

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 5, 2025

HEARING DATE: June 17, 2025 AGENDA ITEM: #6

PROJECT NUMBER: PRJ2023-002552-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2023003721

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 33433 Agua Dulce Canyon Road, Agua Dulce

OWNER: KMA Farms LLC

APPLICANT: AT&T

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-002552-(5), Conditional Use Permit ("CUP") No. RPPL2023003721, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2023003721 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the construction, operation and maintenance of a new wireless communications facility (“WCF”) consisting of a 55-foot-tall faux water tank and appurtenant facilities for one carrier, AT&T, in the C-3 (General Commercial) Zone within the Soledad Zoned District pursuant to Los Angeles County (“County”) Code Sections 22.20.030.C (Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R, Use Regulations) and 22.140.760 (Wireless Facilities). Despite meeting all development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards), the Project requires a CUP because County Code Section 22.140.760.D.2.a (Wireless Facilities, Application Requirements, Conditional Use Permit) requires a CUP for a new macro facility not installed on an existing base station or tower.

B. Project

AT&T (“applicant”) requests a CUP to authorize the construction, operation and maintenance of a new WCF consisting of a 55-foot-tall faux water tank and appurtenant facilities for one carrier, AT&T, (“Project”), located at 33433 Agua Dulce Canyon Road (“Project Site”) within the C-3 Zone and Agua Dulce Community Standards District (“CSD”) in the Soledad Zoned District. The WCF consists of 48 remote radio units (“RRUs”), 16 antennas, a faux water tank design, appurtenant facilities, and an eight-foot-tall concrete masonry unit (“CMU”) wall around the WCF’s leased area to screen the equipment.

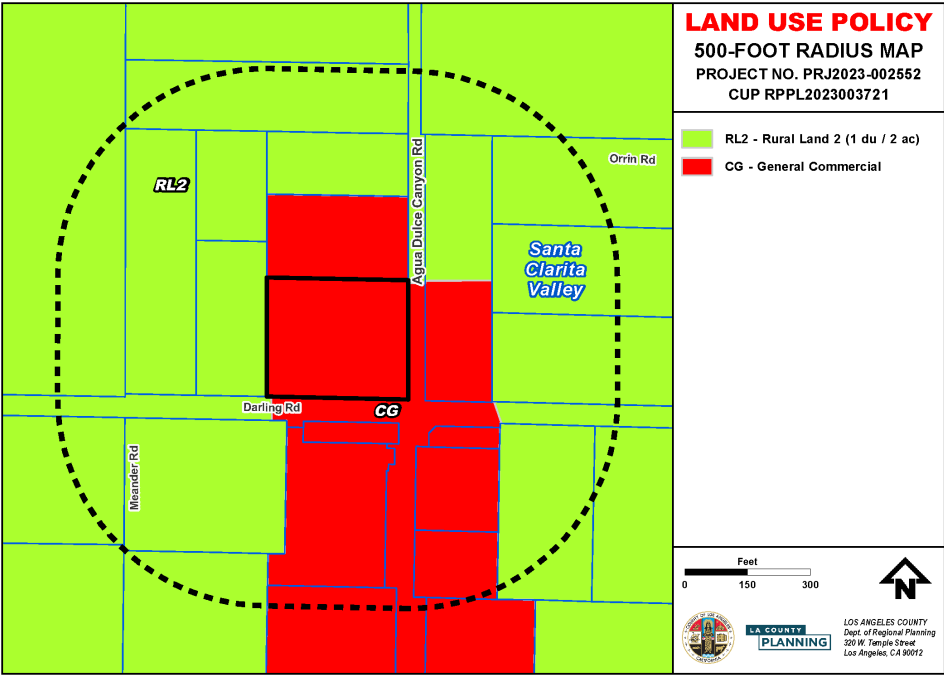
The Project Site is comprised of one parcel: Assessor’s Parcel Number (“APN”) 3214-042-024. The Project Site is a 1.91-acre undeveloped rectangular-shaped parcel with flat terrain. The Project Site is undeveloped, and the adjacent properties are developed with single-family residences (“SFRs”). The proposed WCF is located on the western side of the parcel. The Project Site is accessible from Agua Dulce Canyon Road, an existing Limited Secondary Highway on the County Master Plan of Highways with a 30-foot-wide right-of-way (“ROW”) along the Project Site. Agua Dulce Canyon Road is currently improved with 24 feet of paving.

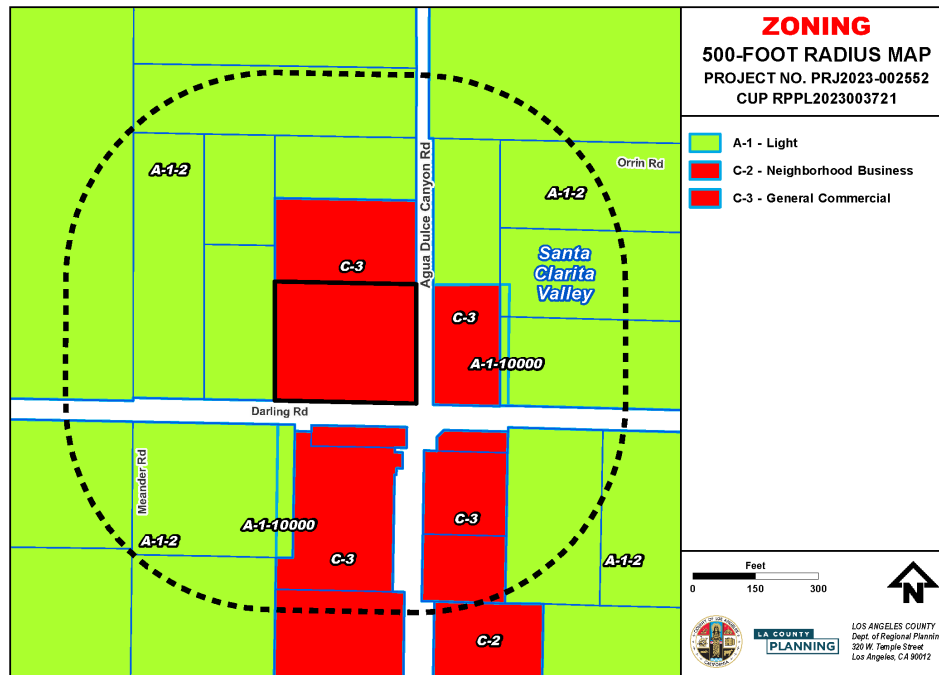
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Vacant Land
NORTH	CG, RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	C-3, A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	SFRs, Vacant Land

