

April 22, 2025

John Merritt
630 Quintana Road Suite 321
Morro Bay, CA 93442

PROJECT NO. PRJ2024-003105-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003325
18626 S Susana Road (APN 7306-021-033)

Dear John Merritt:

Hearing Officer Ms. Gina Natoli by her action of **April 22, 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 4, 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.

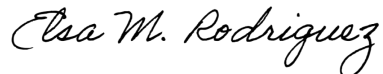
In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption,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

John Merritt
April 22, 2025
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For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 204-9945, or mreyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in cursive script that reads "Elsa M. Rodriguez".

Elsa M. Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

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

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003105-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003325

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024003325** on April 22, 2025.
2. **HEARING PROCEEDINGS.** This item was scheduled for public hearing on February 18, 2025. Prior to the hearing date, the applicant submitted a request to continue the item without opening the public hearing and the request was granted. The item was re-scheduled to April 22, 2025. A duly noticed hearing was held before Hearing Officer Gina Natoli. Staff presented the case and recommended approval. The applicant's agent, John Meritt ("Agent"), presented testimony in favor of the request. The Hearing Officer suggested that the owners consider painting the wireless communications facility ("WCF") a sky-blue color to improve its visual compatibility with the surrounding environment. The Agent and the Hearing Officer engaged in a discussion of painting the tower. The Agent explained the limitations and concerns, stating that painting the tower would not be practical or feasible for the site. The owners initially considered painting the WCF a sky-blue color during the initial application submittal as a potential measure to reduce visual impact. However, after further evaluation, the owners determined that painting the WCF was infeasible due to maintenance challenges. After further consideration, the Hearing Officer accepted the Agent's reasoning and agreed to allow the WCF without requiring painting. The Hearing Officer asked the Agent if the owners would agree to the installation of "chin straps" on the WCF to disguise cables. The Agent agreed to that request. The Hearing Officer provided Staff with minor revisions to the project's findings and conditions. The Hearing Officer then closed the public hearing and approved the CUP.
3. **ENTITLEMENT REQUESTED.** The Permittee, California Tower Inc. ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless communications facility ("WCF") ("Project") on a property located at 18626 South Susana Road in the unincorporated community of Rancho Dominguez ("Project Site") in the M-1.5-IP (Restricted Heavy Manufacturing – Industrial Preservation) Zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030 (Principal Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities). The Project requires a waiver of design standards pursuant to County Code Section 22.140.760.E.2.a.
4. **LOCATION.** The Project is located at 18626 South Susana Road within the Del Amo Zoned District and the Gateway Planning Area.

5. PREVIOUS ENTITLEMENTS.

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 04-088-(2)	10-year Grant Term Time Extension pursuant to CUP Condition No. 9	Approved February 17, 2016
CUP No. 04-88-(2)	Revised Exhibit "A" for co-location of a Metro PCS facility on an existing monopole	Approved June 26, 2006
CUP No. 04-088-(2)	Continued operation of an existing WCF	Approved July 20, 2004
CUP No. 94-106	Construction of a new WCF	Approved December 13, 1994

6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use designation of the County General Plan ("General Plan") Land Use Policy Map.

7. **ZONING.** The Project Site is located in the Del Amo Zoned District and is currently zoned M-1.5-IP. Pursuant to County Code Section 22.140.760 (Wireless Facilities), a CUP is required for a WCF.

8. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1.5-IP, City of Long Beach	Warehouse, manufacturing
EAST	IL, P (Public and Semi-Public)	M-1.5-IP, City of Long Beach	Interstate 710, City of Long Beach
SOUTH	IL, IH (Heavy Industrial, P	M-2 (Heavy Manufacturing) and M-2-IP (Heavy Manufacturing - Industrial Preservation)	Warehouse, Manufacturing
WEST	IL, IH	M-1.5-IP and M-2-IP	Warehouse, Manufacturing

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is a lease area that is approximately 1,222 square feet in size within an approximately 1.12 gross acre property that consists of one lot. The property is

rectangular in shape with flat topography and is developed with an industrial building and the subject WCF with appurtenant structures.

B. Site Access

The Project Site is accessible via South Susana Road to the west.

C. Site Plan

The site plan depicts a 1.12-acre property developed with the existing WCF behind an existing warehouse. The Project Site is a lease area that is approximately 1,222 square feet in size. The WCF consists of 61-foot-and-five-inch tall monopole tower with two rows of antennas. The ground equipment includes one 360-square-foot equipment shelter secured by a six-foot-tall chain link fence with barbed wire. Proposed changes to the WCF include the installation of brown privacy slats within the existing chain link fence for screening and the removal of barbed wire.

D. Parking

The Project Site is located on a property that has 30 existing parking spaces. The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director of Regional Planning ("Director") to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.

10. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff ("Staff") determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

11. COMMUNITY OUTREACH. The Permittee did not conduct any known public outreach for the Project prior to the public hearing. The Permittee explained that given the location of the Project Site, community outreach was not appropriate for this existing WCF. The Permittee further explained that the nearest residential area is 1,600 feet distant across Interstate 710.

12. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer dated February 6, 2025, Staff received no public comments.

13. **AGENCY RECOMMENDATIONS.** Comments were not solicited because the Project consists of an existing facility that was previously permitted and no changes are proposed, except for minor aesthetic improvements.
14. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal and Press Telegram), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 30, 2024, a total of 16 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as two notices to those on the courtesy mailing list for the Del Amo Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the Light Industrial ("IL") land use designation is intended for light industrial uses, including light manufacturing, warehousing and distribution. Although a WCF is not specifically mentioned in the Light Industrial land use designation, communication facilities are considered necessary infrastructure to support the underlying and intended land uses. The Hearing Officer further finds that the Project promotes additional wireless coverage to serve the surrounding area, which consists of warehouses, manufacturers and other industrial land uses.
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan:

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

This WCF continues to provide improved infrastructure and service for the network and is consistent with Policy PS/F 6.2, which calls for improved wireless telecommunications infrastructure.

- *General Safety Policy S 7.1: "Ensure that residents are protected from the public health consequences of natural or human-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information."*

This WCF is also consistent with Policy S 7.1, which looks to mitigate public health effects from natural and manmade disasters by improving risk communication. This WCF provides service coverage for telecommunications providers, which can be used in the event of an emergency to ensure fast and thorough communications between residents and first responders.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1.5-IP zoning classification because a WCF is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Principal Use Regulations for Industrial Zones) and County Code Section 22.140.760 (Wireless Facilities).
18. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-1.5-IP Zone.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c, which allows for a maximum height of 65 feet for the WCF. The WCF's existing height is 61 feet and five inches.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The County Code states that, for uses not specified in the County Code, required vehicle parking may be provided as determined by the Director to prevent traffic congestion and excessive on-street parking. The unstaffed WCF will not generate traffic or congestion, as it will require maintenance approximately once a month. Therefore, one parking space for maintenance vehicles will be provided, which will be one of the existing parking spaces on the property.
21. **DESIGN.** The Hearing Officer finds that the Project is consistent with the design standards regarding WCFs identified in County Code Section 22.140.760 (Wireless Facilities). The existing fencing is a six-foot-tall chain link fence, and the proposed changes include the installation of brown privacy slats within the existing chain link fence to screen the equipment. Pursuant to County Code Section 22.140.760.E.1.d, barbed wire is prohibited and the Permittee agreed to remove barbed wire from the Project Site. The antennas are mounted at three-feet-and-eleven inches and three-feet-and-two inches from the pole, exceeding the maximum length of two feet from the structure pursuant to County Code Section 22.140.760.E (Wireless Facilities – Development Standards). The Permittee is requesting a waiver from the development standards.

CONDITIONAL USE FINDINGS

22. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The WCF has existed on the Project Site for 30 years and will continue to provide important telecommunications services to the surrounding community. The Permittee has provided cellular service coverage maps to demonstrate the necessity of maintaining the existing WCF as part of the current telecommunications infrastructure in the area. Based on the coverage maps, the Project provides important coverage along South Susana Road, East Maria Street,

Interstate 710, and within the surrounding area. Without the existing WCF, there would be a coverage gap, particularly for motorists and visitors traveling on Interstate 710. The Project will continue to provide wireless communication services to the public and businesses located in the area, including first responders who are responding to routine and emergency calls in the area. The Project will help improve public health, safety, and general welfare in the 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 Site is an approximately 1,200-square-foot lease area located on a 1.12-acre property. There will be no modifications nor expansions to the existing footprint of the WCF. The improved design elements in the Project include installing brown privacy slats within the existing chain link fence and removing the existing barbed wire to provide a more visually appealing appearance. The Project Site easily accommodates the existing Project without any variances or deviations from the required development standards. The Project is unstaffed and there will be sufficient area for maintenance vehicle parking.
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 unstaffed facility and will not generate traffic or congestion, as it will require only periodic maintenance. Ingress and egress to the Project Site will be via an existing driveway off South Susana Road, which is a Major Highway that is sufficiently wide and improved to accommodate the Project's maintenance vehicles. The WCF will operate unstaffed and therefore will not increase the flow of traffic or impact parking because the Project Site will be visited approximately once a month for maintenance. The Project Site provides adequate parking to accommodate maintenance visits.

