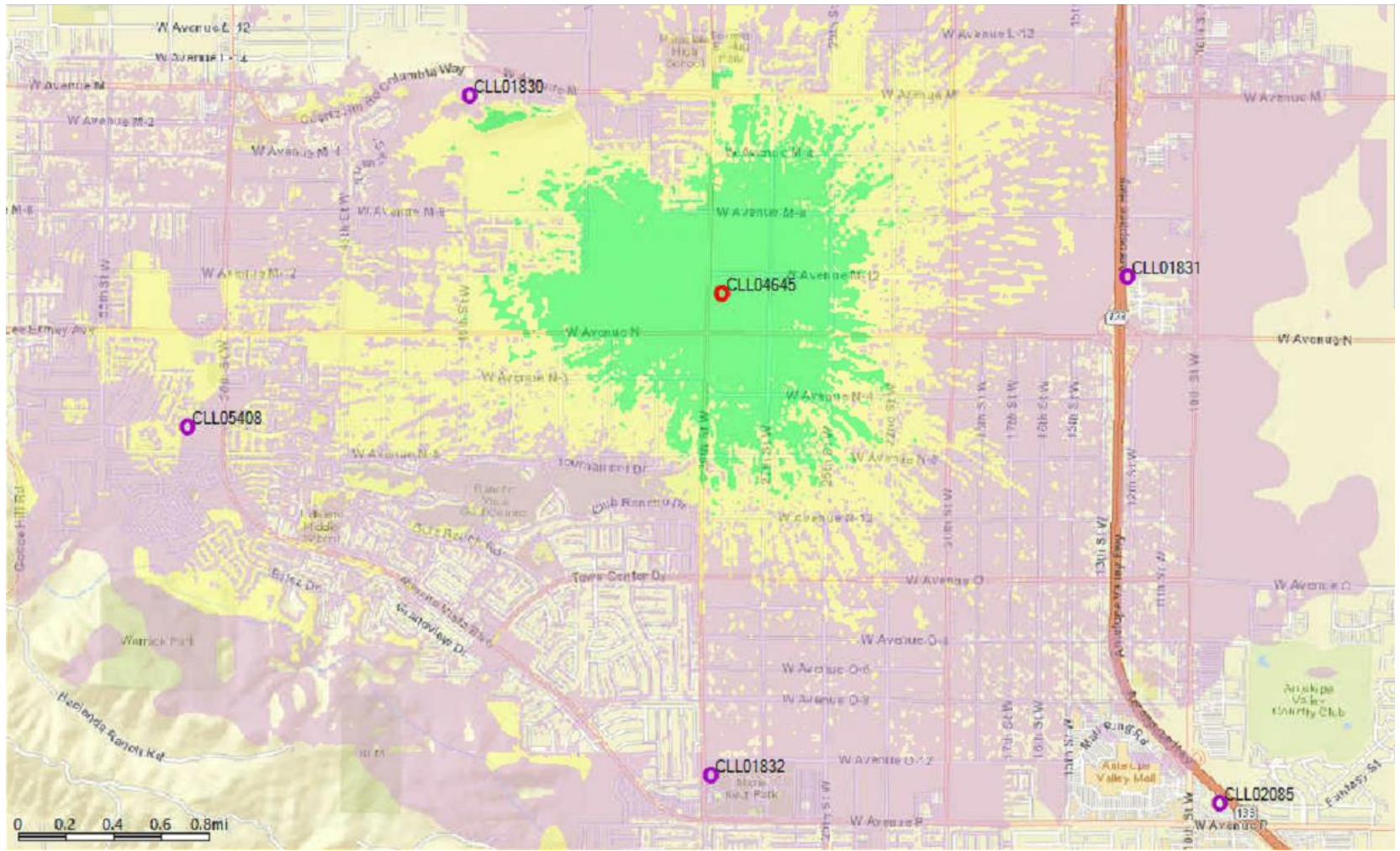
**LEGEND (Coverage Signal)**

- Indoor Signal
- In-Vehicle Signal
- Outdoor Signal

- Proposed Macro Site
- Existing Macro Sites



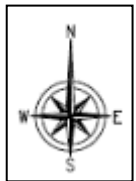
# Standalone Coverage Of Site CLL04645



**LEGEND (Coverage Signal)**

- Indoor Signal
- In-Vehicle Signal
- Outdoor Signal

- Proposed Macro Site
- Existing Macro Sites







# CSL04645 NSB

41324 30th Street W, Palmdale, CA 93551



Eukon Group  
65 Post, Suite 1000 - Irvine,  
CA, 92618 - (949) 553-8566



**PROPOSED VIEW SOUTH-WEST**



**EXISTING VIEW SOUTH-WEST**

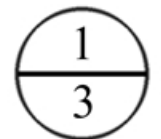


**SITE LOCATION**

**SITE COORDINATES**

**Latitude:** 34.6335060°  
**Longitude:** -118.182225°

**SHEET NUMBER**





# CSL04645 NSB

41324 30th Street W, Palmdale, CA 93551



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**PROPOSED VIEW NORTH-WEST**



**EXISTING VIEW NORTH-WEST**



**SITE LOCATION**

### SITE COORDINATES

**Latitude:** 34.6335060°

**Longitude:** -118.182225°

**SHEET NUMBER**

2  
3



# CSL04645 NSB

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PROPOSED VIEW NORTH-EAST



EXISTING VIEW NORTH-EAST



SITE LOCATION

### SITE COORDINATES

**Latitude:** 34.6335060°  
**Longitude:** -118.182225°

SHEET NUMBER