EAST	CG, RL2	C-3, A-1-2	Retail, SFRs, Vacant Land
SOUTH	CG, RL2	C-3, A-1-2, A-1- 10,000 (Light Agricultural – 10,000 Square- Feet Minimum Required Lot Area)	Retail, SFRs, Vacant Land
WEST	RL2	A-1-2	SFRs, Vacant Land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7091	M-3 (Unclassified)	January 22, 1957
7339	C-3	May 6, 1958

B. Previous Relevant Cases for APN 3214-042-024

CASE NO.	REQUEST	DATE OF ACTION
Certificate of Compliance ("COC") No. RPPL2024005116	Request for approval of an unconditional COC associated with this Project	Open; applied on October 9, 2024
Special Events Permit ("SEP") No. RPPL2024004578	SEP for an Agua Dulce Women's Club County Fair with craft vendors, food trucks, games, and live music	Approved on September 16, 2014
SEP No. RPPL2019004687	SEP for an Agua Dulce County Fair	Approved on September 16, 2019
Plot Plan No. 200500005	Plot Plan authorizing approximately 20,000 cubic yards of grading with export off-site to level the property	Approved on March 8, 2005

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	NA	NA

ANALYSIS

A. Land Use Compatibility

The Project Site is presently undeveloped; the WCF would be the only structure on the property. The surrounding parcels are developed with SFRs on two-acre lots; on the other side (to the east) of Agua Dulce Canyon Road, the parcel is undeveloped and in the C-3 Zone. To the south of the subject parcel, the lots are developed with multitenant retail commercial centers. The subject property is a 1.91-acre rectangular-shaped parcel with flat terrain, with access from Agua Dulce Canyon Road. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent rural residents, visitors to nearby commercial businesses, as well as motorists driving on Agua Dulce Canyon Road.

B. Neighborhood Impact (Need/Convenience Assessment)

Based on the propagation maps, the WCF provides important coverage along Agua Dulce Canyon Road that would not exist otherwise. In addition, the WCF provides essential coverage to the Agua Dulce community by serving the nearby residences and commercial businesses. Without the WCF, there would be a coverage gap, particularly for indoor cellular service. The WCF is located approximately 190 feet from the nearest residence, which is located on the subject parcel. However, the surrounding parcels other than the subject parcel and the directly adjacent northern parcel are undeveloped and vacant.

C. Design Compatibility

The WCF's faux water tank design feature is deemed appropriate for the surrounding area which is primarily rural lots developed with commercial and residential land uses. The Project is visible from Agua Dulce Canyon Road and nearby SFRs. The WCF consists of a fully stealth design with a 55-foot-tall faux water tank tower and an eight-foot-tall CMU wall screening the appurtenant ground-mounted equipment. Faux water tank tower designs are the recommended and preferred design for rural areas, such as the unincorporated community of Agua Dulce, in the LA County Planning Wireless Design Guidelines. Additionally, the design is preferred by the Agua Dulce Town Council. The applicant presented the proposed Project to the Agua Dulce Town Council at a public meeting on May 8, 2024. The community group praised the stealth design stating that the faux water tank "fits in very well with [their] community" and that the new location is better than the previous proposed location on Darling Road. Public Correspondence with the Agua Dulce Town Council is attached for reference (Exhibit K – Public Correspondence). The proposed WCF meets all development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards).

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Clarita Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision – Findings) and 22.140.760.I (Wireless Facilities, Findings) of the County Code. The Burden of Proof form with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act ("CEQA") section 15303 and the County environmental guidelines because the Project involves the construction, operation, and maintenance of a new WCF consisting of a 55-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff has not received any comments at the time of report preparation. No review by County departments is required based on the scope of the Project.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

The applicant presented the proposed Project to the Agua Dulce Town Council at a public meeting on May 8, 2024. There were several comments from the community, including requests for a baffle box around the generator to minimize noise, replacing the diesel generator with a natural-gas-powered generator, and including a fuel spill containment for diesel fuel that powers the generator. Additionally, the community praised the stealth

design stating that the faux water tank “fits in very well with [their] community” and that the new location is better than the previous proposed location on Darling Road. Agua Dulce Town Council’s letter dated June 10, 2024 is attached for reference (Exhibit K – Public Correspondence).

Report

Reviewed By: Samuel Z. Dea
Samuel Dea, Supervising Regional Planner

Report

Approved By: Susan Tae
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Coverage Maps
EXHIBIT J	Photosimulations
EXHIBIT K	Public Correspondence

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA ADMINISTRATIVE CODE

2. 2022 CALIFORNIA BUILDING CODE

3. 2022 CALIFORNIA ELECTRIC CODE

4. 2022 CALIFORNIA MECHANICAL CODE

5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA FIRE CODE

7. ANY LOCAL BUILDING CODE AMENDMENTS

8. CITY/COUNTY ORDINANCES

9. ANSI / TIA-222 STRUCTURAL CODE

10. NFPA 780 - LIGHTING PROTECTION CODE

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CLL03124

PACE#: MRLOS050397

FA#: 10581752

USID#: 325706



at&t

PROJECT: NSB

SITE TYPE: FAUX WATER TOWER

SITE ADDRESS: 33433 AGUA DULCE CANYON ROAD

AGUA DULCE, CA 91390

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE ZONING DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	DATE:
AT&T RF ENGINEER:	
AT&T OPERATIONS:	
SAQ MANAGER:	
PROJECT MANAGER:	
ZONING VENDOR:	
LEASING VENDOR:	
ZONING MANAGER:	
PROPERTY OWNER:	

