

December 2, 2025

David Elliott
65 Post Suite 1000
Irvine, CA 92618

PROJECT NO. PRJ2024-002943-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004368
APN 3051-005-034

Dear Mr. Elliott:

Hearing Officer Gina Natoli, by her action of **December 2, 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 Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 16, 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.

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

David Elliott
December 2, 2025
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Sincerely,
AMY J. BODEK, AICP

A handwritten signature in black ink, appearing to read "Samuel Dea". The signature is fluid and cursive, with a large initial "S" and "D".

Samuel Dea, Supervising Planner
North County Development Services Section

SD:CK

Enclosures: Findings, Conditions of Approval

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002943-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004368

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. **RPPL2024004368** on December 2, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the CUP was held on December 2, 2025, before Hearing Officer Gina Natoli. LA County Planning staff (“staff”) presented the Project. The agent presented the Project. The Hearing Officer asked staff to clarify why the two-foot-long arm mount is technically infeasible; staff stated that the four-foot-long arm mount is required to avoid interference between the radio frequencies. The Hearing Officer requested that Finding No. 16 is modified to discuss the technical infeasibility. No members of the public provided testimony. The Hearing Officer approved the CUP with a modification to Finding No. 16 and editorial modifications to the recommended Findings and Conditions.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, APC Towers (“permittee”), requests the CUP to authorize the construction, operation and maintenance of a new wireless communications facility (“WCF”) consisting of a 72-foot-tall faux water tank and appurtenant facilities for one carrier, Verizon (“Project”), on a property located at 8557 East Avenue S-8 (“Project Site”) in the unincorporated community of Littlerock in the A-2-1 (Heavy Agricultural – One 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) and 22.140.760 (Wireless Facilities). The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). Additionally, the Project requires a CUP because County Code Section 22.140.760.D.2.a (Wireless Facilities, Application Requirements, Conditional Use Permit) requires a CUP for a new macro facility not installed on an existing base station or tower.
4. **LOCATION.** The Project is located at 8557 East Avenue S-8 within the Littlerock Zoned District, Antelope Valley Planning Area, and Southeast Antelope Valley Community Standards District (“CSD”).
5. **PREVIOUS ENTITLEMENT(S).** The Project Site, associated with Assessor’s Parcel Number (“APN”) 3051-005-034, is presently developed with an existing one-story 1,200-square-foot single-family residence (“SFR”) authorized by Site Plan Review No. RPPL2019000769 on August 5, 2020. Additionally, Certificate of Compliance No.

RPPL2019000771 authorized the conversion of Certificate of Exemption No. 20494 to a Certificate of Compliance on April 23, 2019.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land 10 – One Dwelling Unit per Ten Acres) and RL20 (Rural Land 20 – One Dwelling Unit per 20 Acres) land use categories of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan. The majority of the parcel is located within the RL10 land use designation; the northwestern corner of the parcel adjacent to the proposed WCF lease area is designated as RL20.
7. **ZONING.** The Project Site is located in the Littlerock Zoned District and is currently zoned A-2-1. Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for wireless facilities, in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP), in the A-2-1 Zone when a new macro facility is installed on a new base station. Additionally, County Code Sections 22.140.760.E (Wireless Facilities, Development Standards) and 22.340.070 (Southeast Antelope Valley CSD, Zone Specific Development Standards) apply to the Project.
8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius:

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL10, RL20	A-2-1	SFRs, Vacant Land
EAST	RL10	A-2-1	SFRs, Vacant Land
SOUTH	RL10	A-2-1	SFRs, Vacant Land
WEST	RL10, RL20	A-2-1	SFRs, Vacant Land

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is comprised of one parcel: Assessor’s Parcel Number (“APN”) 3051-005-034. The Project Site is a 2.41-acre rectangular-shaped parcel with flat terrain. The Project Site is presently developed with an existing one-story 1,200-square-foot SFR in the southeastern portion of the parcel. The proposed WCF is located on the northwestern portion of the parcel within an approximate 1,600-square-foot lease area.

B. Site Access

The Project Site is accessible from East Avenue S-8, a private unimproved road with a width of 30 feet. The nearest accessible public road, via E Avenue S-8 to the east, is 87th Street East which has a right-of-way (“ROW”) width of 60 feet and is improved with 28 feet of paving.

