



AMY J. BODEK, AICP
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DAVID DE GRAZIA
Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

September 16, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. 2018-003069-(5)
MINOR AVIATION PERMIT NO. RPPL2024005958
APPLICANT: BUNGEE AMERICA, INC.
PROJECT LOCATION: ASSESSOR'S PARCEL NUMBERS 8678-002-015
AND 8678-002-016
ANTELOPE VALLEY PLANNING AREA
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is a Minor Aviation Permit to legalize an existing, special-use private heliport (Project) associated with an existing amusement ride (bungee jumping) within the Angeles National Forest. The Project is commonly called the Bridge to Nowhere, which is on a private inholding consisting of Assessor's Parcel Numbers 8678-002-015 and 8768-002-016 (Project Site). The heliport is accessory to the amusement ride and is used to transport the commercial business's supplies and waste via helicopter. Los Angeles County (County) Airport Land Use Commission (ALUC) staff reviewed the request and determined that the Project is consistent with the policies contained in the County Airport Land Use Plan (ALUP) and the ALUC Review Procedures. Pursuant to California Public Utilities Code (PUC) Section 21661.5, an application for the construction of a new heliport must be approved by the Board of Supervisors (Board).

IT IS RECOMMENDED THAT THE BOARD,

1. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA).

2. Approve the proposed heliport as depicted in the proposed site plan that is attached as Exhibit "A," pursuant to PUC Section 21661.5.
3. Instruct the Director of Regional Planning (Director) to forward a certified copy of this adopted Board Letter to the California Division of Aeronautics.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The California Department of Transportation (CalTrans) has broad authority to regulate the establishment of heliports in California, as authorized by the State Aeronautics Act (PUC Section 21001 et. seq.). The Board has the authority to approve plans for the construction of heliports within its jurisdiction pursuant to PUC 21661.5(a) and the Board's approval is required prior to the issuance of a Heliport Permit by CalTrans.

The approval of this Minor Aviation Permit is related to the adoption of the final Findings and Conditions for the amusement ride and associated heliport, which were authorized under CUP No. RPPL2018004676. The recommended action would approve the construction plans for the heliport. A copy of the site plan is attached as Exhibit "A." The recommended action is necessary to complete all local permitting activities related to the Project.

Additionally, all proposed heliports are reviewed by the County ALUC to determine consistency with the County ALUP and also require approval by the Board pursuant to PUC 21661.5(a). ALUC staff reviewed the Project and determined that it is consistent with the ALUP. The Project Site is not located within the planning boundaries of any airport within the County; the nearest airport is Brackett Field Airport, which is 13 miles to the south. No noise sensitive land uses, including residences for human occupation, are located within a one-mile radius of the heliport. Therefore, the Project will not have a significant effect on a nearby public use airport nor on the immediate surroundings.

Implementation of Strategic Plan Goals

The recommended action promotes County Strategic Plan North Star 1 – Make Investments That Transform Lives, Focus Area B – Employment and Sustainable Wages, Strategy III – Job Creation. This goal of Focus Area B is to “Support social mobility, economic and workforce development, job training, meaningful connections, and access to employment opportunities with sustainable wages for County residents, with emphasis on those who are experiencing barriers to employment or the ability to earn a sustainable wage. Support small and large business growth to maintain job supply.” Bungee America is a small business in the tourism and recreation sector, which is an important part of the regional economy. Bungee America provides employment opportunities, including opportunities for military veterans, and it helps its employees to develop useful job skills and meaningful social connections.

The recommended action also promotes County Strategic Plan North Star 2 – Foster Vibrant and Resilient Communities, Focus Area A – Public Health, Strategy I – Population Based Health; and Focus Area F – Community Connections, Strategy I – Engagement. Regarding Focus Area A, the requested use includes bungee jumping and hiking, which are activities that provide physical exercise opportunities within a designated National Forest, contributing to health and fitness for both County residents and visitors. This use has had an excellent safety record and provides

opportunities for healthy and safe recreational activities. Regarding Focus Area F, this use provides opportunities to develop community connections by acting as a welcoming and accessible space where residents and visitors can access opportunities and can build relationships, create social networks, and feel connected.

FISCAL IMPACT/FINANCING

There would be no significant fiscal impact if the Board takes the recommended action. The proposed heliport will be privately run and maintained by the operator of the Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State Aeronautics Act (PUC Section 21001 et. seq.) includes provisions for the Board to approve plans for heliports. PUC Section 21661.5(a) states: "No political subdivision, any of its officers or employees, or any person may submit any application for the construction of a new airport to any local, regional, state, or federal agency unless the plan for construction is first approved by the Board of the county, or the city council of the city, in which the airport is to be located and unless the plan is submitted to the appropriate commission exercising powers pursuant to Article 3.5 (commencing with Section 21670) of Chapter 4 of Part 1 of Division 9, and acted upon by that commission in accordance with the provisions of that article."

ENVIRONMENTAL DOCUMENTATION

The Project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Class 1, Existing Facilities), 15303 (Class 3, New Construction or Conversion of Small Structures), 15305 (Class 5, Minor Alterations in Land Use Limitations), and 15323 (Class 23, Normal Operations of Facilities for Public Gatherings Categorical Exemption) and the County Environmental Document Reporting Procedures and Guidelines.

The Project will legalize an existing, special-use private heliport that is accessory to an existing amusement ride (bungee jumping) within the Angeles National Forest. No expansion of services or development is proposed. The Project will not have a significant effect on the environment. No development is proposed in a Significant Ecological Area or in any other designated, precisely mapped, and officially adopted environmental resource area. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the Project is not anticipated to have a negative impact on current services or projects.

CONCLUSION


The Honorable Board of Supervisors

9/16/2025

Page 4

For further information, please contact Glenn Kam of the Operations and Major Projects Section at GKam@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:DD:MG:KAF:GK:lm

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Public Works

LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION

DAVID W. LOUIE
Chair

ELVIN W. MOON
Vice Chair

YOLANDA DUARTE-WHITE
Commissioner

PAM O'CONNOR
Commissioner

MICHAEL R. HASTINGS
Commissioner

January 8, 2025

Bungee America, Inc.
Attn: Ron Jones
16654 Soledad Canyon Road, Ste 464
Canyon Country, CA 91387

**SUBJECT: MINOR AVIATION CASE RPPL2024005958
BRIDGE TO NOWHERE HELIPORT
SAN GABRIEL MOUNTAINS NATIONAL MONUMENT INHOLDING
(APNs 8678-002-015 and 8678-002-016)**

Dear Applicant,

Pursuant to Section 21661.5 of the California Public Utilities Code, the Los Angeles County Airport Land Use Commission (ALUC) staff have reviewed the application for the above referenced project and determined that the project is **consistent** with the policies contained in the Los Angeles County Airport Land Use Plan (ALUP) and ALUC Review Procedures. The project site is not located within an Airport Influence Area (AIA) of the County's ALUP. The airport nearest to the proposed heliport, Brackett Field Airport, is approximately 13 miles south of the project site. ALUC staff have found that the project will not have a significant effect on any public use airport located in Los Angeles County. The project must still comply with all applicable zoning requirements.

Attached please find the Staff Report on Minor Aviation Case No. RPPL2024005958. Thank you for the opportunity to comment on this project. If you have any questions regarding this matter, please contact Lauren De La Cruz at (213) 974-6432 or via email at ldelacruz@planning.lacounty.gov, between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director

A handwritten signature in cursive script, appearing to read "A. Bruce Durbin".

Bruce Durbin, Supervising Regional Planner

Ordinance Studies Section/ALUC Staff

**AIRPORT LAND USE COMMISSION STAFF REPORT
BRIDGE TO NOWHERE HELIPORT
MINOR AVIATION CASE RPPL202400005958
APPLICANT: Bungee America, Inc.**

PURPOSE AND DESCRIPTION

This applicant, Bungee America, proposes to establish a special-use heliport at a private inholding within the San Gabriel Mountains National Monument. The heliport will be accessory to the onsite amusement ride (bungee jumping) and used for the transport of supplies and waste by helicopter to support the commercial business.

LOCATION AND DESCRIPTION OF THE PROJECT SITE

The heliport site is on private property within the Angeles National Forest, APNs 8678-002-015 and 8678-002-016, within unincorporated Los Angeles County. The property has a General Plan land use designation of CR, Rural Commercial, and is zoned C-R, Commercial Recreation. All surrounding land is open space owned by the United States Forest Service and zoned W, Watershed. Besides the bridge for which the amusement ride locates upon and several supporting accessory structures for the business, there is no other development in the immediate area.

STATUTORY REQUIREMENTS

Pursuant to Public Utilities Code Section 21661.5, an application for the construction of a new airport (heliports and helistops included) must be approved by the city council or board of supervisors of the jurisdiction in which the heliport is to be located and action must be taken by the Airport Land Use Commission (ALUC) prior to the submission of an application to the state.

ANALYSIS

The heliport is located outside of the planning boundaries established by the Los Angeles County Airport Land Use Plan (ALUP) for the County's public airports. The nearest airport is Brackett Field Airport, located approximately 13 miles south from the project, and therefore, will not have a significant effect on a nearby public use airport. The project's location is surrounded by Angeles National Forest land. No noise sensitive land uses, including residences for human occupation, are identified within a one-mile radius of the heliport or within the Northwest-Southeast flight path proposed on the site plan, therefore, the project will also have no significant effect on the immediate surroundings.

A helicopter is required for logistical support for the bungee jumping business due to the remote location of the project site, only to be used for the transport of supplies and waste. It will not be used for the transportation of guests or customers of the business. The heliport is considered an accessory use to the primary use of a bungee jumping amusement ride at the project site. The heliport has a Touchdown and Liftoff (TLOF) area of 35 feet by 35 feet to accommodate a small helicopter, with a Final Approach and Takeoff (FATO) area of 60 feet by 120 feet, and total Safety Area of 120 feet by 180 feet. The helipad surface will remain a gravel surface and be unmarked. The heliport is expected to be used during the daytime only by Federal Aviation Administration (FAA) regulation Visual Flight Rules (VFR), with no lighting installed. On an annual average, the number of flights is projected to be one per day, though there is also a past history of other County

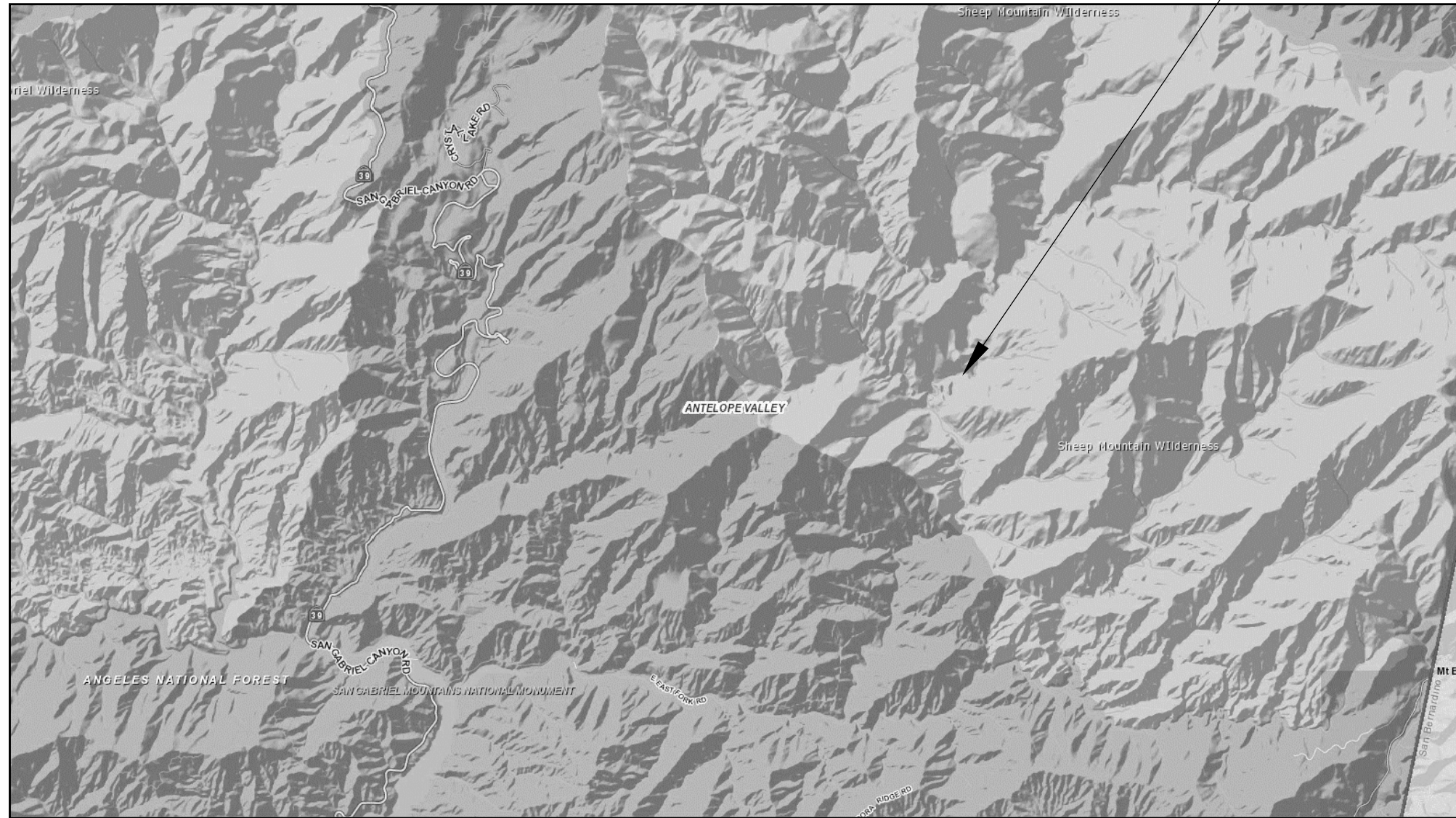
and government agencies using the heliport for emergency situations as needed and this is not included in the flight count. A cargo shipping container will also be onsite to be used as a helicopter hangar when the helicopter is stored on the property, though it can also be stored offsite.