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) FAUX WATER TOWER
- INSTALL (20) PANEL ANTENNAS AT FAUX WATER TOWER
- INSTALL (48) REMOTE RADIO UNITS FAUX WATER TOWER
- INSTALL (4) DC9 SURGE SUPPRESSORS FAUX WATER TOWER
- INSTALL (1) CMU EQUIPMENT ENCLOSURE AT GRADE
- INSTALL (3) DC50 SURGE SUPPRESSORS AT GRADE
- INSTALL (1) POWER PLANT AT GRADE
- INSTALL (4) PURCELL CABINETS AT GRADE
- INSTALL (1) 30KW DIESEL GENERATOR WITH 190GAL AT GRADE
- INSTALL (3) BBU 6651 IN PROPOSED PURCELL CABINET AT GRADE
- INSTALL (1) XMU IN PROPOSED PURCELL CABINET AT GRADE
- INSTALL (1) POWER PROTECTION CABINET AT GRADE
- INSTALL (1) CIENA CABINET AT GRADE
- INSTALL (1) TELCO CABINET AT GRADE
- INSTALL (1) 200A METER SERVICE AT GRADE
- INSTALL (1) NEW 2' x 3' HANDHOLE
- INSTALL TRENCHING FOR NEW POWER / FIBER CABLE RUNS
- INSTALL (1) MICROWAVE DISH



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

www.eukongroup.com

NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
AS/BW	--	AG

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	05/17/23	90% ZONING DRAWINGS
0	06/08/23	100% ZONING DRAWINGS

PROJECT INFORMATION

CSL03124

32237 AGUA DULCE CANYON ROAD
AGUA DULCE, CA 91390

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE INFORMATION

PROPERTY OWNER: VAN ROOY WILLIAM LATITUDE (NAD 83): 34° 29' 48.31" N
ADDRESS: AND ALICE J TRUST 34.496753°
18623 CEDAR VALLEY WAY
SANTA CLARITA, CA 91321 LONGITUDE (NAD 83): 118° 19' 37.87" W
PHONE: 661-347-3215 -118.327186°