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 22.140.760.L.** The WCF complies with all design requirements of the section except for the length of the arms on the facility exceeding the maximum length of two feet, pursuant to County Code Section 22.140.760.E.2. The arms are over two feet in length, measuring three-feet-and-eleven inches and three-feet-and-two inches. The antenna configurations and separations for the multiple carriers on the pole require adequate distance from the pole and each other to avoid interference, as well as address space limitations. Without such separation service would be unavailable to the licensed coverage area.
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 is visible from the right-of-way and Interstate 710. Staff

recommended alternative camouflaging techniques. The applicant provided a visibility analysis of different public vantage points of the WCF from the public right-of-way demonstrating feasibility and its appropriate location. There will be no modifications nor expansions to the existing footprint of the WCF. The improved design elements include installing brown privacy slats within the existing chain link fence and removing the existing barbed wire to provide a more visually appealing appearance.

27. **The Hearing Officer finds that a waiver of the standard for the length of the arms supporting the antennas on the monopole is justified pursuant to County Code Section 22.140.760.L 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.** Although the existing monopole arms exceed the standard of two feet in length allowed with a Ministerial Site Plan Review (SPR), the arms are well under the maximum length of eight feet allowed under a CUP. The arms currently measure three-feet-and-eleven inches and three-feet-and-two inches. The current design is acceptable as the improved design elements in the Project include installing brown privacy slats within the existing chain link fence and removing the existing barbed wire to provide a more visually appealing appearance. The subject WCF is a crucial component of the local telecommunications network, and satisfying the arm length of two feet for a Ministerial SPR would result in a coverage gap for the surrounding area.
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 CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities, Categorical Exemption). The Project consists of the continued use and maintenance of an existing WCF with no new development or expansion of the existing structure. The Project does not meet any exceptions to a Categorical Exemption because it is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, no 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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024003325**, subject to the attached conditions.

ACTION DATE: April 22, 2025

MG:CS:MR

February 6, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003105-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2024003325

PROJECT DESCRIPTION

The Project is the continued operation and maintenance of a wireless communications facility ("WCF") consisting of a 61-foot-and-five-inch-tall monopole and related equipment subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 Conditions No. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** 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. **Litigation Deposit.** 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. **Invalidation.** 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. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on April 22, 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 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 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. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum

\$3,648.00, 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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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

10. **Revocation.** 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. **County Fire Code.** 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. **County Public Works Requirements.** 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. **Exhibit "A."** 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. **Maintenance.** 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. **Graffiti.** 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, 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. **Revisions to the Exhibit “A.”** 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, **a digital copy** of a modified Exhibit “A” shall be submitted to LA County Planning by **June 22, 2025**.
17. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **a 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

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. The Permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning written certification that the facility’s 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 properties, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency (“RF”) emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible colocation. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described by the FCC in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit “A” or Site Plan Review application pursuant to Subsection G of County Code Section 22.140.760 (Modifications to Existing Macro

Facilities), and modifications shall be approved if they are within the limits established by the FCC.

22. Any proposed WCF that will be co-locating on the facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of LA County Planning.
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 equipment shall be in substantial conformance with that shown on the approved Exhibit "A."
25. The maximum height of the facility shall not exceed 61 feet and five inches above grade.
26. The Permittee shall maintain current contact information with the Zoning Enforcement Section of LA County Planning.
27. The finished surface of the facility shall not be glossy or reflective in nature unless such a finish is necessary to blend into existing design features. The finish shall be graffiti resistant.
28. The facility shall be maintained in good condition and repair and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice.
29. Upon request, the Permittee shall submit annual reports to the Zoning Enforcement Section of LA County Planning to show compliance with the maintenance and removal conditions.
30. The FCC Antenna Structure Registration site number, CUP number, primary leaseholder's and facility manager's contact information, and the name, address and telephone number of the service provider shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
31. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A." The existing chain-link fence shall be maintained with slats. All new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid fencing, walls and gates.

32. Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove such facility and clear the site of all equipment within six months after the termination of this grant or within six months after the cease of operation date, whichever occurs first. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation on the subject property.

PROJECT SITE-SPECIFIC CONDITIONS

33. **Scope of Approval.** This grant shall authorize the continued operation and maintenance of an existing WCF consisting of a 61-foot-and-five-inch tall monopole and related ground equipment with the installation of brown privacy slats within the existing chain link fence and the removal of the barbed wire on the existing chain link fence.
34. **Screening.** Appurtenant equipment boxes shall be maintained in areas of the Project Site that are screened by the existing chain link fence with slats. As noted in condition 31, above, all new fencing or walls used for screening or securing the facility constructed after the date of final approval of this grant by the County shall be solid fencing, walls, and gates.
35. **Parking.** The Permittee shall maintain a minimum of one automobile parking space onsite for vehicles associated with the maintenance of the WCF. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
36. **Cables.** Chin straps shall be added to hide all exposed cables on the tower.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
- b) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2024-003105-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003325
18626 SOUTH SUSANA ROAD, DEL AMO ZONED DISTRICT
APN: 7306-021-033

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$3,648.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