The FAA conducted an evaluation of the heliport proposal at the location in 2020 and had no objections. The applicant is awaiting a final determination letter to be issued soon.

ACTION

ALUC staff have reviewed the project and determined that it is **consistent** with the policies contained within the ALUP and ALUC Review Procedures on noise, safety, airspace protection, and overflight annoyance. ALUC staff also found the project will not have a significant effect on any public use airport located in Los Angeles County. Acting under delegated authority from the ALUC, staff recommends that the State of California Department of Transportation Division of Aeronautics approve the applicant's request to establish a heliport at the subject location, **provided that the project complies with the following condition:**

1. Compliance with FAA requirements for heliports and any recommended conditions specified in the final determination letter that is to be issued.

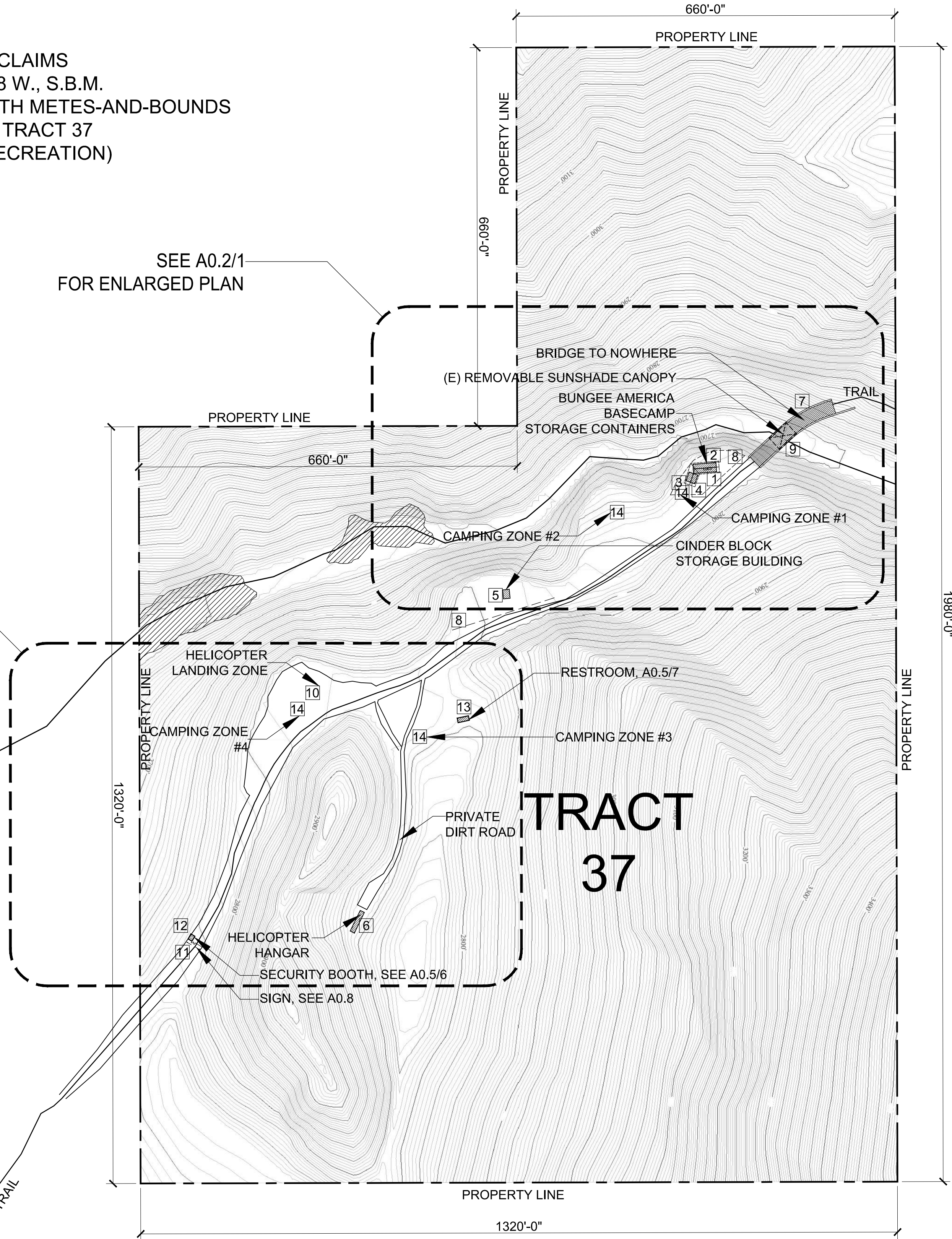


A0.1 VICINITY MAP
2 SCALE: NOT TO SCALE

HORSESHOE PLACER MINING CLAIMS
PATENT NO. 342527-T. 2 N., R. 8 W., S.B.M.
ADAPTATION TO RECORDS WITH METES-AND-BOUNDS
REMAINING PATENTED LAND - TRACT 37
ZONING: C-R (COMMERCIAL RECREATION)

SEE A0.3/1
FOR ENLARGED PLAN

SEE A0.2/1
FOR ENLARGED PLAN



ESTIMATED
CDFW
JURISDICTION

- 1 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 2 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 3 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 4 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 5 CINDER BLOCK
BUILDING
SEE A0.5/1
- 6 HELICOPTER
HANGAR
SEE A0.5/4
- 7 BRIDGE TO
NOWHERE
- 8 FENCE
SEE A0.5/4
- 9 REMOVABLE
SUNSHADE
CANOPY
- 10 HELICOPTER
LANDING
ZONE
- 11 SIGN, SEE A0.8
- 12 SECURITY BOOTH
W/ FENCE & GATE
SEE A0.5/6
- 13 RESTROOM
SEE A0.5/7
- 14 CAMPING ZONE

project:
**HORSESHOE
PLACER
MINING
CLAIMS**

tract: 37
apn: 8678-002-008,
-009, -010 & -011

owner:
saunders mine, llc

SITEPLAN

SCALE: AS NOTED

01/30/2019
12/09/2019
11/01/2023
08/19/2024

A0.1

NOTES:

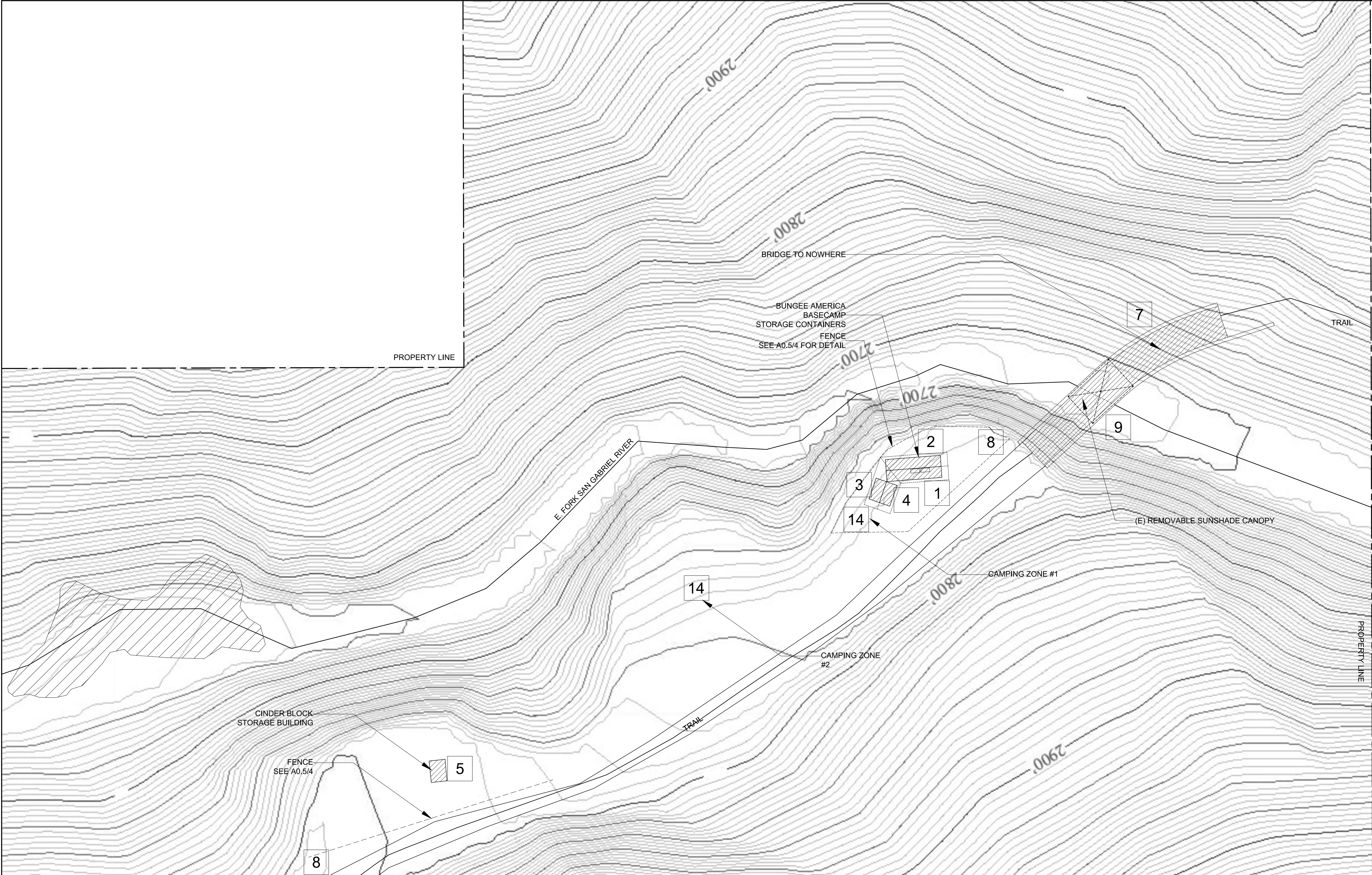
-SUBJECT TO COMPLY WITH ALL REQUIRED BRUSH CLEARANCE REQUIREMENTS AS DETERMINED BY LA COUNTY FIRE DEPARTMENT AND/OR US FOREST SERVICE IF REQUIRED DURING THE BUILDING PERMIT REVIEW PROCESS.

-BUNGEE JUMPING IS REGULATED AND INSPECTED BY THE FOLLOWING STATE AGENCY:

DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, AMUSEMENT RIDE UNIT. OTHERWISE ABBREVIATED AS; DOSH AMUSEMENT RIDE UNIT.

-BUNGEE JUMPING IS REGULATED AND INSPECTED UNDER THE FOLLOWING CALIFORNIA CODE OF REGULATIONS:
TITLE 8, CCR SECTION 3195.1 - 3195.14.