COUNTY: LOS ANGELES

ZONING JURISDICTION: TBD

ZONING DISTRICT: TBD

PARCEL NUMBER: 3214-042-024

OCCUPANCY GROUP: U

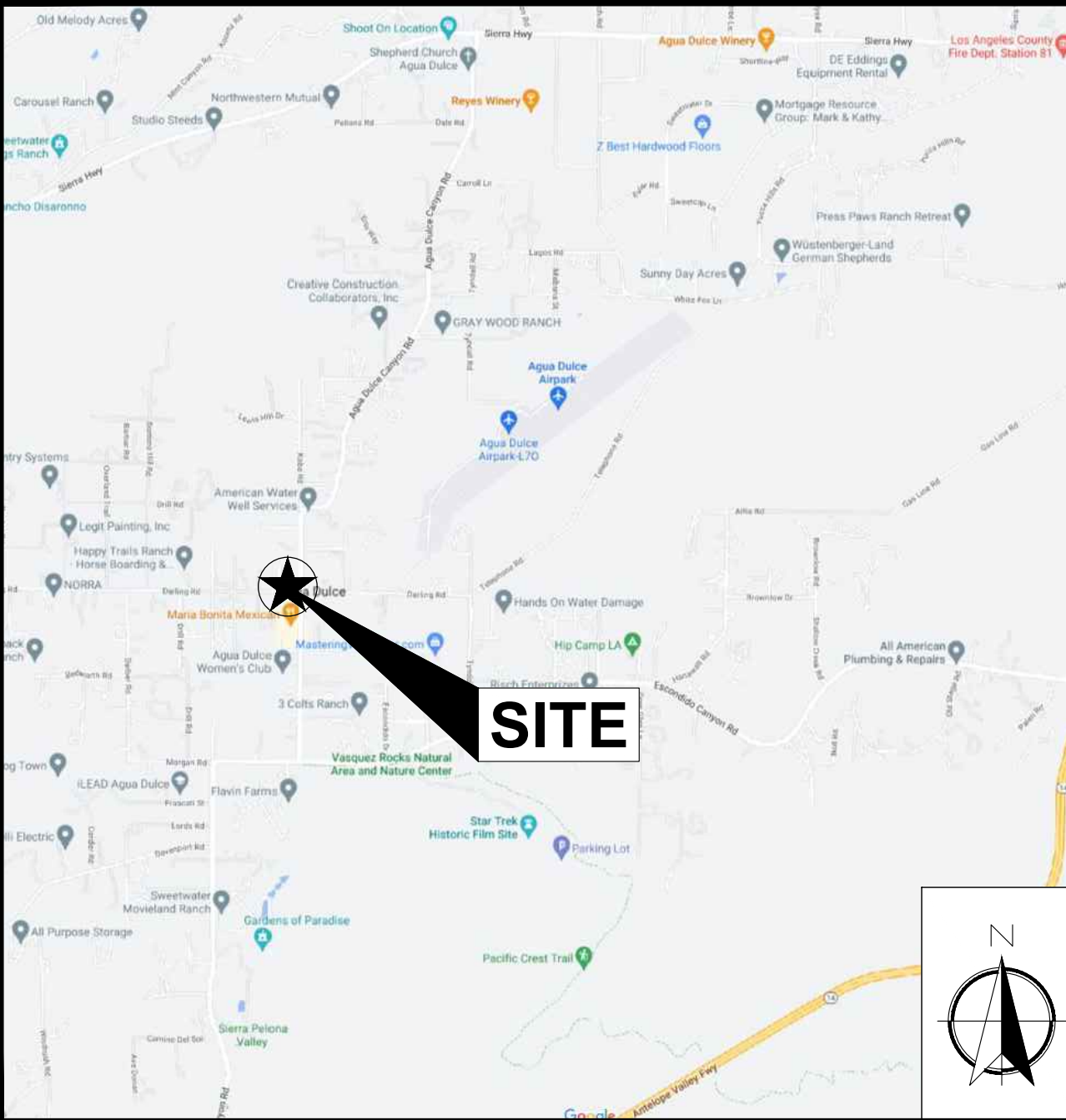
CONSTRUCTION TYPE: II-B

POWER COMPANY: SCE

TELEPHONE COMPANY: AT&T

LEASE AREA: 860 SQFT

VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780

1. START BY HEADING EAST ON EDINGER AVE, TOWARDS NEWPORT AVE.

2. TURN RIGHT ONTO NEWPORT AVE.

3. TAKE THE RAMP TO MERGE ONTO CA-55 N.

4. CONTINUE ON CA-55 N FOR ABOUT 5 MILES, THEN TAKE THE EXIT FOR I-5 NORTH TOWARDS SACRAMENTO.

5. STAY ON I-5 N FOR ABOUT 36 MILES.

6. TAKE EXIT 162A FOR CA-14 N TOWARDS PALMDALE/LANCASTER.

7. CONTINUE ON CA-14 N FOR ABOUT 22 MILES.

8. TAKE THE AGUA DULCE CANYON ROAD EXIT.
9. TURN LEFT ONTO AGUA DULCE CANYON RD AND CONTINUE FOR ABOUT 3 MILES.

10. TURN LEFT ONTO DARLING RD

11. SITE IS ON THE RIGHT

PROJECT TEAM

PROJECT MANAGER:
AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: TY LOGAN-BURKS
PHONE: (925) 549-4671
EMAIL: tl784a@att.com

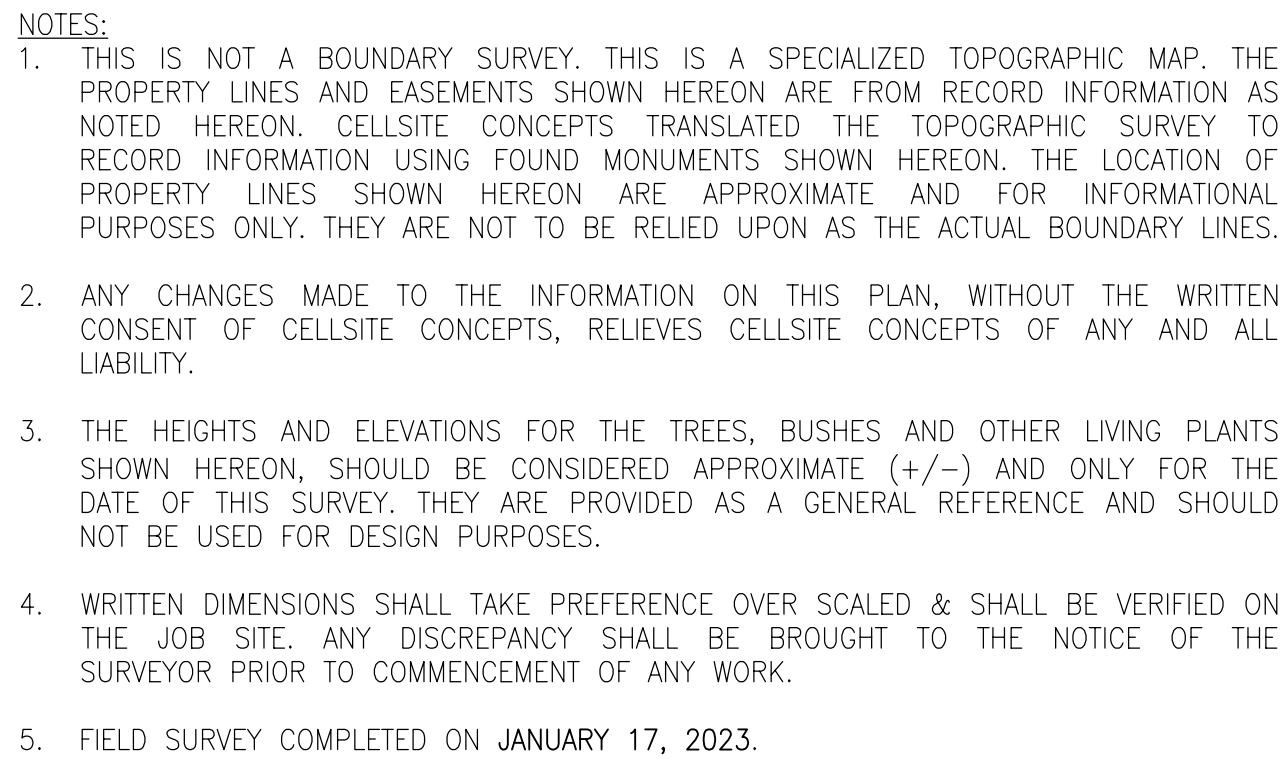
SITE ACQUISITION:
EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.com

A&E CONTACT:
EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: RICH BRUNET
PHONE: (949) 899-5597
EMAIL: rich.brunet@eukongroup.com

RF ENGINEER:
AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: SANDEEP MANGAT
PHONE: (530) 540-4201
EMAIL: sm2840@att.com

ZONING:
EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.com


CONSTRUCTION:
AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: DAVID TOVLIN
PHONE: (562) 243-5168
EMAIL: dl2777@att.com



