



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 4, 2012

Sean Scully, Principal  
PPTi  
800 South Pacific Coast Highway  
Redondo Beach, CA 90277

**REGARDING: PROJECT NO. R2012-00688-(5)  
CONDITIONAL USE PERMIT NO. 201200050  
33700 West Lancaster Road, Lancaster, CA 93536 (APN: 3253-002-013)**

Hearing Officer Patricia Hachiya, by her action on December 4, 2012 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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

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 **December 18, 2012. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at [acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

*For* Susan Tae, AICP Supervising Regional Planner  
Zoning Permits North Section

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

c: DPW (Building and Safety); Zoning Enforcement; Susan Zahnter, Frank Lloyd

SMT:amc

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00688-(5)  
CONDITIONAL USE PERMIT NO. 201200050**

1. **ENTITLEMENT REQUESTED.** The applicant, Crown Castle, is requesting a conditional use permit (“CUP”) to authorize the collocation, and continued operation and maintenance of a wireless telecommunication facility (“WTF”) in the R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area) zone pursuant to Los Angeles County (“County”) Code Section 22.40.220.
2. **HEARING DATES:** November 6, 2012 and December 4, 2012.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly-noticed public hearing was held on November 6, 2012 before the Hearing Officer. Staff presented the case and recommended approval. Two individuals spoke in opposition to the request for the continued operation and collocation to the WTF. The Hearing Officer requested additional information including: 1) the findings, conditions, and environmental document from the original approval; 2) coverage maps; and 3) suggested design enhancements for the WTF from the applicant. At the December 4, 2012 hearing, staff presented the case and recommended approval with additional conditions, including the design enhancements offered by the applicant, which included painting the tower a sandy brown and erecting a six-foot-tall fence around the lease area. The applicant and collocation applicant spoke in favor of the request for the CUP. The same two individuals from the November 6 Hearing spoke in opposition to the request. The Hearing Officer asked for an explanation from the applicant as to why other design treatments for the tower were considered infeasible. The applicant explained that due to structural, climatic, and aesthetic considerations, a faux structure would not be feasible for the WTF. The Hearing Officer closed the public hearing, adopted the Categorical Exemption and approved the CUP with additional conditions.
4. **PROJECT DESCRIPTION.** The applicant, Crown Castle, proposes the continued operation and maintenance of an unmanned WTF along with the addition of six panel antennas, two microwave dishes, and a 96-square-foot expansion of the ground lease area to accommodate additional equipment cabinets and one GPS antenna. The existing WTF was previously established through CUP No. 99-242-(5).

The existing facility consists of a 102-foot-tall tower with antennas that extend upwards 3 feet for a total facility height of 105 feet. The tower currently contains eight panel antennas—four belonging to Sprint and four belonging to Verizon. The existing lease area is 900 square feet (30 feet by 30 feet), and an additional 8-foot-by-12-foot easterly expansion is proposed.

The six new MetroPCS panel antennas will be located at 68 feet, 6 inches on the tower, and the two new MetroPCS microwave dishes will be located at 61 feet, 7 inches on the tower.

5. **LOCATION.** The project is located at 33700 West Lancaster Road (SR-138), Lancaster (Quail Lake) CA 93536 in the Fifth Supervisorial District and within the Castaic Canyon Zoned District. The Assessor's Parcel Number is 3253-002-013.
6. **CONDITIONAL USE PERMIT NO. 201200050 SITE PLAN DESCRIPTION.** The overall site plan depicts the northwestern portion of the 97-acre parcel. The Crown lease area is depicted to the northwest. The driveway leading from the gravel road to the Crown lease area is also shown. A 100-foot-wide easement for the Pacific Telegraph and Telecom Co. also traverses the parcel from west of the lease area toward the southeast.

The existing/proposed equipment layout plan depicts both the existing 900-square-foot lease area (contained in a 30-foot-by-30-foot compound) and the 96-square-foot expansion (contained in an 8-foot-by-12-foot compound) located to the east of, and connected to, the existing lease area. In total the lease area will total 996 square feet and will be surrounded by an existing 8-foot-tall chain link fence around the original lease area and a new chain link fence around the expansion area. A 9-foot-wide access gate at the expansion area will provide access to the facility.