A0.1 SITE PLAN
1 SCALE: 1/128" = 1'-0"



ESTIMATED
CDFW
JURISDICTION

- 1 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 2 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 3 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 4 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 5 CINDER BLOCK
BUILDING
SEE A0.5/1
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SEE A0.5/4
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NOWHERE
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SEE A0.5/4
- 9 REMOVABLE
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- 11 SIGN, SEE A0.8
- 12 SECURITY BOOTH
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SEE A0.5/6
- 13 RESTROOM
SEE A0.5/7
- 14 CAMPING ZONE

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**HORSESHOE
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tract: 37
apn: 8678-002-008,
-009, -010 & -011

owner:
saunders mine, llc

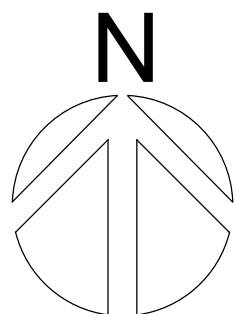
SITEPLAN

SCALE: $\frac{1}{32}$ "=1'-0"

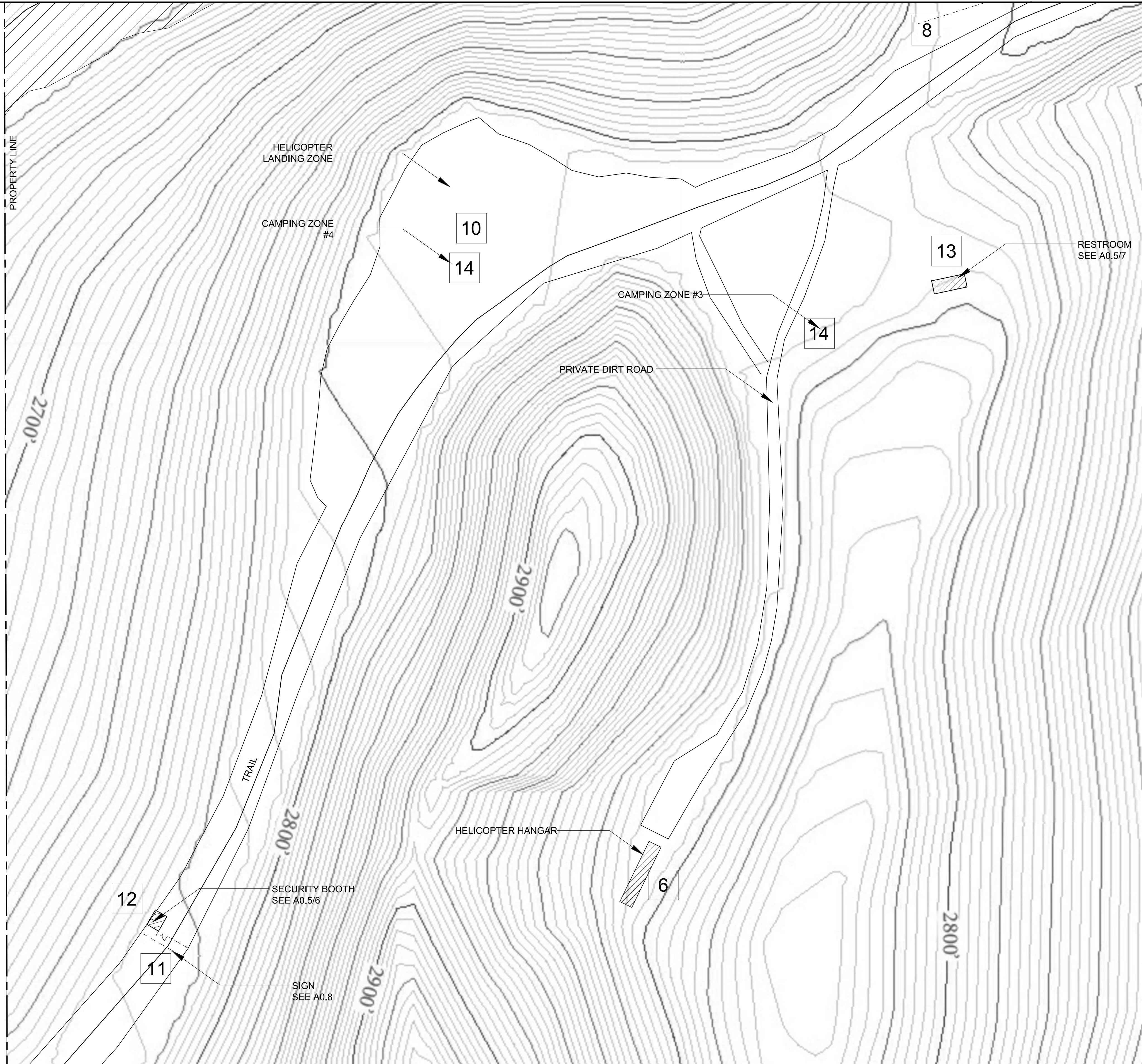
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11/01/2023
08/19/2024

A0.2

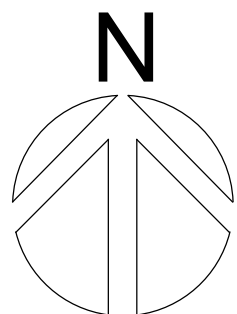
NOTE: SEE A0.1/1 FOR LOCATION OF ENLARGED SITE PLAN



A0.2 ENLARGED SITE PLAN
1 SCALE: $\frac{1}{32}$ "=1'-0"



NOTE: SEE A0.1/1 FOR LOCATION OF ENLARGED SITE PLAN



A0.3 ENLARGED SITE PLAN
1 SCALE: $\frac{1}{32}$ "=1'-0"

- ESTIMATED CDFW JURISDICTION
- 1 STORAGE CONTAINER SEE A0.5/3 & A0.6
- 2 STORAGE CONTAINER SEE A0.5/3 & A0.6
- 3 STORAGE CONTAINER SEE A0.5/2 & A0.6
- 4 STORAGE CONTAINER SEE A0.5/2 & A0.6
- 5 CINDER BLOCK BUILDING SEE A0.5/1
- 6 HELICOPTER HANGAR SEE A0.5/4
- 7 BRIDGE TO NOWHERE
- 8 FENCE SEE A0.5/4
- 9 REMOVABLE SUNSHADE CANOPY
- 10 HELICOPTER LANDING ZONE
- 11 SIGN, SEE A0.8
- 12 SECURITY BOOTH W/ FENCE & GATE SEE A0.5/6
- 13 RESTROOM SEE A0.5/7
- 14 CAMPING ZONE

project:
**HORSESHOE
PLACER
MINING
CLAIMS**

tract: 37
apn: 8678-002-008,
-009, -010 & -011

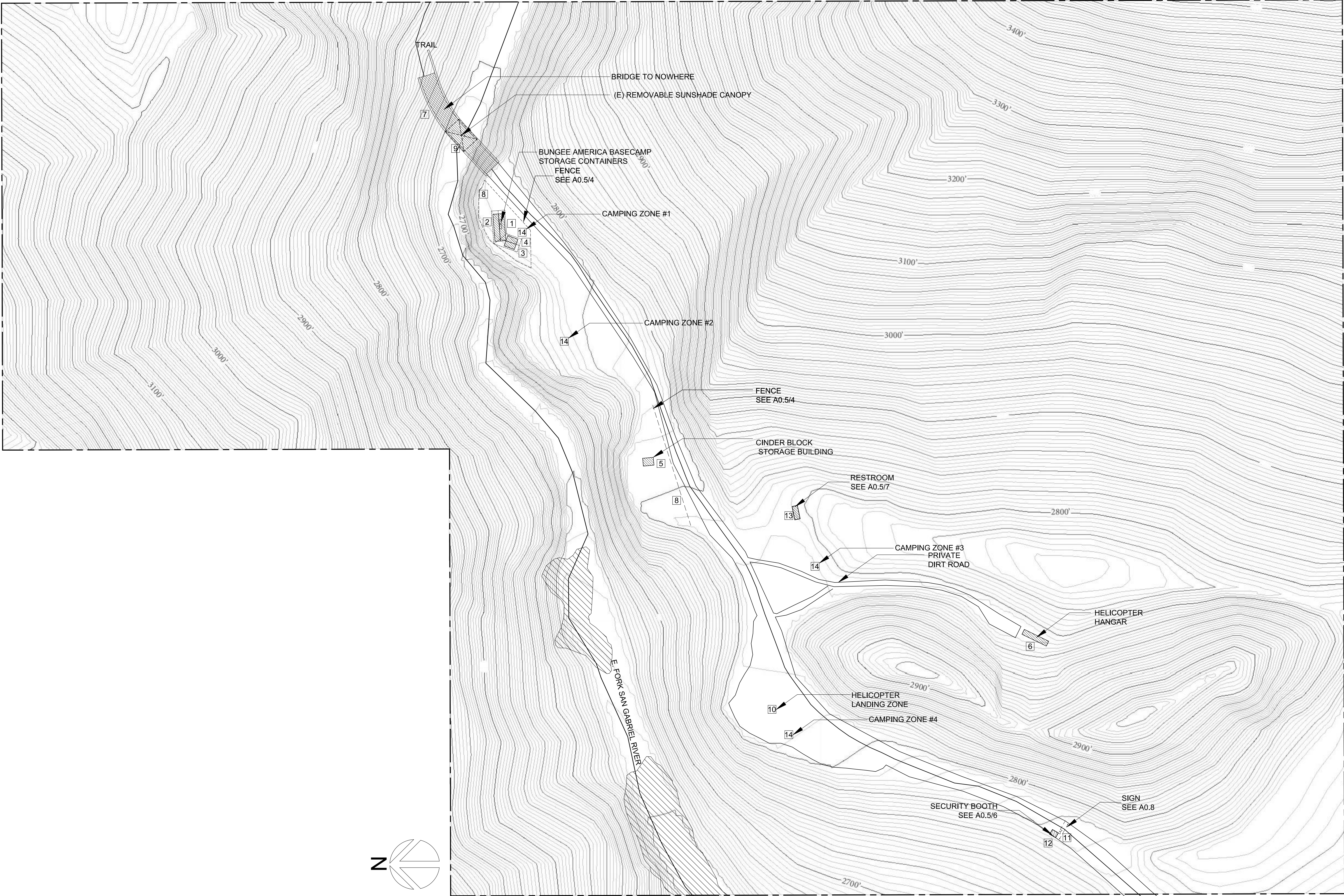
owner:
saunders mine, llc

SITEPLAN

SCALE: $\frac{1}{32}$ "=1'-0"

11/08/2018
11/01/2023
08/19/2024

A0.3



ESTIMATED
CDFW
JURISDICTION

- 1 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 2 STORAGE
CONTAINER
SEE A0.5/3 & A0.6
- 3 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 4 STORAGE
CONTAINER
SEE A0.5/2 & A0.6
- 5 CINDER BLOCK
BUILDING
SEE A0.5/1
- 6 HELICOPTER
HANGAR
SEE A0.5/4
- 7 BRIDGE TO
NOWHERE
- 8 FENCE
SEE A0.5/4
- 9 REMOVABLE
SUNSHADE
CANOPY
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LANDING
ZONE
- 11 SIGN, SEE A0.8
- 12 SECURITY BOOTH
W/ FENCE & GATE
SEE A0.5/6
- 13 RESTROOM
SEE A0.5/7
- 14 CAMPING ZONE

project:
**HORSESHOE
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apn: 8678-002-008,
-009, -010 & -011