C. Site Plan

The Site Plan depicts the subject WCF on the northwestern portion of the parcel, showing the WCF lease area 254 feet and 9 inches from the southern property line (front yard), 25 feet from the western property line (side yard), 267 feet and 9 inches from the eastern property line (side yard), and 35 feet and 8 inches from the northern property line (rear yard). Additionally, the Site Plan shows the

approximately 1,600-square-foot lease area consisting of a 72-foot-tall faux water tank, appurtenant facilities, and an eight-foot-tall concrete masonry unit (“CMU”) wall around the WCF’s lease area to screen the equipment. The equipment plan depicts the proposed wireless equipment consisting of 16 remote radio units (“RRUs”), 16 panel antennas, and one four-foot-wide microwave dish. The elevations page of the Site Plan depicts the proposed height of the faux water tank with a maximum height of 72 feet above grade level; additionally, the elevations page shows the eight-foot-tall CMU wall.

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 LA County Planning to prevent traffic congestion and excessive on-street parking. The proposed WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property. Therefore, no designated parking space is required for the Project.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (“CEQA”) section 15303 and the County environmental guidelines because the Project involves the construction, operation, and maintenance of a new WCF consisting of a 72-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

11. **PUBLIC COMMENTS.** The permittee presented the proposed project to the Littlerock Town Council at a public meeting on July 10, 2025. The Littlerock Town Council has not submitted comments in support or opposition to the Project. No other public comments have been received.

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, newspaper (Antelope Valley Press), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 21, 2025, a total of 43 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 Littlerock Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL10 and RL20 land use designations are intended for rural SFRs, equestrian and animal uses, and agricultural activities. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent rural residents. Although WCFs are not specifically mentioned in the RL10 and RL20 land use designations, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as SFRs and agricultural land uses. Specific allowable uses in the RL10 and RL20 land use designations are determined by the underlying zoning designation, A-2-1.

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 would improve vital telecommunications infrastructure in the area. Based on the provided propagation maps, the WCF will provide important coverage in the Littlerock community that would not exist otherwise, serving the nearby residents and travelers. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

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

The Project will help provide wireless telecommunications service in the area. The Project features a stealth design, camouflaged as a 72-foot-tall faux water tank. Additionally, the WCF serves one carrier, Verizon, with the ability to co-locate additional carriers in the future.

- c. *Area Plan Land Use Policy LU 2.1:* “Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas.”

The Project is located approximately seven feet from a nearby SEA, avoiding the protected zone to ensure that sensitive habitat areas are not impacted.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2-1 zoning classification as WCFs are permitted in this zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). A WCF can be permitted through a Site Plan Review (“SPR”) if it complies with all applicable development standards. However, if it does not fully comply, such as the subject project, then a CUP is required. The Project requires a CUP pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP Application Requirements) because it is a new macro facility on a new base station. In addition, the Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
16. **DESIGN (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The WCF design is deemed appropriate for the surrounding area which is primarily rural lots developed with commercial and residential land uses. The Project is visible from East Avenue S-8 and nearby SFRs. The WCF consists of a fully stealth design with a 72-foot-tall faux water tank tower and an eight-foot-tall CMU wall screening the appurtenant equipment. Faux water tank tower designs are the recommended and preferred design for rural areas, such as the unincorporated community of Littlerock, in the LA County Planning Wireless Design Guidelines. The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). Designing the tower with a two-foot-long arm mount is technically infeasible due to interference between the RRUs and antennas. Due to the stealth design of the faux water tank, the longer monopole arm mount length will not be visible. The proposed WCF meets all other development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).
17. **HEIGHT (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.760.E.1.c.iii (Wireless Facilities, Development Standards, General Standards, Height) which specifies the maximum height for WCFs in the Agricultural Zones as 75 feet. The proposed WCF is 72 feet tall, and therefore is consistent with the height requirement.
18. **LOCATION (WIRELESS FACILITIES).** The Hearing Officer finds that the Project complies with the location requirements for a WCF in the A-2-1 Zone, pursuant to County Code Section 22.140.760.E.1.b (Wireless Facilities, Development Standards, Location), which requires WCFs to not encroach into any required setback areas. The subject WCF is consistent with the minimum yard (setback) standards identified in County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2), which requires a minimum front yard setback of 20 feet, a minimum side yard setback of five feet, and a minimum rear yard setback of 15 feet. The proposed WCF lease area is located 254 feet and 9 inches from the southern property line (front yard), 25 feet from the western property line (side yard), 267 feet and 9 inches from the eastern

property line (side yard), and 35 feet and 8 inches from the northern property line (rear yard).