The lease area contains the following equipment:

- a. The 102-foot-tall monopole tower;
- b. Verizon equipment cabinets;
- c. Sprint equipment cabinets;
- d. Sprint GPS antenna;
- e. Verizon generator;
- f. Miscellaneous equipment such as lights, meters, etc.

The following are proposed to be added to the lease area:

- a. MetroPCS GPS antenna;
- b. MetroPCS equipment cabinets and utility boxes;
- c. Miscellaneous MetroPCS equipment, not including a generator.

The existing/proposed antenna layout plan depicts the placement of antennas on the tower from a view looking down onto the tower. The following are existing on the tower:

- a. Four Sprint antennas located on two sectors;
- b. Four Verizon antennas located on two sectors;
- c. A 4-foot-diameter Verizon microwave dish;
- d. A 2-foot-diameter MetroPCS microwave dish.

The following are proposed on the tower:

- a. Six MetroPCS antennas located on three sectors;
- b. Two additional MetroPCS 2-foot-diameter microwave dishes.

Lastly, the elevations depict the tower and lease area. The top of the monopole is depicted with Sprint antennas that extend 3 feet above the monopole tower for a maximum height of 105 feet. Below the Sprint antennas are the Verizon antennas at a maximum height of 83 feet, 6 inches. The proposed MetroPCS antennas are depicted at 66 feet on the tower. Below those, the two proposed MetroPCS microwave dishes are depicted at 61 feet, 7 inches. An existing 2-foot-diameter MetroPCS microwave dish is depicted below those at 49 feet, 9 inches. The lease area with an 8-foot chain link fence is depicted at ground level.

7. **EXISTING ZONING.** The subject property is zoned R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area), and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) in the Castaic Canyon Zoned District. The WTF is wholly in the R-R-2 zone.

Surrounding properties are zoned as follows:

North: A-2-5 and A-2-10 (Heavy Agricultural –Ten Acre Minimum Required Lot Areas)  
South: A-2-5  
East: A-2-5, A-2-10  
West: A-2-5

8. **EXISTING LAND USES.** The subject property is developed with the existing WTF and is otherwise vacant.

Surrounding properties are developed as follows:

North: Vacant land.  
South: Vacant land.  
East: Single-family residence.  
West: Vacant land.

9. **PREVIOUS CASES/ZONING HISTORY.** CUP No. 99-242-(5) established the existing WTF on the site on January 9, 2002 for a 10-year grant term. A Negative Declaration was adopted with CUP No. 99-249-(5).

Ordinance No. 7547 established the R-R-2 and A-2-5 zones on June 16, 1959.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the N-1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan (“Community Plan”) and the R (Non-Urban) land use category of the County General Plan (“General Plan”). The N-1 and R land use designations are intended for low-intensity and low-density land uses. The existing

WTF is compatible with such uses because of its passive character and is therefore consistent with the permitted uses of the underlying land use categories.

The following policies of the General Plan are applicable to the proposed project:

- *Public Services Policy 58: "Maintain high quality emergency response services."*

The existing WTF provides cellular service to the neighborhood and such service is often used to make emergency calls. The project will ensure that such service will continue to be available and will be expanded to include MetroPCS users.

The following policies of the Community Plan are applicable to the proposed project:

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point."*

The existing WTF is considered a utility use and provides telecommunication services to residents and visitors of the Antelope Valley.

11. Lancaster Road at the project site is not an adopted scenic highway but is a proposed second-priority scenic highway by the County General Plan. This designation requires that proposed development shall be reviewed for consistency with the following design criteria:

- a. The proposed development should be designed to create a consistent visual relationship with surrounding development and with the natural terrain and vegetation;
- b. Structures and landscaping should complement and enhance scenic views;
- c. If possible, potential unsightly features should be located in areas not visible from the scenic highway. If this is not feasible, they should be screened by landscaping, fencing, or other appropriate means;
- d. Grading should result in final contours which are compatible with the existing terrain;
- e. The number of access roads to or from the scenic highway should be minimized wherever possible, consistent with safety and circulation needs;
- f. Watercourses should be preserved in their present condition except where necessary to restore to a state more consistent with a natural appearance;

- g. Commercial or industrial should be conducted entirely within closed buildings, except for restaurants, recreational uses and gasoline/service stations;
- h. Outdoor advertising (billboards, subdivision directional signs, etc.) shall be prohibited.