owner:
saunders mine, llc

SITEPLAN

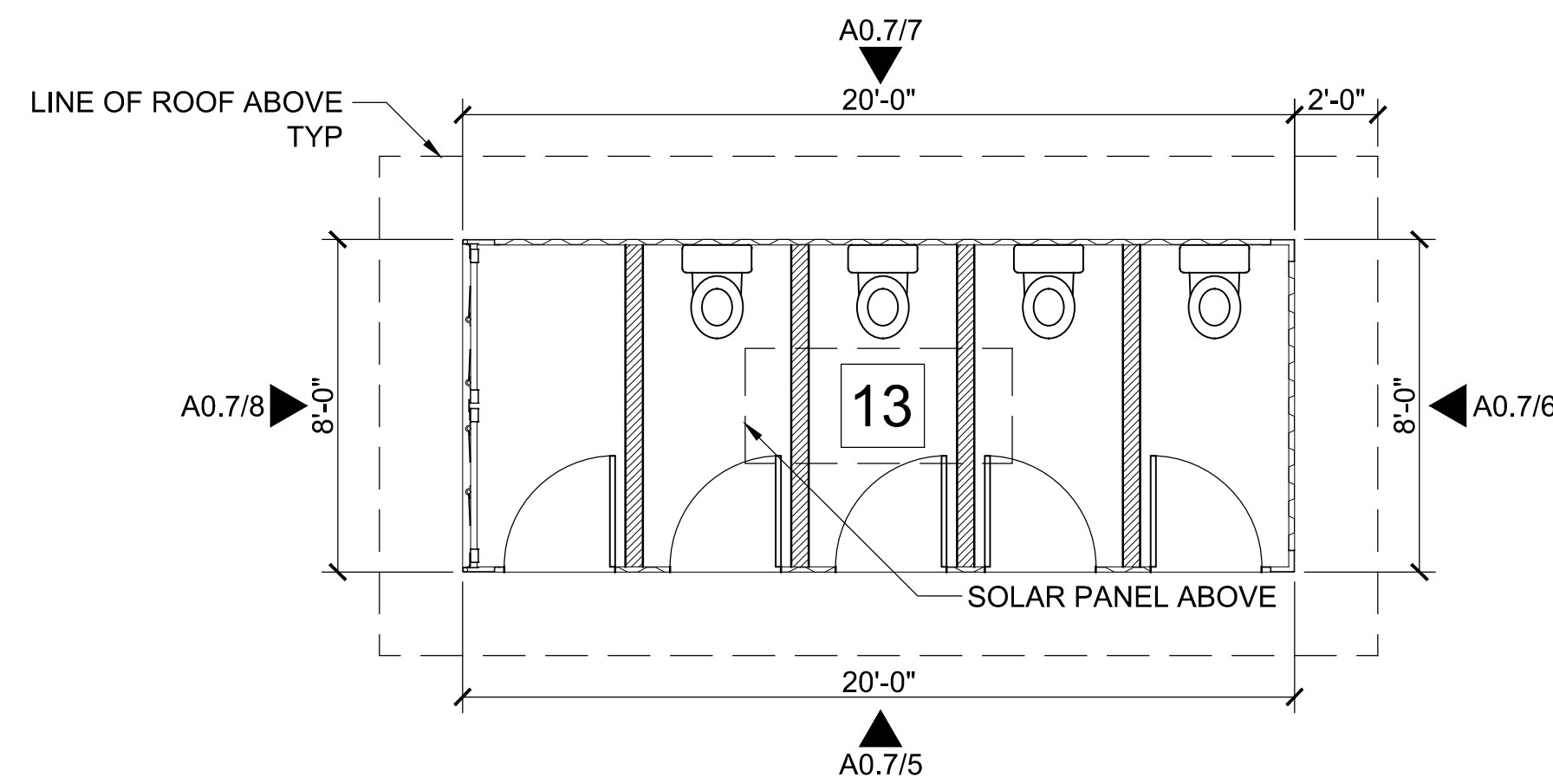
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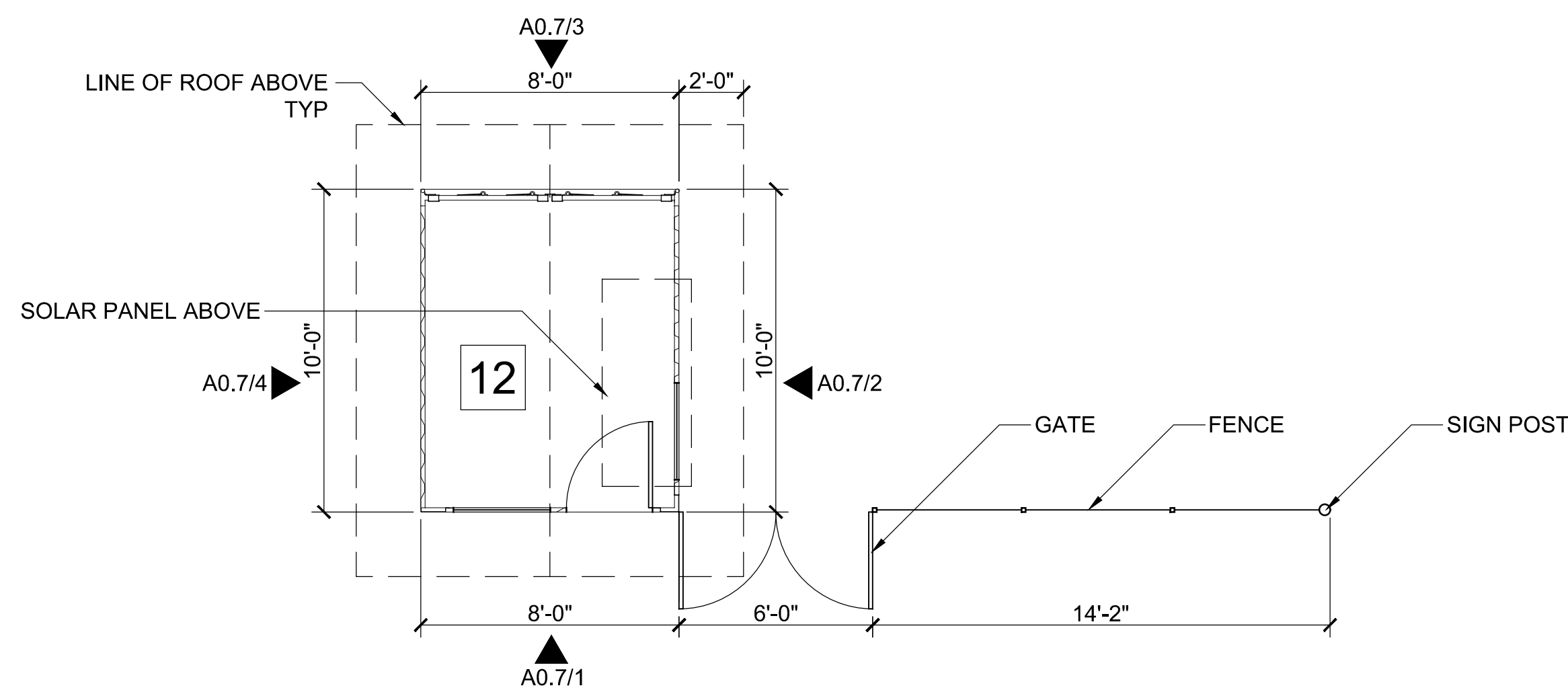
A0.4

A0.4 SITE PLAN
1

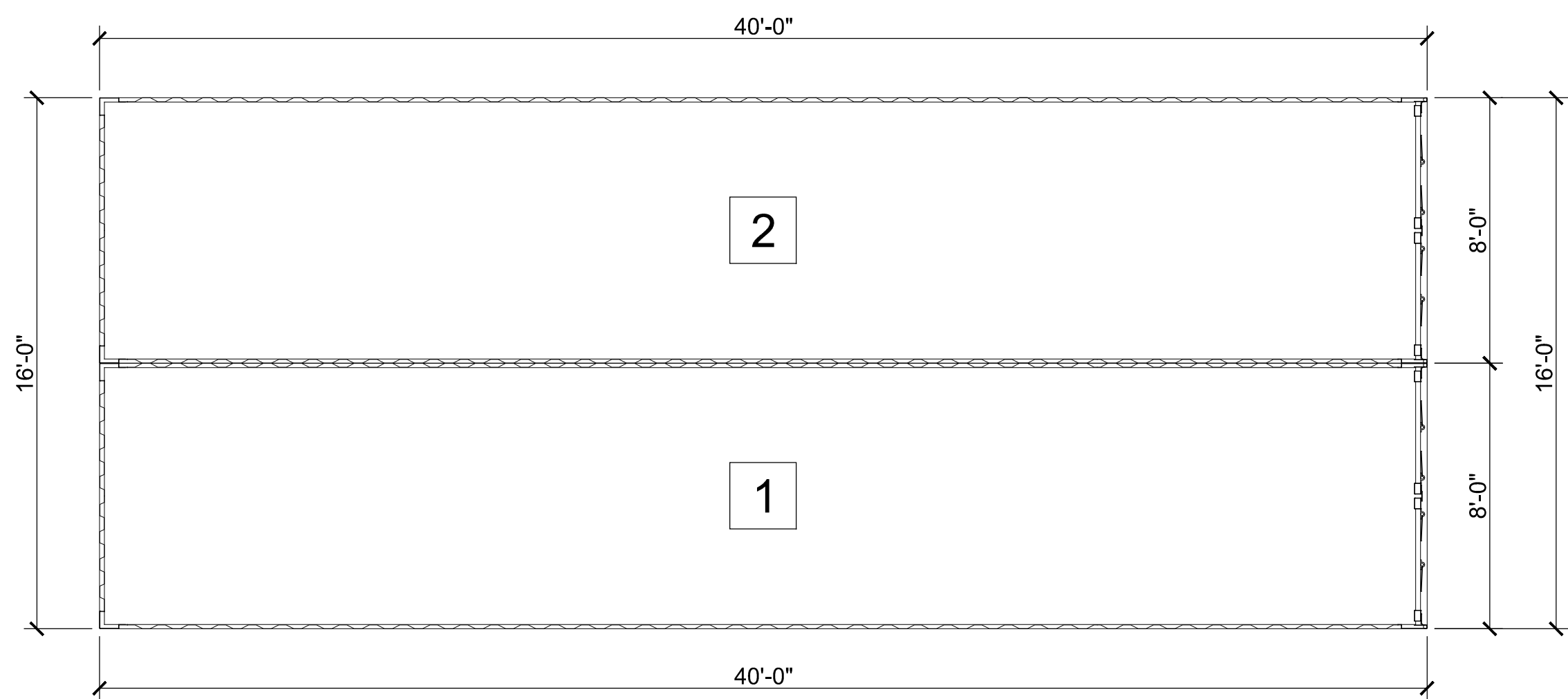
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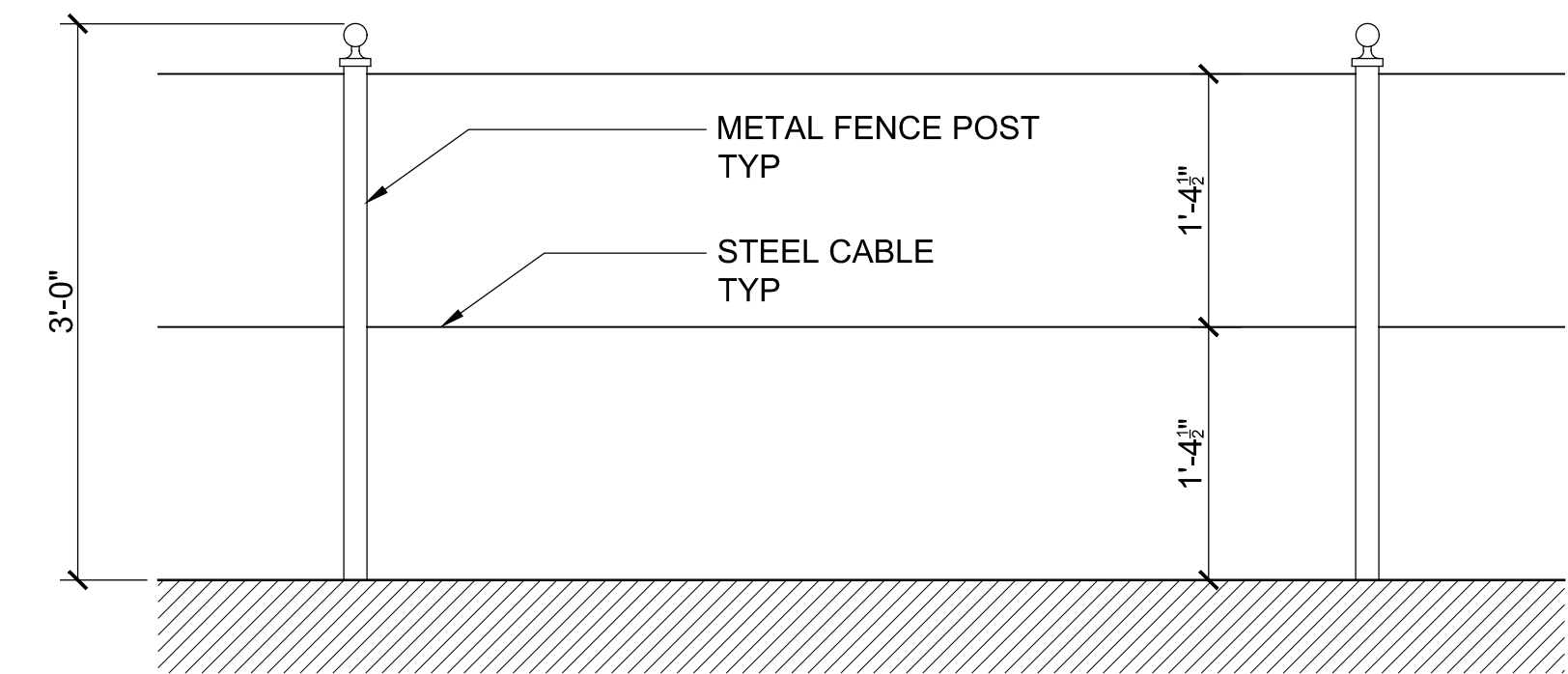
A0.5 RESTROOM
7 SCALE: 1/4"=1'-0"



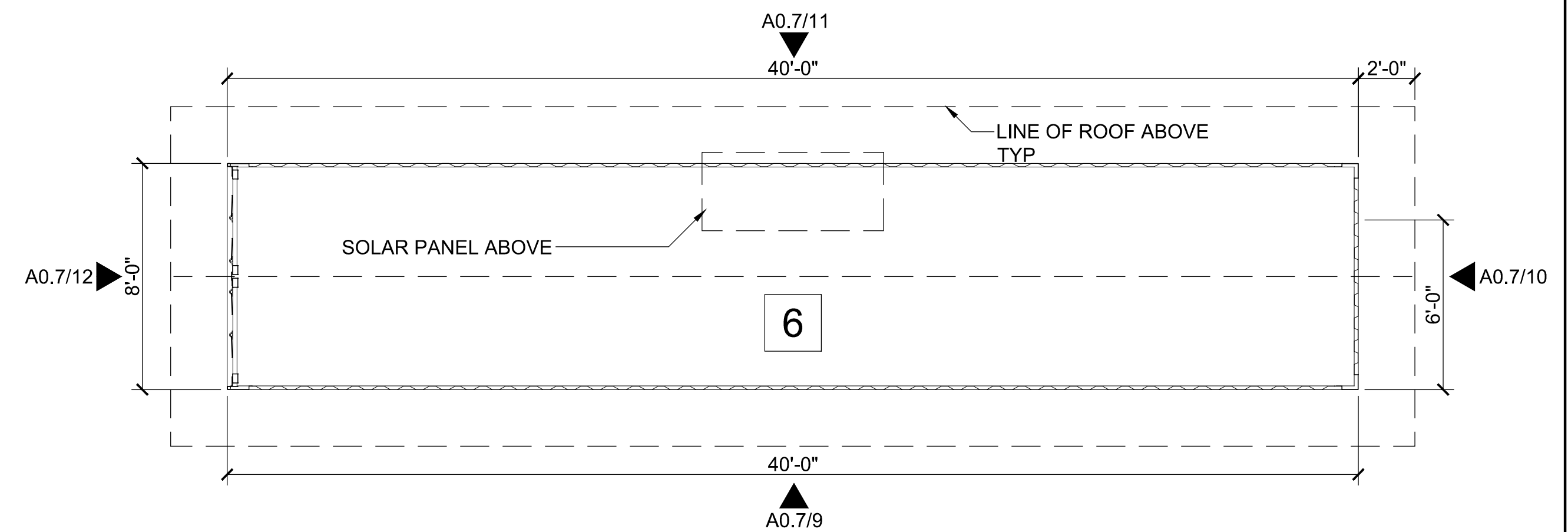
A0.5 SECURITY BOOTH
6 SCALE: 1/4"=1'-0"