The lease area is located approximately 7 feet and 4 inches from the Antelope Valley SEA, but does not encroach into the protected area. The WCF location is not visible from an adopted scenic highway, as no such highways are located in the area close to the Project. The proposed WCF is located approximately 193 feet from the nearest SFR, which is located on the Project Site. The proposed WCF is not located nearby any historic resources or public areas from which it would be highly visible. The faux water tank stealth design mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Littlerock and the nearby existing land uses.

19. **PARKING.** The Hearing Officer finds that the Project Site has adequate parking facilities to serve the Project. The County Code does not include a specific standard for parking for WCFs. Pursuant to County Code Section 22.112.070.B (Required Parking Spaces) of the County Code, the required parking provided for uses not specified in the County Code shall be determined by the Director in an amount sufficient to prevent traffic congestion and excessive on-street parking. The proposed WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property and the site plan depicts a large open area east of the subject WCF which is sufficient to provide parking for the vehicles which are needed for routine maintenance of the WCF. No designated parking space is required for the Project.
20. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 20 feet in the A-2-1 Zone. Any lighting established at this location in the future would also be required to comply with these standards.
21. **SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project Site is located within the Southeast Antelope Valley CSD and is subject to the applicable requirements in County Code Chapter 22.340 (Southeast Antelope Valley CSD). The WCF is consistent with the standards outlined by the Southeast Antelope Valley CSD.

CONDITIONAL USE PERMIT FINDINGS

22. **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 RL10 and RL20 land use designations in the Area Plan which are intended for rural SFRs, equestrian and animal uses, and agricultural activities. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent rural residents. Although WCFs are not specifically mentioned in the RL10 and RL20 land use designations, WCFs are considered

necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as SFRs and agricultural land uses.

23. **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 the operation of the proposed WCF because it provides vital telecommunications infrastructure for the area. Based on the propagation maps, the WCF will provide important coverage for the rural residents in the Littlerock and Sun Village communities, that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for indoor cellular service. The WCF is located approximately 193 feet from the nearest SFR, which is located on the subject parcel. The proposed faux water tank stealth design for the WCF mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Littlerock and the nearby existing rural land uses.
24. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project meets all setback requirements, parking, and all other development standards pursuant to County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2). The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). Due to the stealth design of the faux water tank, the longer monopole arm mount length will not be visible. The proposed WCF meets all other development standards, including height, location, and design, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The Project is designed to integrate into the surrounding area.
25. **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 therefore unlikely to generate significant traffic. Further, the WCF is accessible via East Avenue S-8 a private unimproved road with a width of 30 feet. The nearest accessible public road, via E Avenue S-8 to the east, is 87th Street East which has a ROW width of 60 feet and is improved with 28 feet of paving. The Project Site has adequate capacity to accommodate the Project's maintenance activities.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

26. **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 Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). Due to the stealth design of the faux water tank, the longer monopole arm mount length will not be visible. The proposed WCF meets all other development standards, including height, location, and design, pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

27. 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 design and placement is the least visually intrusive that is technically feasible. The WCF is deemed appropriate for the surrounding area which is primarily rural lots developed with residential and agricultural land uses. The Project is visible from East Avenue S-8 and nearby SFRs. The WCF consists of a fully stealth design with a 72-foot-tall faux water tank tower and an eight-foot-tall CMU wall screening the appurtenant equipment. Faux water tank tower designs are the recommended and preferred design for rural areas, such as the unincorporated community of Littlerock, in the LA County Planning Wireless Design Guidelines. The proposed faux water tank is a better feature to conceal the equipment when compared to other designs such as faux windmill and monotree designs. The Project requires a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards). Due to the stealth design of the faux water tank, the longer monopole arm mount length will not be visible. The proposed WCF meets all other development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

28. The Hearing Officer finds that the facility at the proposed location is necessary to close a significant gap in coverage. Based on the propagation maps, the WCF provides important coverage for the rural residents in the Littlerock and Sun Village communities, that would not exist otherwise. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

29. The Hearing Officer finds that the location of the facility is the least intrusive feasible and does not create a safety hazard. The proposed location was chosen to be the least intrusive feasible. The proposed lease area is located outside of all required setback areas; approximately 193 feet from the nearest SFR; 254 feet from the nearest ROW, East Avenue S-8; and seven feet from an SEA, avoiding the protected area. Furthermore, the faux water tank stealth design mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Littlerock and the nearby existing rural land uses.