Items d. through h. do not apply to the subject project. The project complies with items a. through c.:

- The existing tower is consistent in scale and pattern with utility poles in the area. Furthermore, due to rolling terrain, the tower is not visible for 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers.
- Landscaping around the lease area shield the cabinets and other ground equipment from public view.
- While the tower cannot be screened by landscaping, the lease area is screened with shrubs and trees.

12. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.40.230 of the County Code, establishments in the R-R zone are subject to the following development standards:

- Parking shall be provided as required by Part 11 of Chapter 22.52.
- The project complies with parking requirements by providing a parking space for maintenance vehicles on the subject site.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**

The existing WTF has existed at the site since 2002 without incident and provides telecommunication service to the area for residents and visitors. It is set back from Lancaster Road 100 feet. The total height of the facility is 105 feet; however, due to rolling topography, the monopole tower is not visible to motorists within 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers. Furthermore, dense vegetation at the base of the WTF screens the lease area from public view. Neighboring land uses consist mostly of vacant land and low-density single-family residences. The area is also characterized by power/utility poles and lines.

The existing WTF is located on a parcel that is 97 acres. All setbacks required are easily met by the facility. A dirt/gravel driveway provides access to maintenance vehicles and there is adequate space for the parking of such vehicles adjacent to the lease area.

While the tower is relatively tall at 105 feet, such height allows the facility to serve many cellular carriers, reducing the need for multiple towers and thereby reducing visual and construction impacts.

The project is well served by all applicable and necessary infrastructures, including roads, electricity, and telephone service.

14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** No comments were received.
15. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments were received.
16. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
17. **PUBLIC COMMENTS.** An email requesting the installation of beacon lights on the tower, a telephone call requesting that the monopole be disguised as a tree, a letter of opposition from the Three Points-Liebre Mountain Town Council, and photographs from a neighbor were received.
18. The Federal Aviation Administration regulates the placement of beacon lights, and such lights are not required on structures under 200 feet tall. Staff has determined that disguising the monopole as a tree is not feasible due to the tall height, and a tree design would not be compatible with the surrounding landscape. Moreover, as the area is characterized by utility poles and lines, the monopole design is more appropriate for the area.
19. The subject facility is in a parcel that is partially in a Significant Ecological Area (SEA); however, the WTF is not in the SEA. As such, the facility was subject to an SEA conditional use permit, which was authorized in 2001. The County's SEA Technical Advisory Committee (SEATAC) reviewed the facility, recommended compatibility of the project in the SEA, and determined that additional review was unnecessary provided that the WTF tower remain free from guy wires. The applicant does not propose the addition of guy wires and, therefore, additional SEATAC review is not needed.

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

20. The proposed use (collocation to an existing WTF) will provide a utility-type service to the area, will make available the possibility to make emergency calls to residents and visitors to the area, and will site a service in an area where it is needed.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

21. The use has existed at the site for approximately 10 years without incident or problem. It is set back from Lancaster Road 100 feet. The total height of the facility is 105 feet; however, due to rolling topography, the monopole tower is not visible to motorists within 1,000 feet for westbound travelers and 1,800 feet for eastbound travelers. Furthermore, dense vegetation at the base of the WTF screens the lease area from public view. Neighboring land uses consist mostly of

vacant land and low-density single-family residences. The area is also characterized by power/utility poles and lines.

Therefore, the requested use at the location proposed 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.

22. The existing WTF is located on a parcel that is 97 acres. All setbacks required are easily met by the facility. A dirt/gravel driveway provides access to maintenance vehicles and there is adequate space for the parking of such vehicles adjacent to the lease area. While the tower is relatively tall at 105 feet, such height allows the facility to serve many cellular carriers, reducing the need for multiple towers and thereby reducing visual and construction impacts.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

23. The project site is located at the intersection of Lancaster Road (SR-138) and Old Ridge Route Road (N2). Both streets are two-lane roads and both are adequately sized and paved to meet the minimal traffic generated by the project. Other necessary infrastructures are readily available at the subject site, including telephone and electrical service.