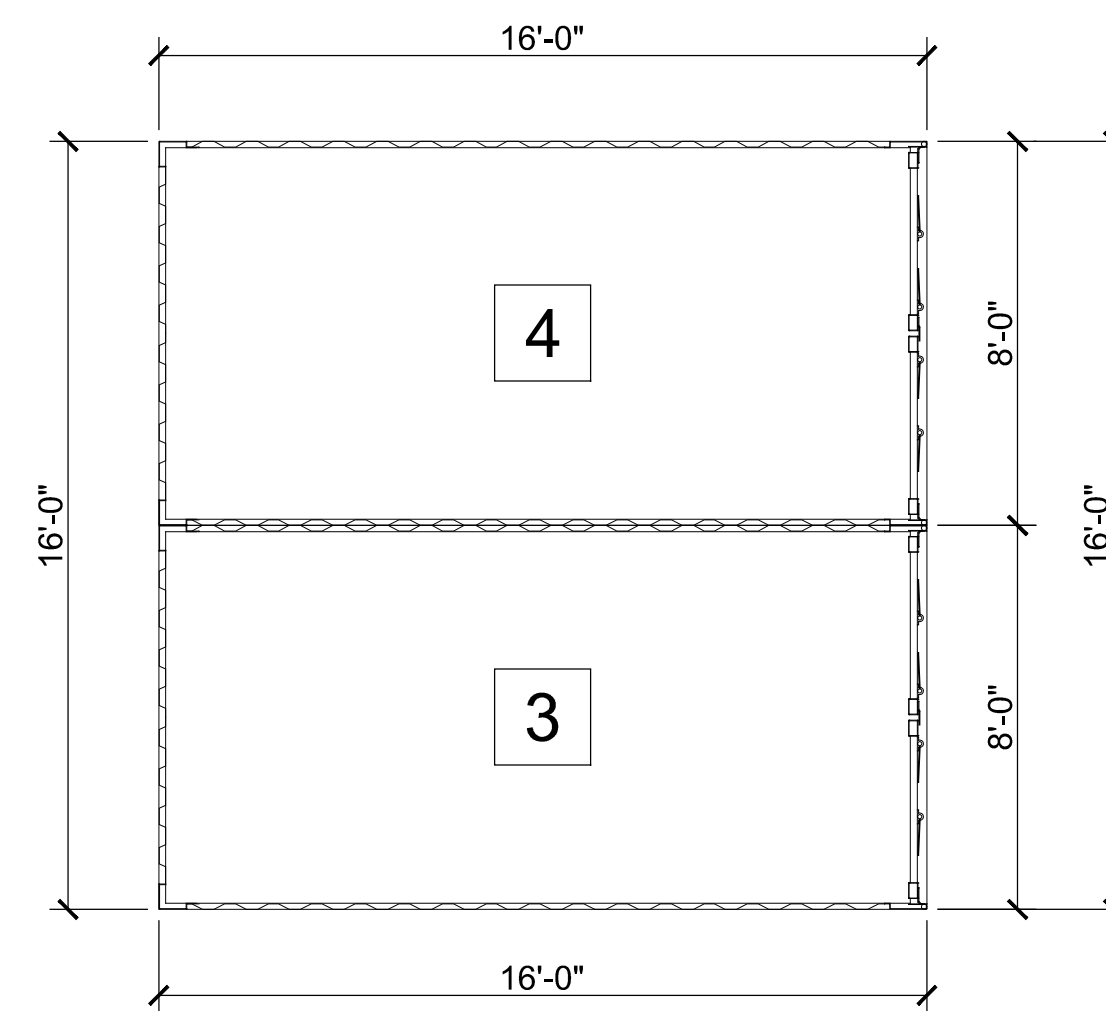
A0.5 (E) STORAGE
3 SCALE: 1/4"=1'-0"



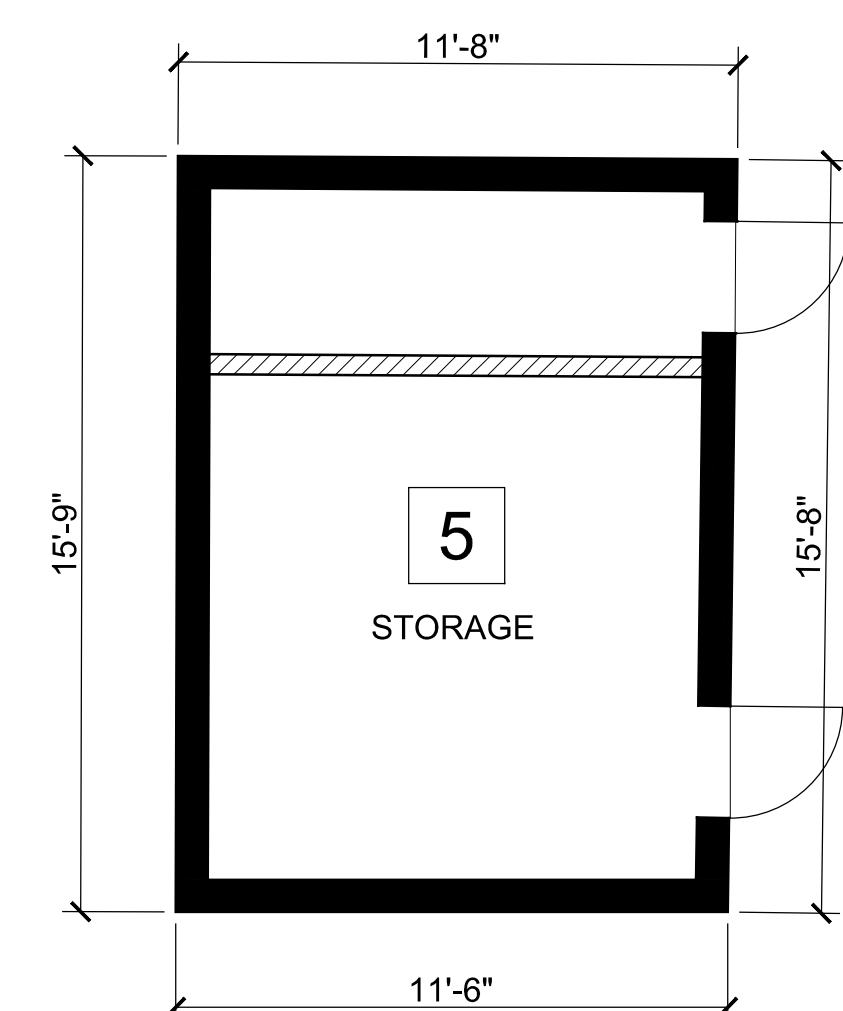
A0.5 FENCE
4 SCALE: 1/4"=1'-0"



A0.5 HELICOPTER HANGAR
5 SCALE: 1/4"=1'-0"



A0.5 (E) STORAGE
2 SCALE: 1/4"=1'-0"



A0.5 (E) CINDER BLK. STORAGE BLDG
1 SCALE: 1/4"=1'-0"

- 1 STORAGE CONTAINER SEE A0.5/3 & A0.6
- 2 STORAGE CONTAINER SEE A0.5/3 & A0.6
- 3 STORAGE CONTAINER SEE A0.5/2 & A0.6
- 4 STORAGE CONTAINER SEE A0.5/2 & A0.6
- 5 CINDER BLOCK BUILDING SEE A0.5/1
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project:
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apn: 8678-002-008,
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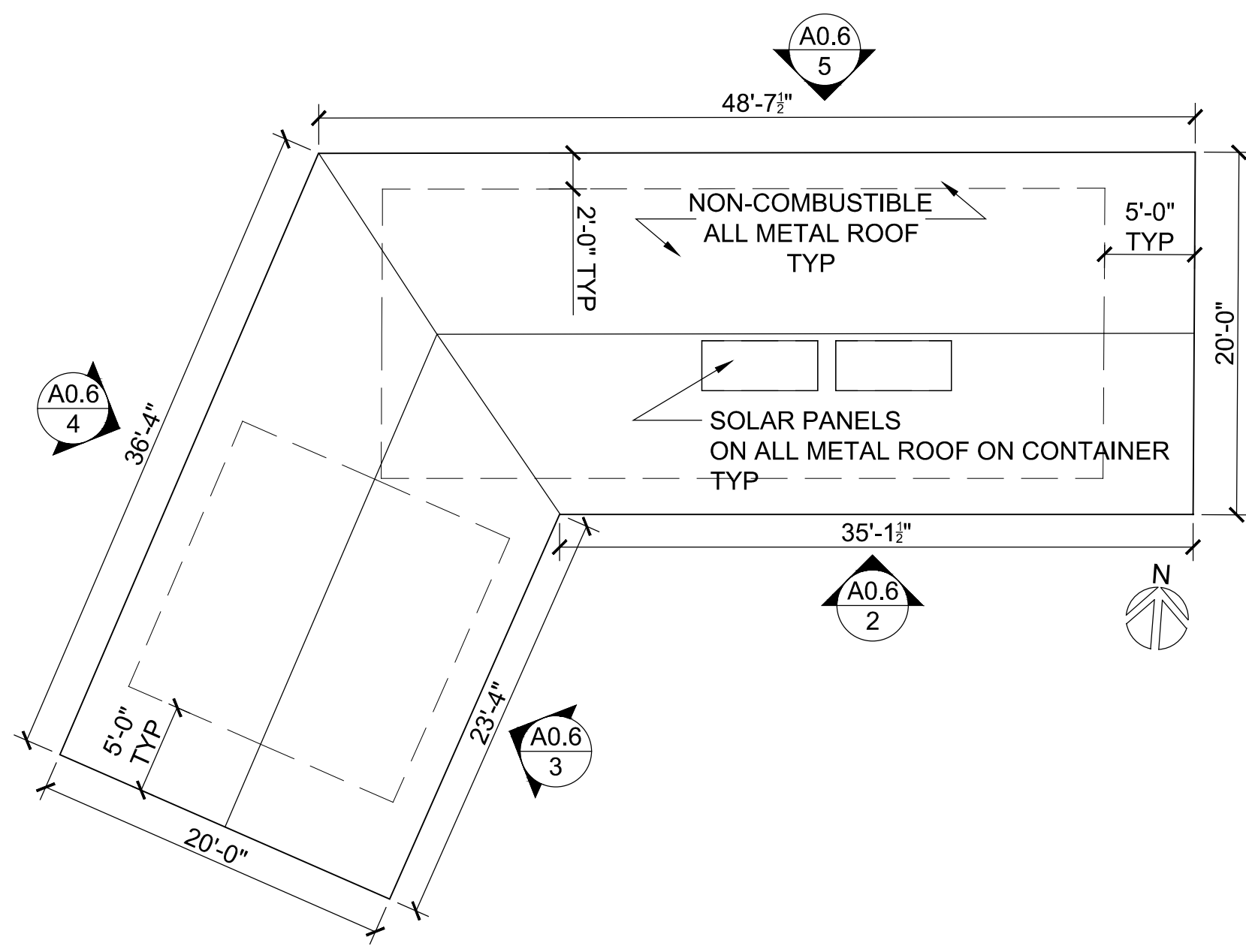
owner:
saunders mine, llc

STRUCTURES

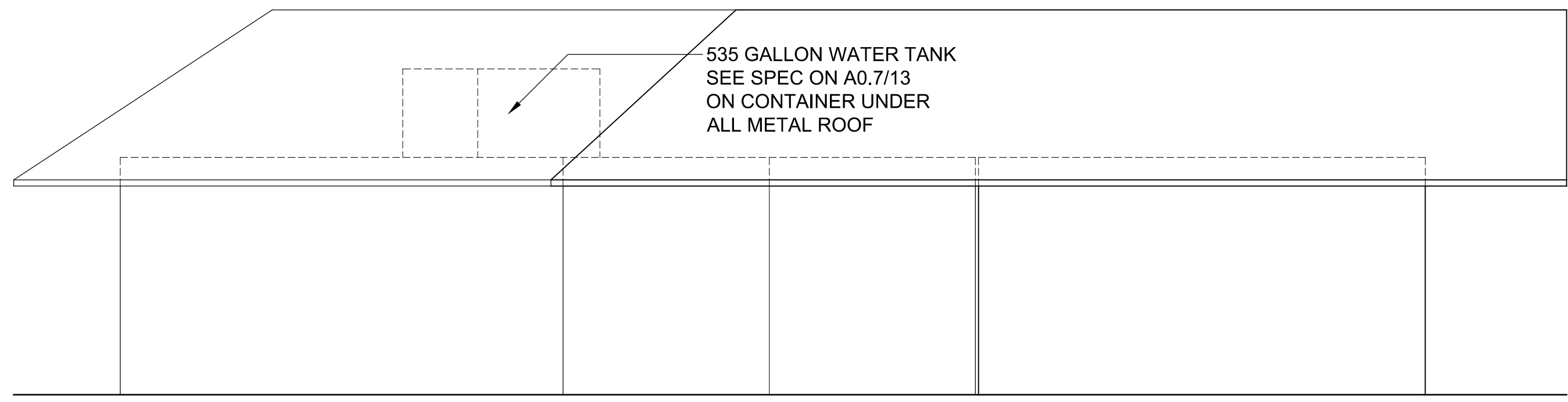
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11/01/2023