30. 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 20 years.

ENVIRONMENTAL FINDINGS

31. 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) and the County environmental guidelines because the Project involves the construction, operation, and maintenance of a new wireless communications facility consisting of a 72-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

- H. The location of the facility is the least intrusive feasible and does not create a safety hazard.
- I. The requested waiver is necessary because the maximum two-foot-long arm mount development standard would require a technically infeasible design or installation of a wireless facility.

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. RPPL2024004368**, subject to the attached conditions.

ACTION DATE: December 2, 2025

SD:CK
November 20, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002943-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004368

PROJECT DESCRIPTION

The project is a conditional use permit (“CUP”) to authorize the construction, operation and maintenance of a new wireless communications facility (“WCF”) consisting of a 72-foot-tall faux water tank and appurtenant facilities for one carrier, Verizon, in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone (“Project”), located at 8557 East Avenue S-8 (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on December 2, 2045.** 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 12 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$4,560.00** 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 10 inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent 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. 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 facility 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 **January 31, 2026**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

18. 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, written certification to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") 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 wireless facilities are located on the subject property or on adjoining or adjacent properties, the written certification report shall include the radio frequency electromagnetic emissions of said wireless facility. 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 electromagnetic 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 wireless facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.
22. Any wireless facilities that subsequently co-locate on the facility shall be required, upon request, to provide the same written certification required in Condition No. 19, above.

23. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole-mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. Construction and maintenance of the facility shall be limited to the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Emergency repairs of the facility may occur at any time.
25. The placement and height of all tower-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A." The facility shall be maintained as depicted on the approved Exhibit "A" and in the approved photographic simulations, which are attached to the approved Exhibit "A."
26. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 75 feet above finished grade. Notwithstanding the preceding sentence, in accordance with Condition No. 21 above, as described in Section 6409(a) of the Spectrum Act, any height modification requests shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities). The requested height modification shall only be approved if it is within the limits established by the FCC.
28. Upon request, the Permittee shall provide proof of liability insurance for the facility to Zoning Enforcement.
29. The Permittee shall maintain current contact information with Zoning Enforcement.
30. 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.
31. The facility shall be maintained in good condition and repair and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
32. Upon request, the Permittee shall submit annual reports to Zoning Enforcement to show permit conditions compliance.
33. 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.

34. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron, or other durable materials approved by LA County Planning. New or replacement fencing consisting of chain links, chain link with slats, barbed and other types of wire fencing are prohibited.
35. If a wireless facility has ceased to operate for a period of 90 consecutive days, the facility shall be considered abandoned in accordance with County Code Section 22.140.760.M (Abandonment). Any permit or other approvals associated with that facility shall be deemed terminated and discontinued, unless before the end of the 90-day period, the Director determines that the facility has resumed operation, or an application has been submitted to transfer the approval to another operator. After 90 consecutive days of non-operation, the Permittee shall remove the abandoned wireless facility and restore the site to its original conditions. The Permittee shall provide written verification to LA County Planning of the removal of the facility within 30 days of the date the removal is completed. If the facility is not removed within 30 days after the permit/approval has been terminated pursuant to Subsection M, the facility shall be deemed to be a nuisance, and the County may cause the facility to be removed at the expense of the Permittee/operator or by calling any bond or other financial assurance to pay for removal.
36. Upon termination of this grant or after the facility has ceased to operate, the Permittee shall remove facility and clear the site of all equipment within 30 days of the termination date of this grant or within 30 days of the cease-of-operation date, whichever is earlier. The Permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
37. New equipment added to the facility shall not compromise the stealth design of the facility.
38. Appurtenant equipment boxes shall be maintained within the facility's lease area and shall be screened or camouflaged.

PROJECT SITE-SPECIFIC CONDITIONS

39. This grant shall authorize the construction, operation, and maintenance of an unmanned WCF, consisting of a 72-foot-tall faux water tank and appurtenant facilities.
40. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to County Code Sections 22.80.010 through 22.80.100.