MONUMENTS

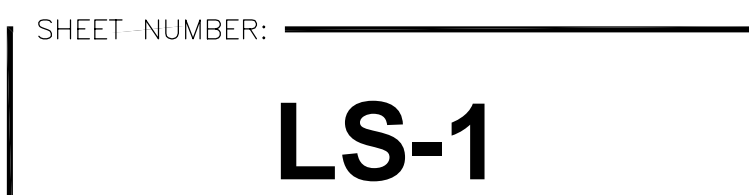
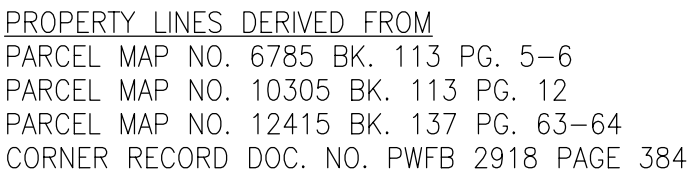
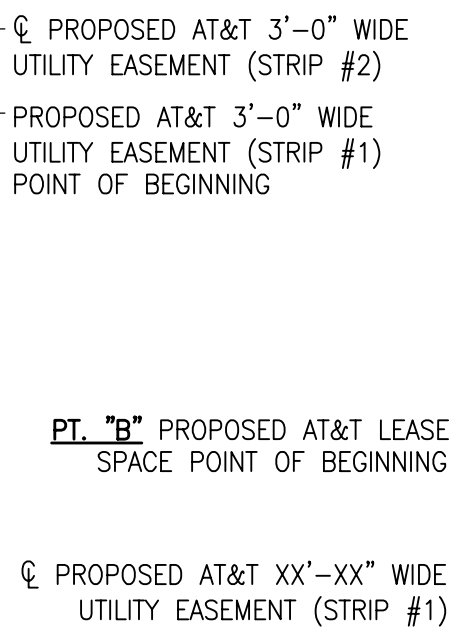
- FD. NAIL & WASHER STAMPED "LA COUNTY DPW"
- FD. IRON PIPE STAMPED "LS 7956"
- FD. MONUMENT WELL

PROPOSED AT&T LEASE SPACE
AND FAUX WATER TANK

 LATITUDE: 34°29'48.31"N
(34.496753)

LONGITUDE: 118°19'37.87"W
(-118.327186)

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A1	10.78'	S00°00'00"E
A2	18.43'	S00°00'00"E



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPT THE WESTERLY 363.00 FEET OF SAID LAND.

ALSO EXCEPT THE NORTHERLY 350 FEET OF SAID LAND.

APN: 3214-042-024

SCHEDULE B (EXCEPTIONS)

ITEMS A & B ARE TAX RELATED
ITEMS C & D ARE LIENS RELATED
ITEM 1 IS RIGHTS RELATED
ITEM 8 IS COVENANT RELATED
ITEMS 9 & 10 ARE DEED RELATED
ITEM 11 IS COMPANY RIGHTS RELATED

EASEMENTS:

ITEMS 2 & 3 ARE NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

ITEM 6 IS NOT PLOTTED. THE LOCATION OF EASEMENT IS TOO FAR FROM THE SUBJECT PARCEL.

4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD, HIGHWAY AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 11180, PAGE 244 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDING DATE: JANUARY 30, 1964
RECORDING NO: 3630 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #1):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPTING THE WESTERLY 363.00 FEET OF SAID LAND ALSO EXCEPTING THE NORTHERLY 350 FEET OF SAID LAND.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF AGUA DULCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING ON A FOUND NAIL AND WASHER STAMPED "LA COUNTY DPW" AT THE CENTERLINE OF DARLING ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF DARLING ROAD, SOUTH 89°00'02" EAST A DISTANCE OF 82.97 FEET; THENCE NORTHEASTERLY LEAVING SAID CENTERLINE OF DARLING ROAD, NORTH 00°59'58" EAST A DISTANCE OF 29.46 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 55°52'03" WEST, A DISTANCE OF 6.48 FEET;
THENCE NORTH 89°00'02" WEST, A DISTANCE OF 6.97 FEET TO A POINT REFERRED TO HEREINAFTER AS "POINT A", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #1) ON SHEET LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #2):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPTING THE WESTERLY 363.00 FEET OF SAID LAND ALSO EXCEPTING THE NORTHERLY 350 FEET OF SAID LAND.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF AGUA DULCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID "POINT A";
THENCE NORTH 45°59'58" EAST, A DISTANCE OF 2.83 FEET;
THENCE SOUTH 89°00'02" EAST, A DISTANCE OF 10.56 FEET;
THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 2.83 FEET;
THENCE SOUTH 89°00'02" EAST, A DISTANCE OF 206.14 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 3.00 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #2) ON SHEET LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #3):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPTING THE WESTERLY 363.00 FEET OF SAID LAND ALSO EXCEPTING THE NORTHERLY 350 FEET OF SAID LAND.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF AGUA DULCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID "POINT A";
THENCE NORTH 89°00'02" WEST, A DISTANCE OF 60.57 FEET;
THENCE NORTH 00°03'24" WEST, A DISTANCE OF 87.53 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 6.87 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1.83 FEET TO A POINT ON THE PROPOSED AT&T LEASE SPACE REFERRED TO HEREINAFTER AS "POINT B", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #3) ON SHEET LS-1.

PROPOSED AT&T LEASE SPACE DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPTING THE WESTERLY 363.00 FEET OF SAID LAND ALSO EXCEPTING THE NORTHERLY 350 FEET OF SAID LAND.

A STRIP OF LAND FOR AT&T LEASE SPACE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF AGUA DULCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID "POINT B";
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.84 FEET TO A POINT REFERRED TO HEREINAFTER AS "POINT C";
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 12.67 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 35.33 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.33 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 35.33 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 4.82 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED AT&T LEASE SPACE.

CONTAINING 895 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE AT&T LEASE SPACE ON SHEET LS-1.

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPTING THE WESTERLY 363.00 FEET OF SAID LAND ALSO EXCEPTING THE NORTHERLY 350 FEET OF SAID LAND.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF AGUA DULCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID "POINT C";
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.78 FEET;
THENCE SOUTH 62°11'04" EAST, A DISTANCE OF 133.81 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 18.43 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-1.