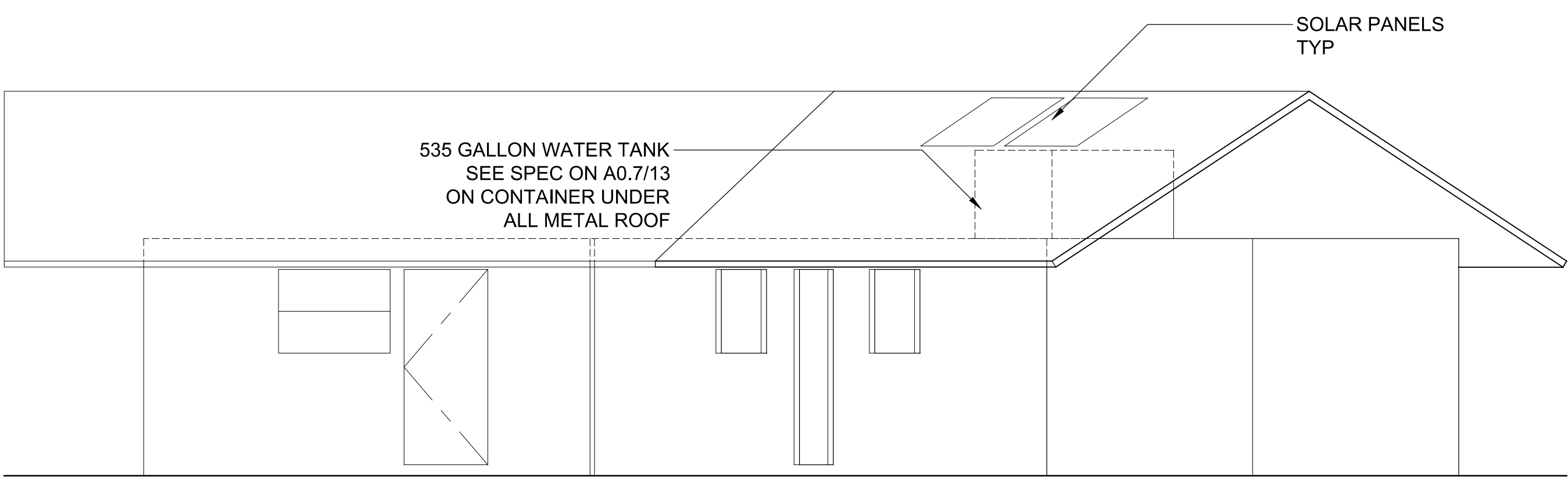
A0.5



A0.6 (N) ROOF PLAN
6 SCALE: 1/4"=1'-0"



A0.6 (N) ELEVATION
4 SCALE: 1/4"=1'-0"

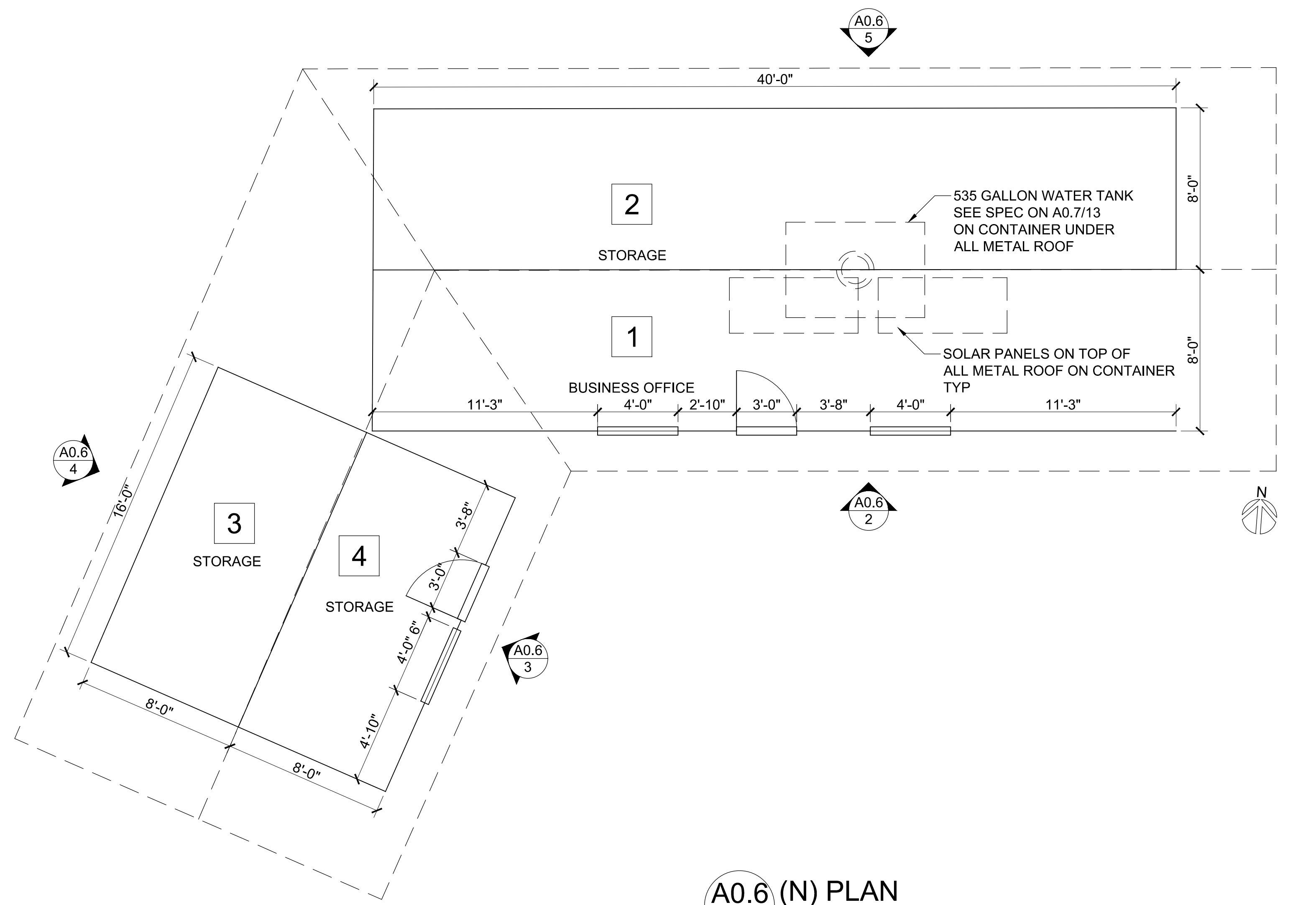


A0.6 (N) ELEVATION
3 SCALE: 1/4"=1'-0"



A0.6 (N) ELEVATION
5 SCALE: 1/4"=1'-0"

A0.6 (N) ELEVATION
2 SCALE: 1/4"=1'-0"



A0.6 (N) PLAN
1 SCALE: 1/4"=1'-0"

- 1 STORAGE CONTAINER SEE A0.5/3 & A0.6
- 2 STORAGE CONTAINER SEE A0.5/3 & A0.6
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project:
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-009, -010 & -011

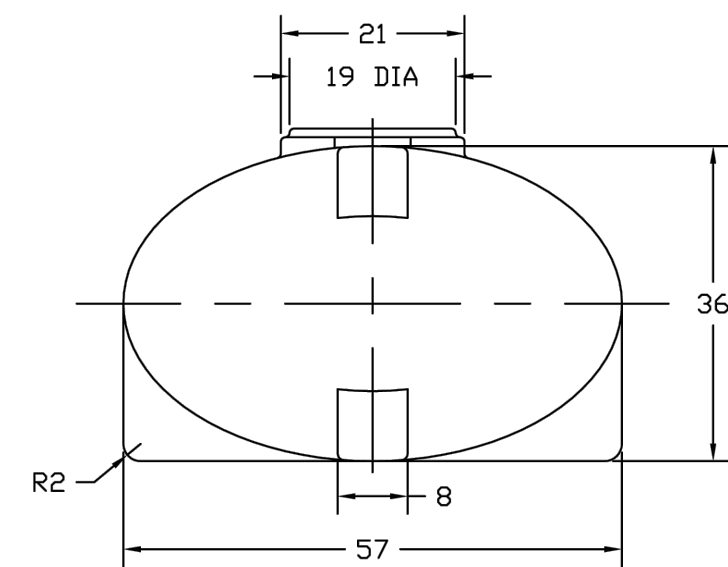
owner:
saunders mine, llc


**GENERAL
STORAGE
BUILDINGS**

SCALE: 1/4"=1'-0"

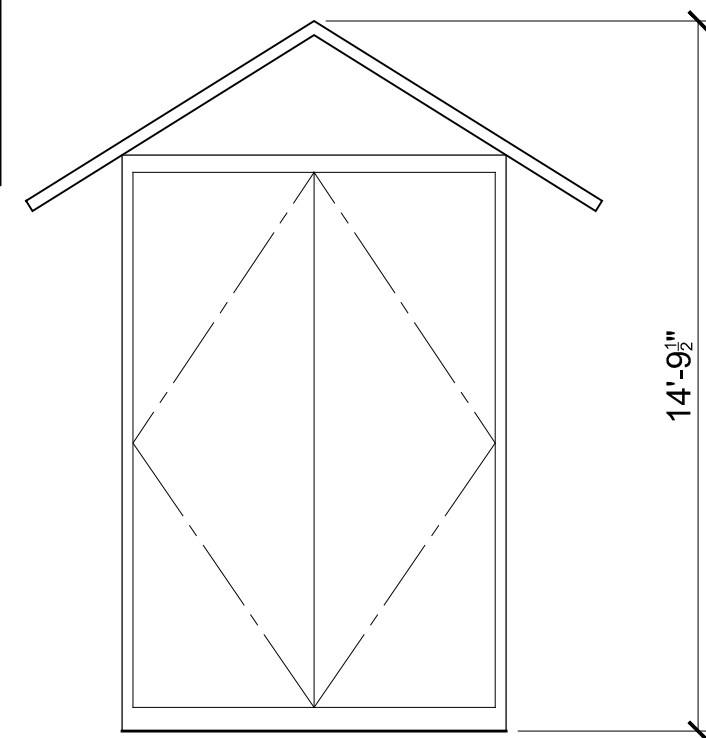
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01/30/2019
12/09/2019
11/01/2023

A0.6

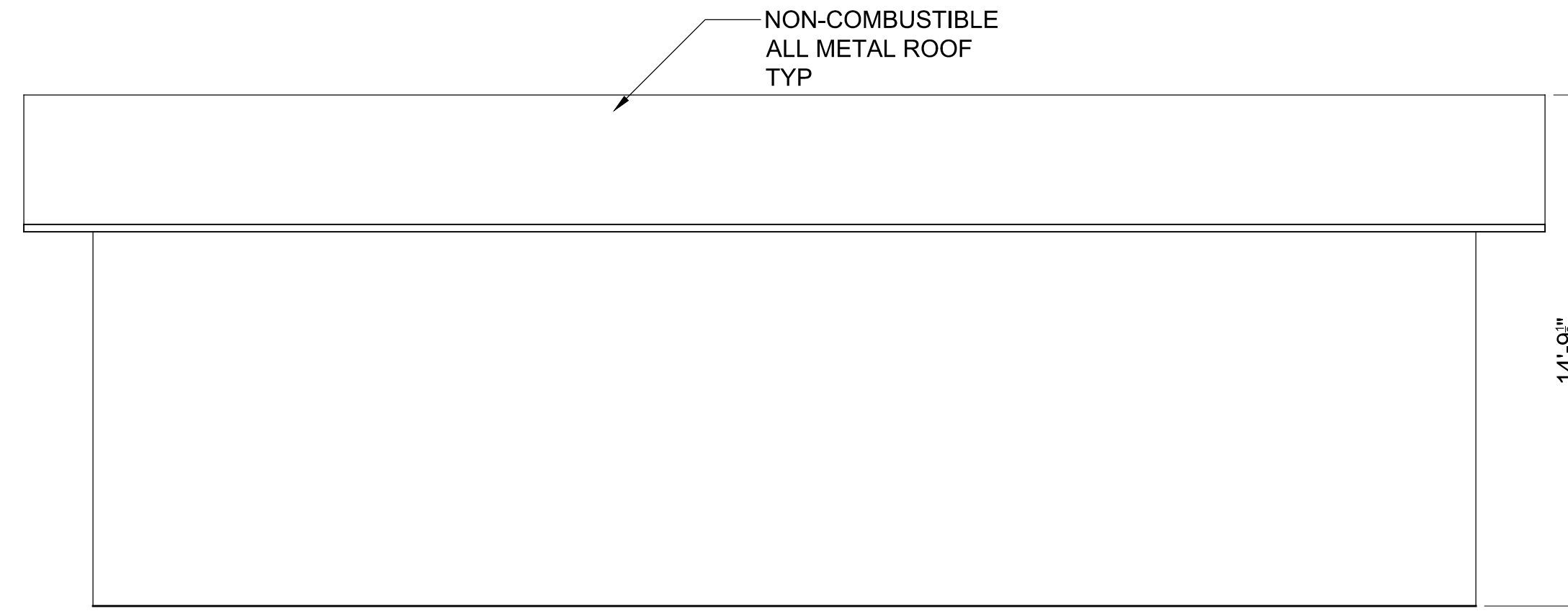


		 NORWESCO ST. BONIFACIUS, MN			
		535 GALLON			
		ELLIPTICAL LEG TANK			
JTP 23FEB06		SIZE B	FSM NO.	DWG NO.	REV
		SCALE 1/16		42353	
				SHEET	

