



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-02224-(5)

**HEARING DATE**

March 1, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500087  
Environmental Assessment No. 201500149

# PROJECT SUMMARY

**OWNER / APPLICANT**

White Fence Farms Mutual Water Company No. 3 / Verizon Wireless

**MAP/EXHIBIT DATE**

June 8, 2015

**PROJECT OVERVIEW**

The applicant, Verizon Wireless, requests authorization to construct, operate, and maintain a new wireless telecommunication facility (WTF) comprised of a 49-foot-tall monopine with 12 panel antennas, four each on three sectors. The monopine would be in a 10-foot-by-18-foot (180-square-foot) ground lease compound.

The property currently contains water tanks and appurtenant equipment belonging to the water company as well as another WTF monopalm located at the front of the property.

**LOCATION**

2023 West Avenue O, Palmdale

**ACCESS**

West Avenue O

**ASSESSORS PARCEL NUMBER(S)**

3001-018-037

**SITE AREA**

0.43 Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan: Town & Country

**ZONED DISTRICT**

Quartz Hill

**LAND USE DESIGNATION**

RL2 (Rural Land 2)

**ZONE**

A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

One dwelling units per two acres

**COMMUNITY STANDARDS DISTRICT**

NA

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County (“County”) General and Antelope Valley Area Plans
- Satisfaction of the following Section(s) of Title 22 of the County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.150 (A-2 Zone Uses Subject to Permits)
  - 22.24.170 (A-2 Zone Development Standards)

**CASE PLANNER:**

Anthony Curzi

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