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2	06/05/2023	FINAL SURVEY
1	01/25/2023	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE:

JUNE 05, 2023

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

CLL03124

32237 AGUA DULCE CANYON RD.,
AGUA DULCE, CA 91390

DRAWN BY: AJR

CHECKED BY: RH

SHEET TITLE:

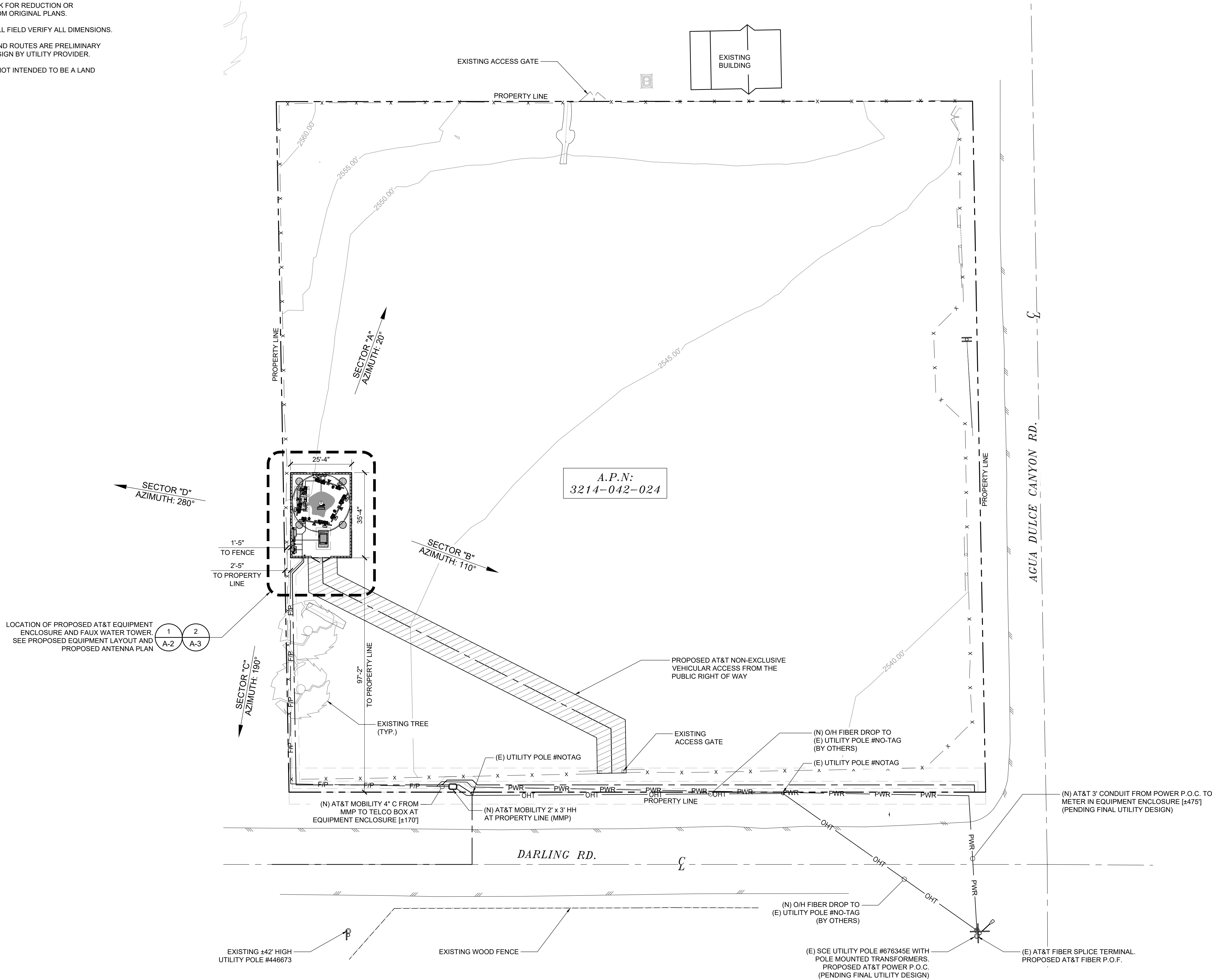
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

LS-2

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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AS/BW	--	AG

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	05/17/23	90% ZONING DRAWINGS
0	06/08/23	100% ZONING DRAWINGS

PROJECT INFORMATION

CSL03124

32237 AGUA DULCE CANYON ROAD
AGUA DULCE, CA 91390

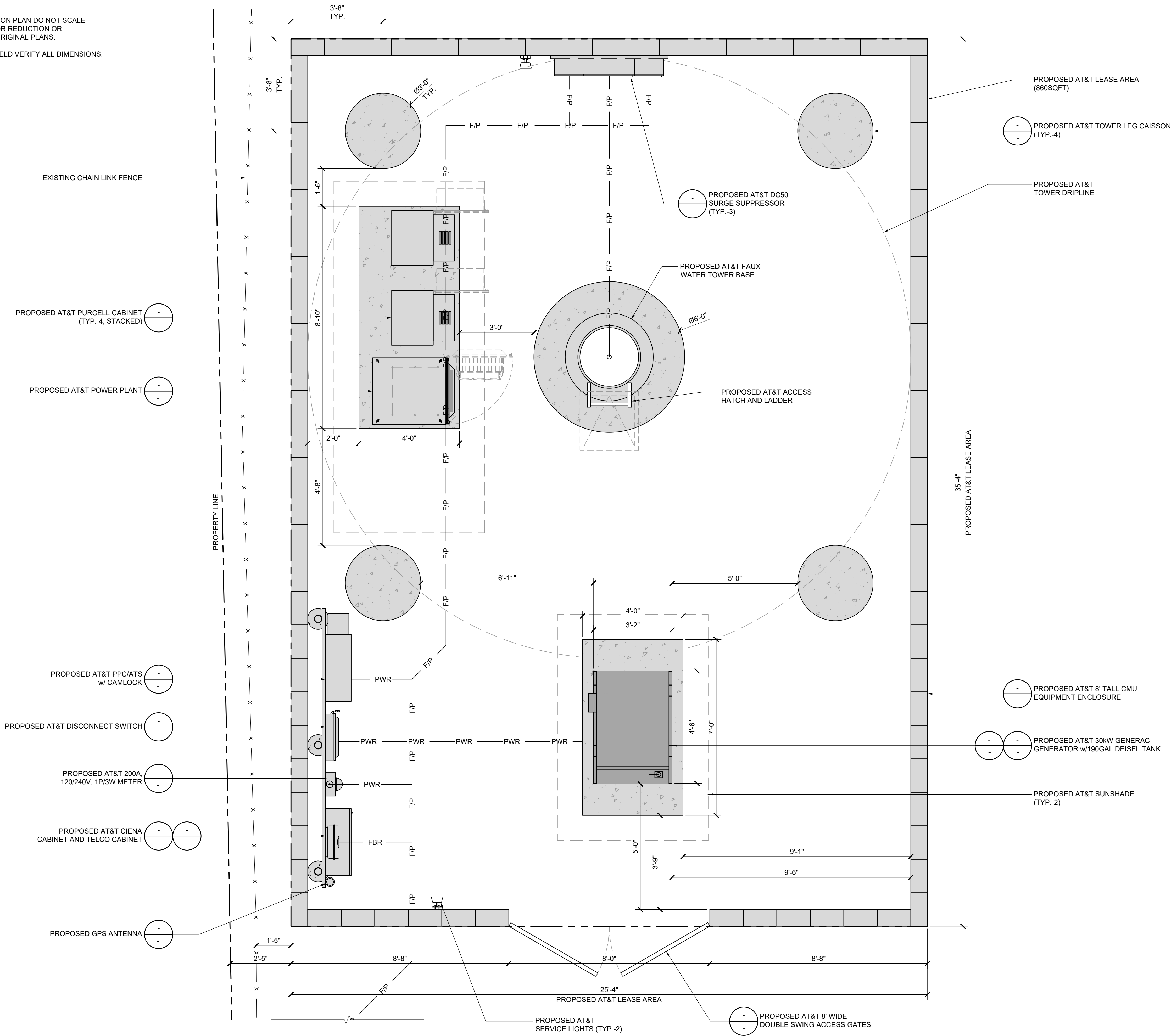
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