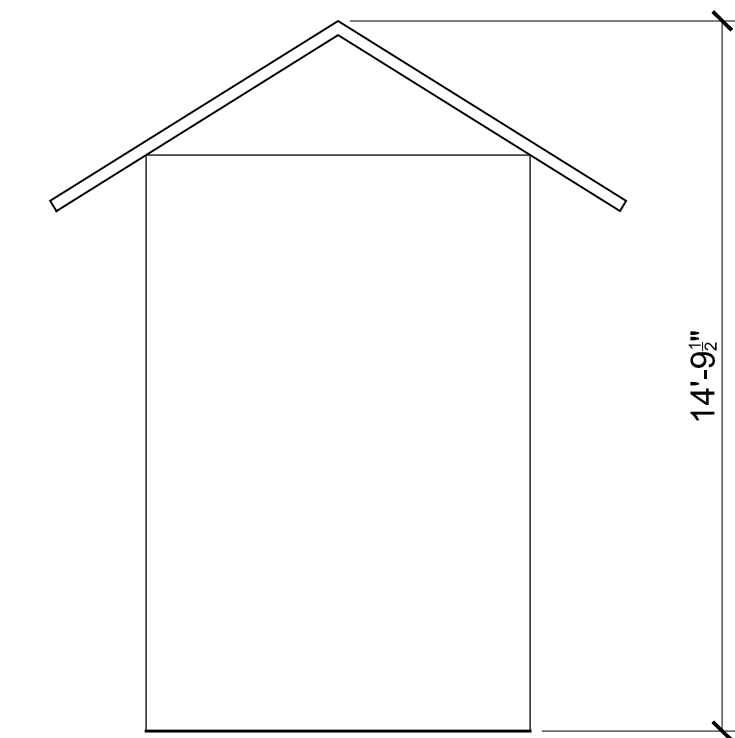
A0.7 ELEVATION
11 SCALE: $\frac{1}{4}"=1'-0"$



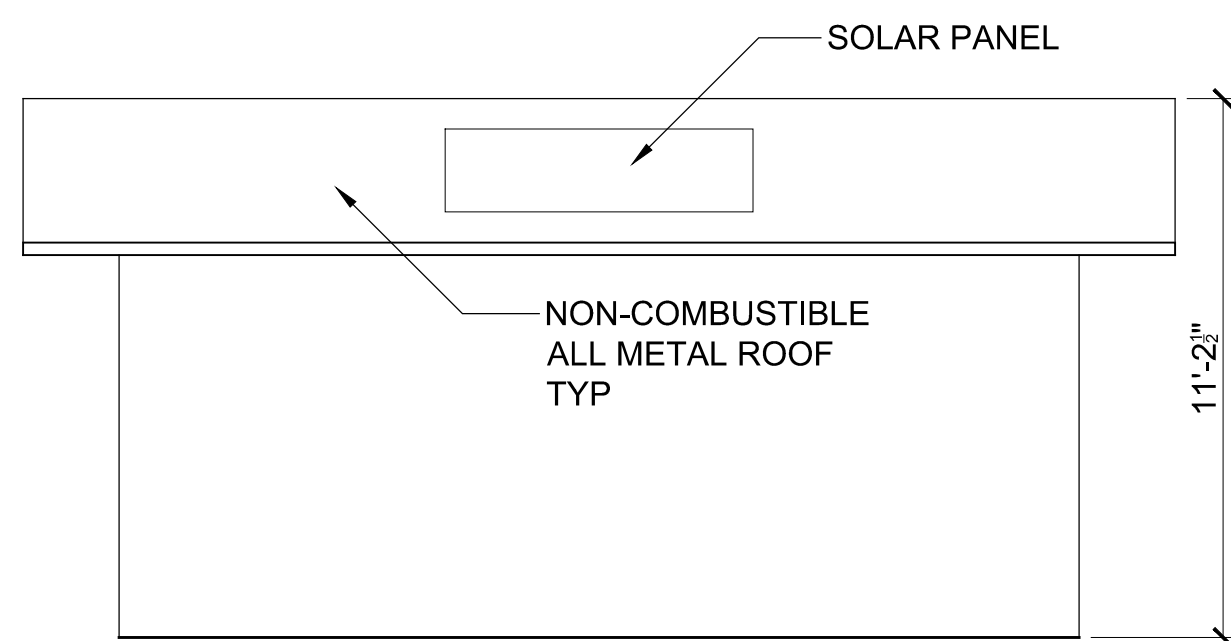
A0.7 ELEVATION
10 SCALE: $\frac{1}{4}"=1'-0"$



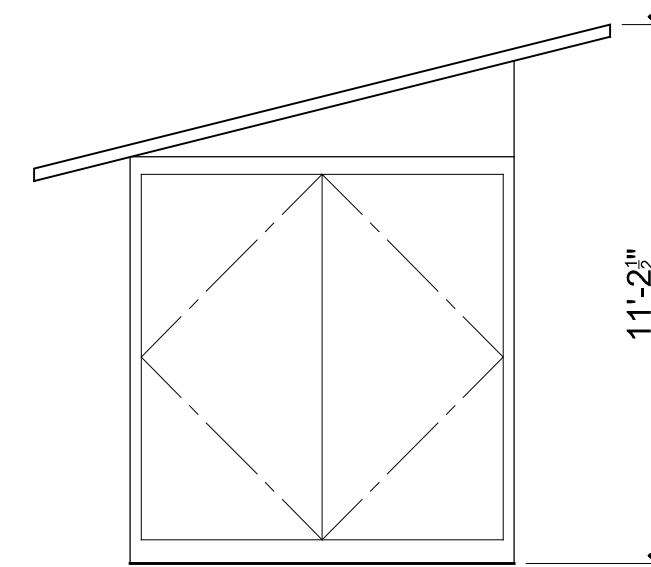
A0.7 ELEVATION
9 SCALE: $\frac{1}{4}"=1'-0"$



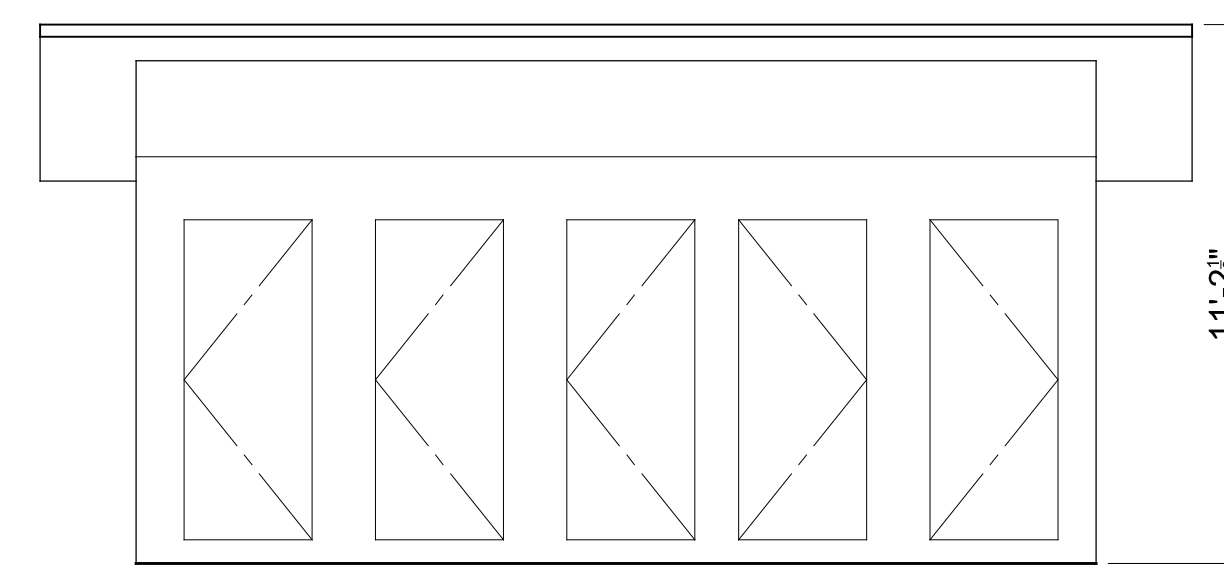
A0.7 ELEVATION
8 SCALE: $\frac{1}{4}"=1'-0"$



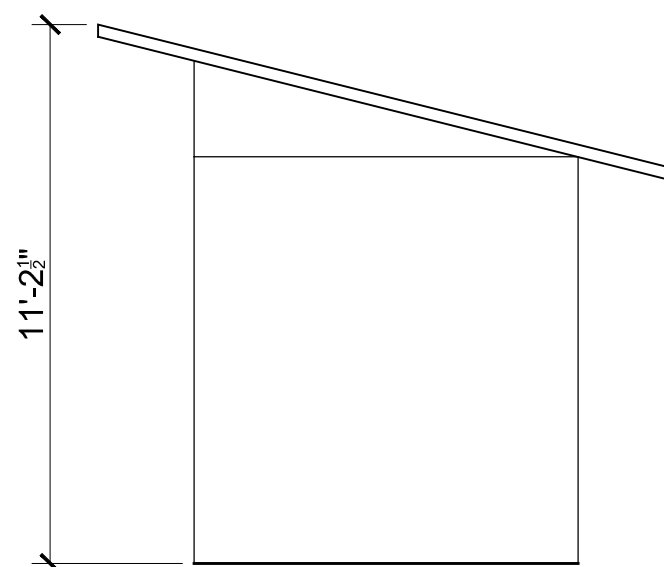
A0.7 ELEVATION
7 SCALE: $\frac{1}{4}"=1'-0"$



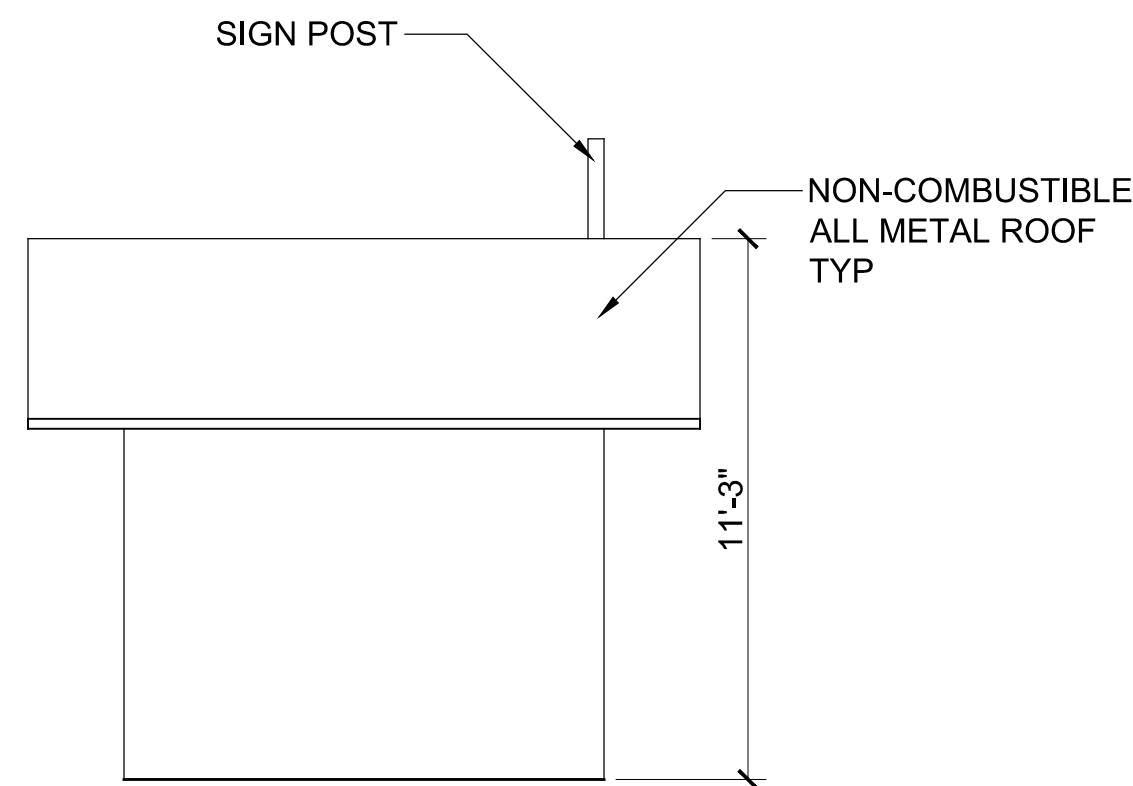
A0.7 ELEVATION
6 SCALE: $\frac{1}{4}"=1'-0"$