Therefore, 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.

## ENVIRONMENTAL DETERMINATION

24. The project is for the continued operation and maintenance of and small upgrade to an existing 105-foot-tall WTF. The upgrade will consist of a 96-square-foot expansion of the ground lease area and installation of additional antennas on the tower. As this expansion is negligible, a Class 1 Categorical Exemption – Existing Facilities is appropriate for this project.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

25. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to fifteen (15) years.

26. **RECORD OF PROCEEDINGS.** 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 the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

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

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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; and
- C. 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 this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200050 is approved subject to the attached conditions.

Action Date: December 4, 2012

SMT:amc  
December 4, 2012

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00688-(5)  
CONDITIONAL USE PERMIT NO. 201200050**

**PROJECT DESCRIPTION**

The project is a request for the continued operation and maintenance of an unmanned, wireless telecommunication facility ("WTF"), along with the installation of additional antennas and ancillary equipment, 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 ("Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 Regional 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 Regional 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.

6. 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.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 4, 2027.** 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 Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) 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.
9. 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.
10. 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. 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 of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") 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.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works ("Public Works").
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 Regional 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 24 hours of notification of such occurrence, 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 compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. 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. This grant authorizes the collocation to, and continued operation and maintenance of, a WTF. The collocation shall consist of the installation of additional antennas and ancillary equipment in the ground lease area.
19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. External lighting, including security lighting, shall be on automatic timer switches to prevent lights from being left on when not in use, be of low intensity, fully shielded and directed downward and 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 FAA.
25. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built and maintained as depicted in the photo simulations presented at the public hearing.
  26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
  27. The maximum height of the facility shall not exceed 105 feet above finished grade.
  28. A six-foot-tall, secured wooden brown fence shall be erected around the ground lease area to shield equipment from public view.
  29. Monopole antenna T-arms and supports shall be covered with "Bird-X" spikes or similar treatments to discourage raptors and ravens from nesting on the tower.
  30. The permittee shall not install any type of guy wires for support.
  31. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider. The WTF tower shall be painted sandy brown, as depicted in the photo simulations.
  32. The finished surface of the facility shall not be glossy or reflective in nature. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
  33. 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 within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
  34. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.

35. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.

12/04/2012



Please complete and return to:  
Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, California 90012

**AFFIDAVIT OF ACCEPTANCE**

STATE OF CALIFORNIA }ss  
COUNTY OF LOS ANGELES

**REGARDING: PROJECT NO. R2012-00688-(5)  
CONDITIONAL USE PERMIT NO. 201200050  
33700 WEST LANCASTER ROAD, LANCASTER, CA 93536, CASTAIC CANYON  
ZONED DISTRICT  
APN: 3253-002-013**

I/We the undersigned state:

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

I/We have enclosed a check in the amount of **\$1,600.00** 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: \_\_\_\_\_

## Affidavit of Acceptance Instructions

**STEP 1:**     **NOTARY PUBLIC:** 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:** Go to the Registrar-Recorder's office to record the original Affidavit of Acceptance and Conditions of Approval.

Registrar-Recorder Headquarters: 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](http://www.lavote.net/Recorder/Document_Recording.cfm).

- a. Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording.
- b. Request one certified copy of the recorded documents for the Department of Regional Planning.

**STEP 3:**     **REGIONAL PLANNING:** Schedule an appointment with the case planner to submit the following items in person:

- a. One certified copy of the recorded documents. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.
- b. Three full-sized copies of the final plans, or as requested by the planner. Plans must be bound and folded to fit into an 8 ½" x 14" folder.
- c. One check payable to "County of Los Angeles" for zoning inspection fees (see Conditions of Approval). Write project number on checks.
- d. One check payable to the "County of Los Angeles" for State Fish and Game CEQA fees ([http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)), as applicable below:

- Not Required (Categorically Exempt)
- \$2,176.50 for the issued Negative Declaration or Mitigated Negative Declaration  
Includes \$75.00 Registrar-Recorder processing fee
- \$2,994.00 for the Environmental Impact Report  
Includes \$75.00 Registrar-Recorder processing fee

**STEP 4:**     At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.

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.