- NOTE:
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 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



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ZONING DRAWINGS

SUBMITTALS		
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A	05/17/23	90% ZONING DRAWINGS
0	06/08/23	100% ZONING DRAWINGS

PROJECT INFORMATION

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32237 AGUA DULCE CANYON ROAD
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SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
SECTOR	POSITION	MODEL	TECH	SIZE	AZIMUTH	RAD CENTER	CABLE	LENGTH
ALPHA	A1	PANEL ANTENNA	LTE	8'	20°	51'-0"	(1) FIBER / (3) POWER	±80'
	A2	AIR ANTENNA	CBAND	2'-7"	20°	53'-9"		
	A3	AIR ANTENNA	DOD	2'-7"	20°	50'-2"		
	A4	PANEL ANTENNA	LTE	8'	20°	51'-0"		
BETA	B1	PANEL ANTENNA	LTE	8'	120°	51'-0"	(1) FIBER / (3) POWER	±80'
	B2	AIR ANTENNA	CBAND	2'-7"	120°	53'-9"		
	B3	AIR ANTENNA	DOD	2'-7"	120°	50'-2"		
	B4	PANEL ANTENNA	LTE	8'	120°	51'-0"		
GAMMA	C1	PANEL ANTENNA	LTE	8'	190°	51'-0"	(1) FIBER / (3) POWER	±80'
	C2	AIR ANTENNA	CBAND	2'-7"	190°	53'-9"		
	C3	AIR ANTENNA	DOD	2'-7"	190°	50'-2"		
	C4	PANEL ANTENNA	LTE	8'	190°	51'-0"		
DELTA	D1	PANEL ANTENNA	LTE	8'	280°	51'-0"	(1) FIBER / (3) POWER	±80'
	D2	AIR ANTENNA	CBAND	2'-7"	280°	53'-9"		
	D3	AIR ANTENNA	DOD	2'-7"	280°	50'-2"		
	D4	PANEL ANTENNA	LTE	8'	280°	51'-0"		

	REMOTE RADIO UNITS					
	POS.	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA	A1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A3	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A4	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
BETA	B1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B4	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
GAMMA	C1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C3	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C4	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
DELTA	D1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D2	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D4	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
		(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"

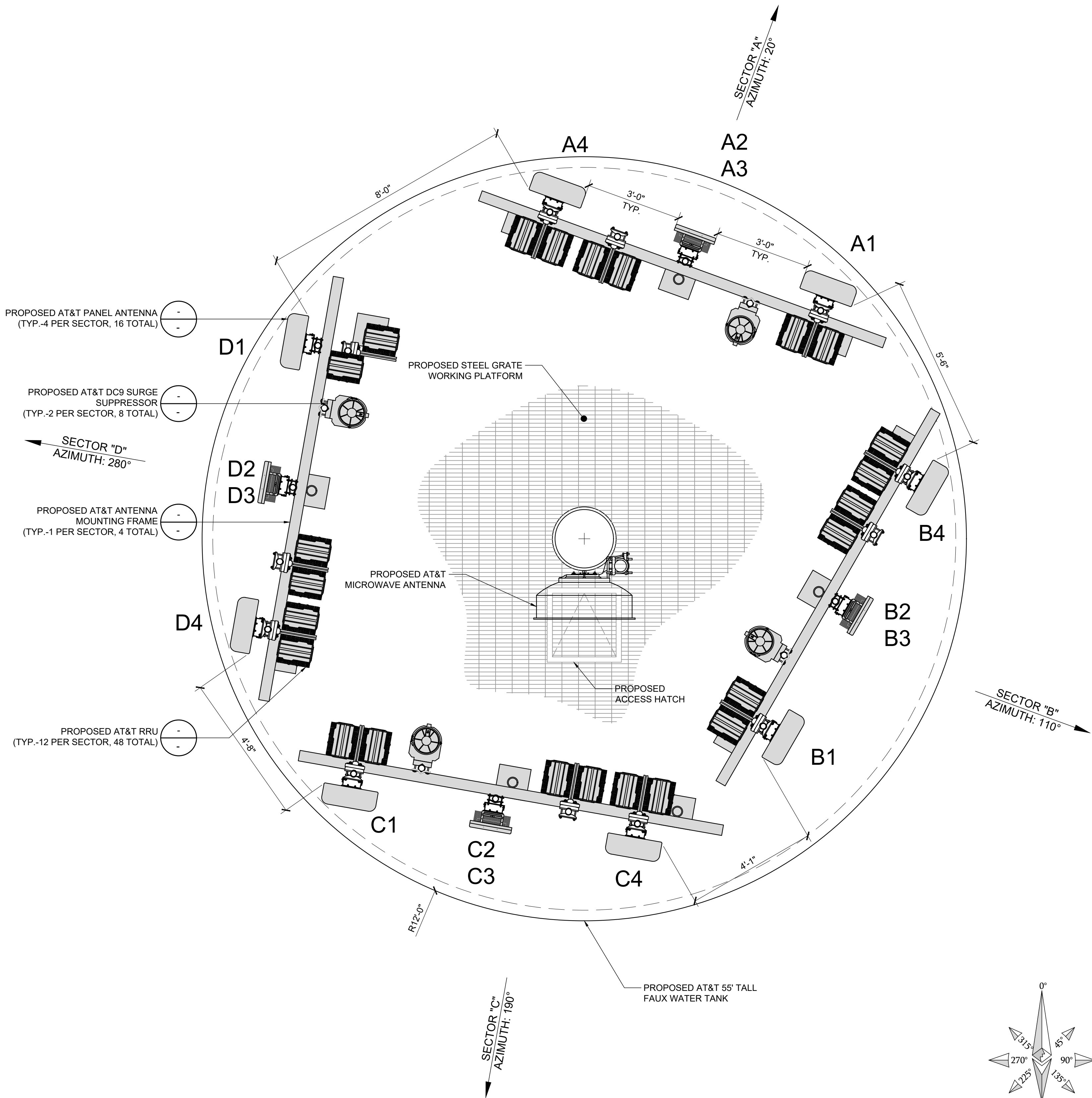
SYSTEM	SURGE SUPPRESSION SYSTEM			
	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-96-50F	3	GRADE
	RAYCAP	DC9-48-60-24-8C-EV	4	FAUX WATER TOWER