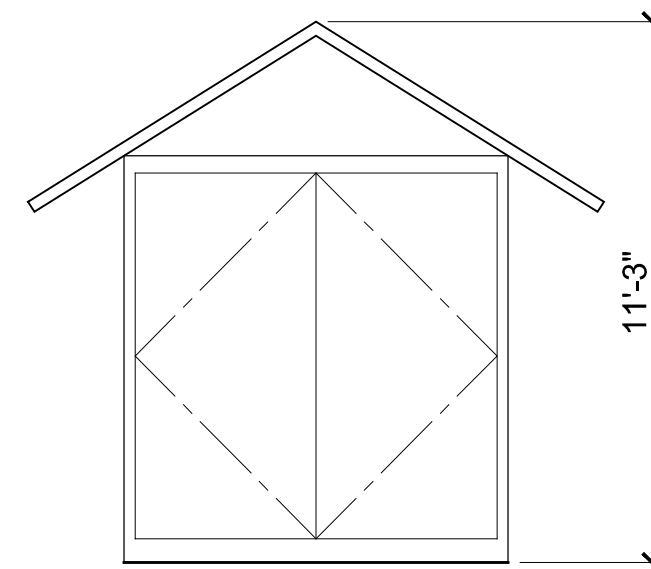
A0.7 ELEVATION
5 SCALE: $\frac{1}{4}"=1'-0"$



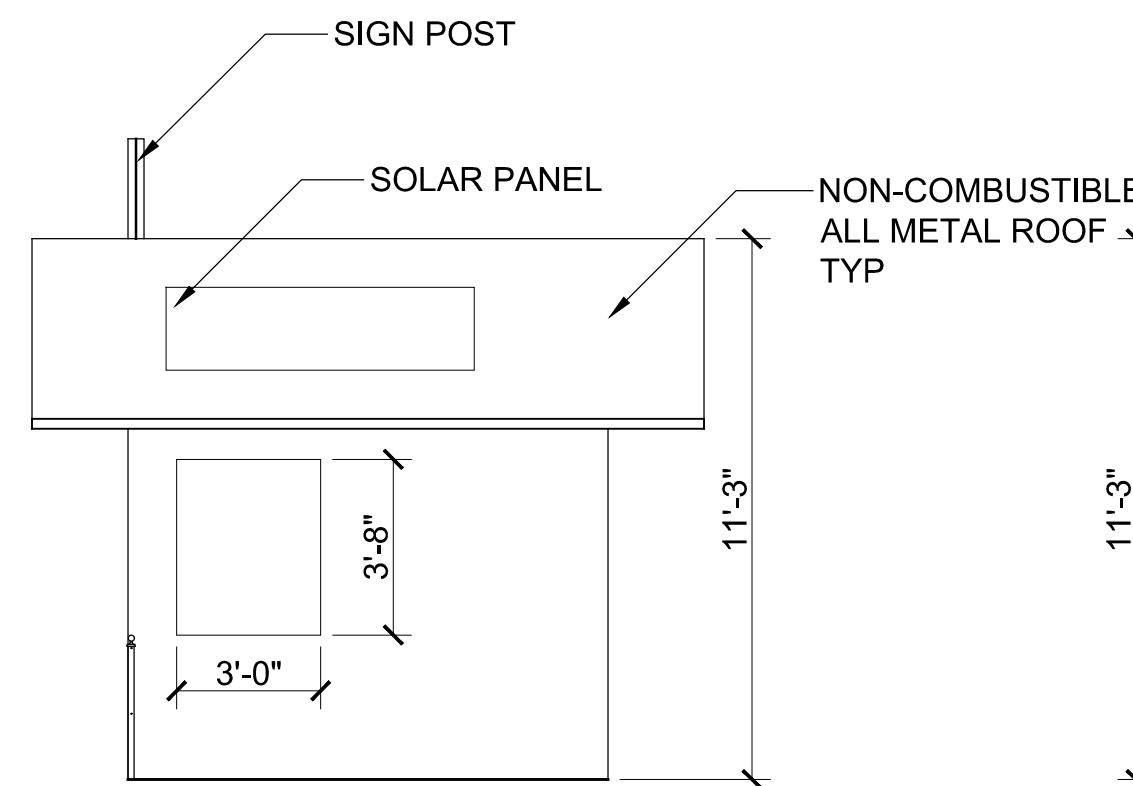
A0.7 ELEVATION
4 SCALE: $\frac{1}{4}"=1'-0"$



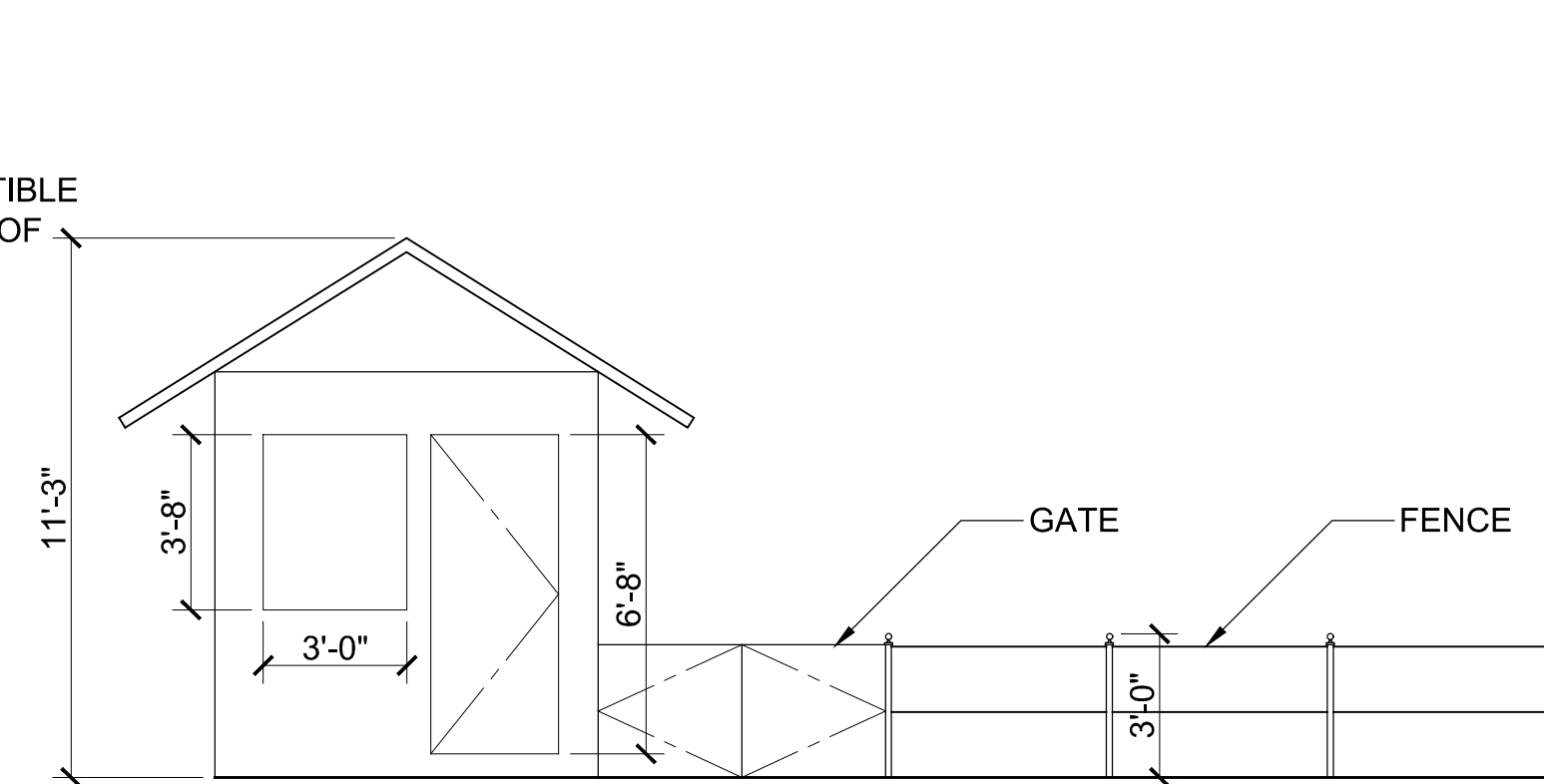
A0.7 ELEVATION
3 SCALE: $\frac{1}{4}" = 1'-0"$



A0.7 ELEVATION
2 SCALE: $\frac{1}{4}"=1'-0"$



A0.7 ELEVATION
1 SCALE: $\frac{1}{4}"=1'-0"$



- A0.7

- 1 STORAGE CONTAINER
SEE A0.5/3 & A0.6
- 2 STORAGE CONTAINER
SEE A0.5/3 & A0.6
- 3 STORAGE CONTAINER
SEE A0.5/2 & A0.6
- 4 STORAGE CONTAINER
SEE A0.5/2 & A0.6
- 5 CINDER BLOCK BUILDING
SEE A0.5/1
- 6 HELICOPTER HANGAR
SEE A0.5/4
- 7 BRIDGE TO NOWHERE
- 8 FENCE
SEE A0.5/4
- 9 REMOVABLE SUNSHADE CANOPY
- 10 HELICOPTER LANDING ZONE
- 11 SIGN, SEE A0.8
- 12 SECURITY BOOTH W/ FENCE & GATE
SEE A0.5/6
- 13 RESTROOM
SEE A0.5/7
- 14 CAMPING ZONE

project:
**HORSESHOE
PLACER
MINING
CLAIMS**

tract: 37
apn: 8678-002-008,
-009, -010 & -011

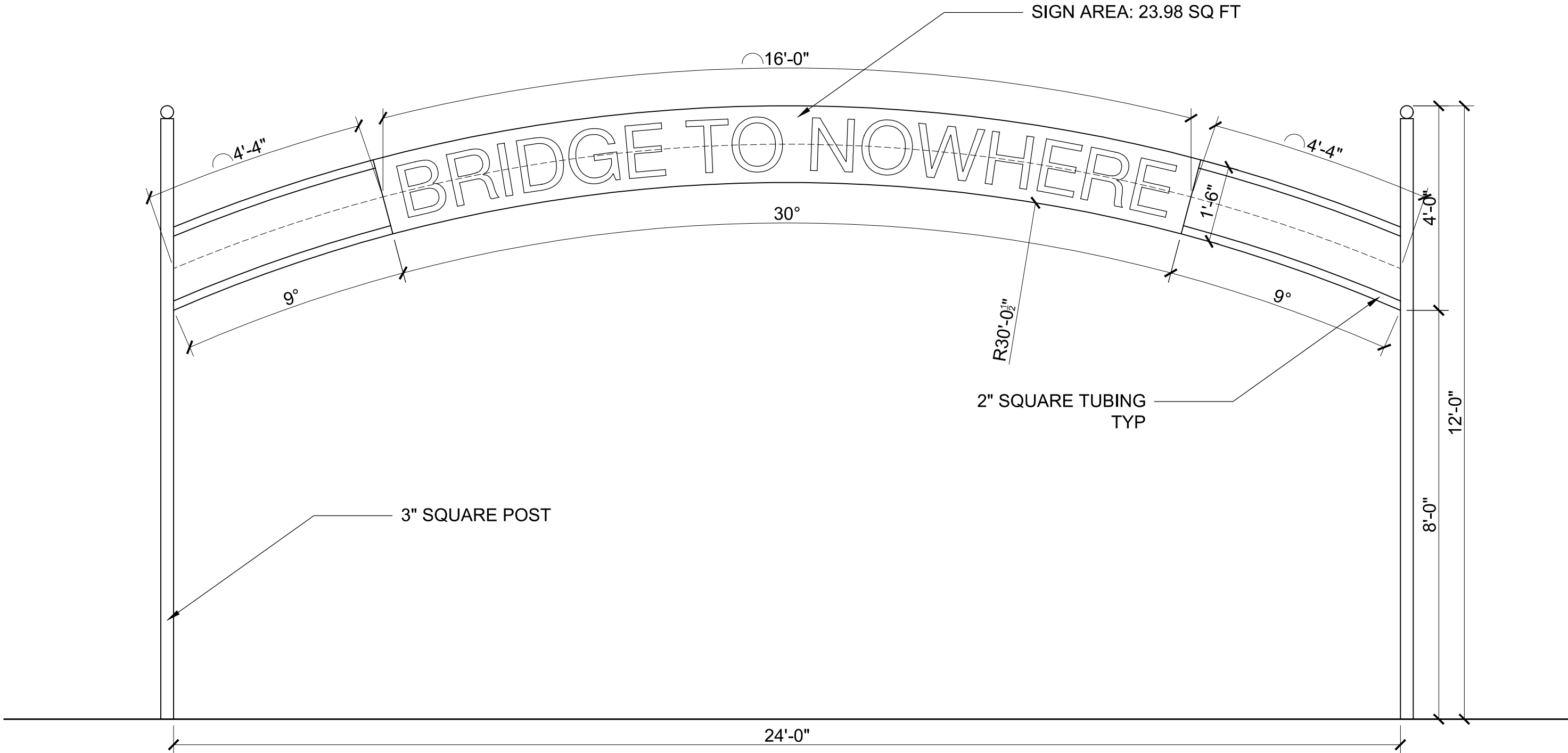
owner:
saunders mine, llc

SIGN

SCALE: 1/4"=1'-0"

08/19/2024

A0.8



A0.8 SIGN - ELEVATION
1 SCALE: 1/2"=1'-0"