



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 21, 2015

Celeste Faber  
Black & Veatch  
12750 Center Court Dr Suite 600  
Cerritos, CA 90703

**REGARDING: PROJECT NO. R2014-01506-(5)  
CONDITIONAL USE PERMIT NO. 201400060  
31650 SPRING CANYON RD (APN 3211-016-039)**

Hearing Officer John Calas, by his action on July 21, 2015, 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 **August 4, 2015. 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

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. In addition, any applicable CEQA 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 on the following page. 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 Thuy Hua of the Zoning Permits North Section at (213) 974-6443, or by email at [thua@planning.lacounty.gov](mailto:thua@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

  
Rob Glaser, Acting Supervising Regional Planner

CC 060412

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-01506-(5)  
CONDITIONAL USE PERMIT NO. 201400060**

**PROJECT DESCRIPTION**

The project is a request to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") located at 31650 Spring Canyon Road (APN 3211-016-039). The WTF consists of two (2) 20-foot wooden monopoles – the first pole is mounted with two panel antennas and the second mounted with one (1) microwave dish, one (1) GPS antenna, and two (2) antenna pipe mounts. The poles and associated equipment cabinets are all located within a 324-square foot leasehold area surrounded by a 6-foot high chain link fence for security purposes. This grant is 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 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.

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 July 21, 2033.** 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 by **October 19, 2015**, which is ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunication facility and satisfaction of Condition No. 2 shall be considered use of this grant.

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 to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. 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 Regional Planning ("Director").
15. 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.

16. 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.

17. 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 by **September 21, 2015**.
18. 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 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

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. The permittee shall provide upon request 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 permittee 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 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 Regional Planning.

23. All structures shall conform to the requirements of the Department of Public Works Division of Building and Safety or other appropriate agency.
24. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences and open space. 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. Placement and height of all pole pointed equipment shall be in substantial conformance with that shown on said Exhibit "A." The facility shall remain essentially as depicted in the photographs presented at the public hearing.
26. The maximum height of the WTF shall not exceed 20 feet above finished grade.
27. Appurtenant equipment boxes shall be screened or camouflaged.
28. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
29. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles.
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.
31. The 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.
32. 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 thirty (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 thirty (30) days of notice.
33. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.

34. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
35. Upon termination of this grant or after the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within ninety (90) days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.

7/21/15

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-01506-(5)  
CONDITIONAL USE PERMIT NO. 201400060**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400060 ("CUP") on July 21, 2015.
2. The permittee, Crown Castle ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("Project") on a property located at 31650 Spring Canyon Road (APN 3211-016-039) in the unincorporated community of Santa Clarita ("Project Site").
3. The CUP is a request to authorize the continued operation and maintenance of an existing unmanned WTF located in the A-2-2 Zone. The WTF consists of two (2) 20-foot wooden monopoles - the first pole is mounted with two panel antennas and the second mounted with one (1) microwave dish, one (1) GPS antenna, and two (2) antenna pipe mounts. The poles and associated equipment cabinets are all located within a 324-square foot leasehold area surrounded by a 6-foot high chain link fence for security purposes. Previously approved CUP 200700006 will expire on September 16, 2018.
4. The Project Site is 40.36 gross acres in size and consists of one legal lot. The Project Site is square in shape and is developed with an existing single-family residence and five wireless telecommunication facilities in the southeast quadrant of the parcel. Two major utility easement corridors run through the parcel.
5. The Project Site is located in the Soledad Zoned District and is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Required Area).
6. The Project Site is located within the RL2 (Rural Land 2) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
  - North: A-1-2 (Light Agricultural – Two Acre Minimum Lot Required Area), A-1-1 (Light Agricultural – One Acre Minimum Lot Required Area)
  - South: O-S (Open Space), A-2-2
  - East: A-2-2
  - West: A-2-2
8. Surrounding land uses within a 500-foot radius include:
  - North: Vacant
  - South: Vacant

East: Vacant  
West: Vacant

9. The following permits have been granted for this Project on this property:

CASE NUMBER	PROJECT DETAIL
CP 96067	Authorized construction, operation, and maintenance of the unmanned WTF. Approved June 13, 1996.
RCUP 200700006	Renewal of CP 96067. Proposed replacement of existing two wooden utility poles with one steel utility pole. Approved September 16, 2008.

10. The site plan for the Project depicts one single-family residence and five wireless telecommunication facility leasehold areas in the southeast quadrant of the 40.36 acre parcel. The existing Project is located 190 feet south of the single-family residence. Spring Canyon Road, a dirt road, runs north-south and dead ends on the property.
11. The Project Site is accessible via Spring Canyon Road which enters the property from the northern boundary of the parcel.
12. The Project requires only periodic maintenance and the maintenance vehicle can use the large dirt and gravel area immediately that accommodates multiple vehicles adjacent to the equipment area. No additional parking is required to be provided.
13. Prior to the Hearing Officer's public hearing on the Project, the Department of Regional 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 2100, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation and maintenance of a wireless telecommunication facility, with negligible or no expansion of the use beyond that which was previously existing.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
15. Prior to the Hearing Officer's public hearing, Staff did not receive any comments from the public regarding the Project.
16. A duly noticed public hearing was held on July 21, 2015 before the Hearing Officer. The applicant's representative, Celeste Faber, testified on behalf of the applicant and in support of the project. The applicant's representative wanted to include in the record the October 2014 FCC order that allows for height extensions for existing

structures. There was no further testimony. The Hearing Officer then closed the public hearing, found the project categorically exempt, and approved the project.

17. The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Clarita Valley Area Plan. The project site is located within the Rural Land 2 (RL2) land use category of the Santa Clarita Valley Area Plan. This designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally two acres or greater), agricultural and equestrian uses, and an absence of urban services. Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 2 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards are determined by the underlying zoning designation. The project is therefore consistent with the permitted uses of the underlying land use category.
18. The Hearing Officer finds that the Project is consistent with the County Code. A wireless telecommunications facility is a use not specified in the County Code. The closest described uses are radio and television towers. Section 22.24.150 of the County Code permits these uses in the A-2 zone, provided a conditional use permit has first been obtained.
19. The Hearing Officer finds that the Project has been in operation for 19 years without any zoning violations. It provides critical wireless communications service for travelers along a rural portion of the Antelope Valley Freeway as well as the southern portions of the community of Agua Dulce. The design of the facility utilizes 20-foot tall wooden utility poles with shrubs planted adjacent to the facility, making it hardly visible from the Antelope Valley Freeway. The Project Site is largely undeveloped with only the single-family residence onsite along with the other four wireless telecommunication facilities. The surrounding properties are undeveloped open space areas with single-family residences more than 500 feet from the perimeter of the Project Site. The WTF will be unmanned, so it will have no impact on traffic or have any adverse impact on adjacent land uses. Therefore, the requested use at the proposed 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.
20. The Hearing Officer finds that there is no proposed expansion of the wireless telecommunication facility and the use continues to meet the development standards for the zone which consists of a minimum lot size of two acres, minimum front yard depth of 20 feet, minimum side yard width of five feet, and minimum rear yard depth of 15 feet. The continuation of the wireless telecommunication facility within the leasehold area does not impact the ability of the existing single-family residence to remain in compliance with the development standards of the A-2-2 Zone pursuant to Section 22.24.170. A dedicated parking space is not required for the WTF since it requires only periodic maintenance. During periods of required maintenance, such

vehicles are able to park on the dirt road since it is a dead end and the road is not traveled by commuters as a through-street. Immediately adjacent to the equipment area is a large dirt and gravel parking area with enough area to accommodate multiple vehicles. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

21. The Hearing Officer finds that the wireless telecommunication facility is an existing use with no proposed expansion and does not require any new public infrastructure to operate or maintain. Access to the Project Site is via Spring Canyon Road on private property with an adequate parking area to accommodate multiple vehicles. The operating characteristics of the wireless telecommunication facility are that it is unmanned and will not generate additional traffic. 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 that such use would generate, and by other public or private service facilities as are required.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use to eighteen (18) years.
23. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on the Department of Regional Planning's website and at the Acton Agua Dulce Library. On June 1, 2015, a total of 32 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.
24. The location of the documents and other materials constituting the record of the 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted Santa Clarita Valley Area Plan and Countywide 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 this 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 the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit 201400060, subject to the attached conditions.

**ACTION DATE: July 21, 2015**

RG:TH  
7/21/15

c: Hearing Officer, Zoning Enforcement, Building and Safety