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTES:

- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
- TOWER BASE DIMENSIONS ARE APPROXIMATE PENDING FINAL TOWER DESIGN.



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ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	05/17/23	90% ZONING DRAWINGS
0	06/08/23	100% ZONING DRAWINGS

PROJECT INFORMATION

CSL03124

32237 AGUA DULCE CANYON ROAD
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SHEET TITLE

ANTENNA PLAN AND
SCHEDULE

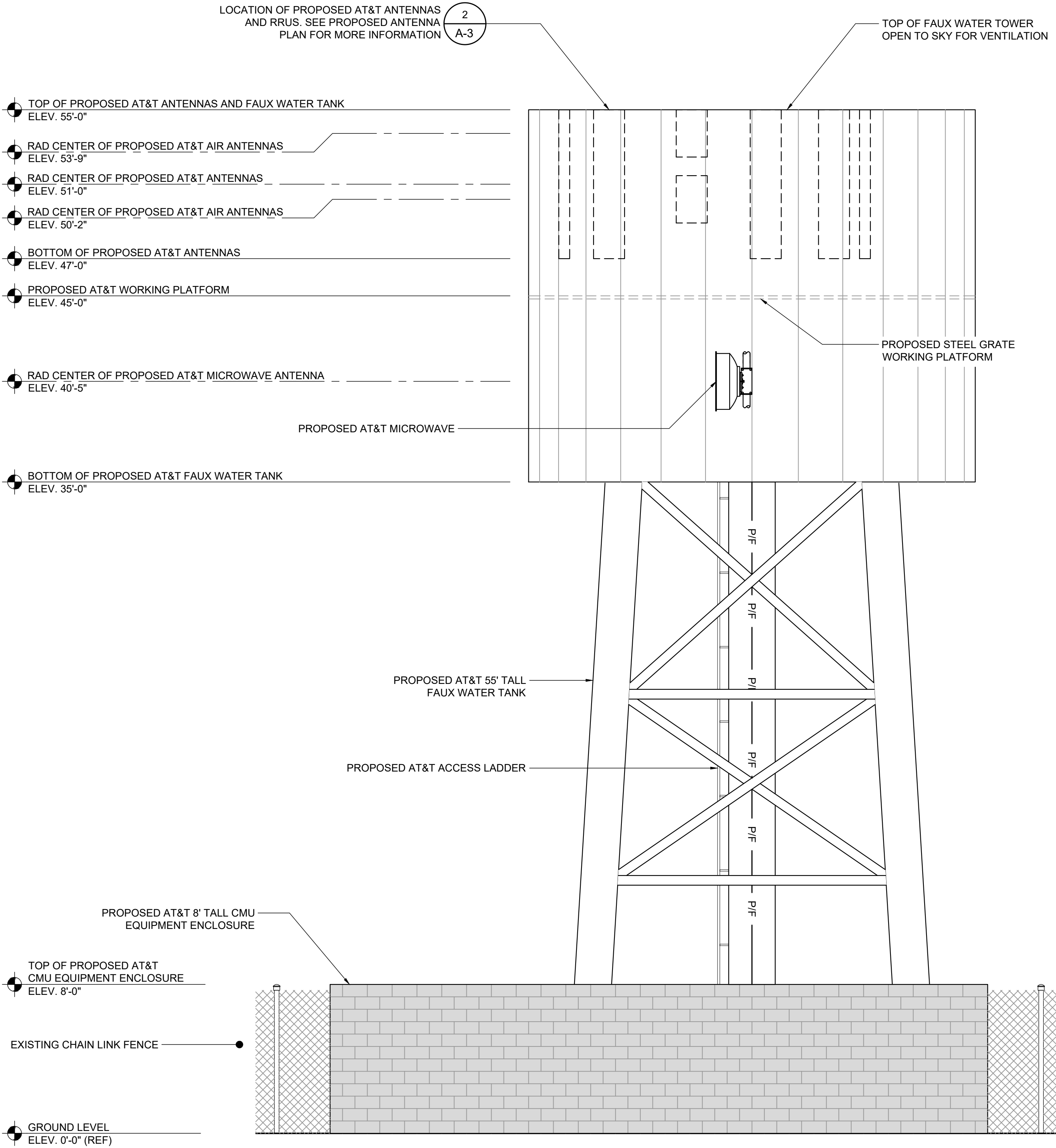
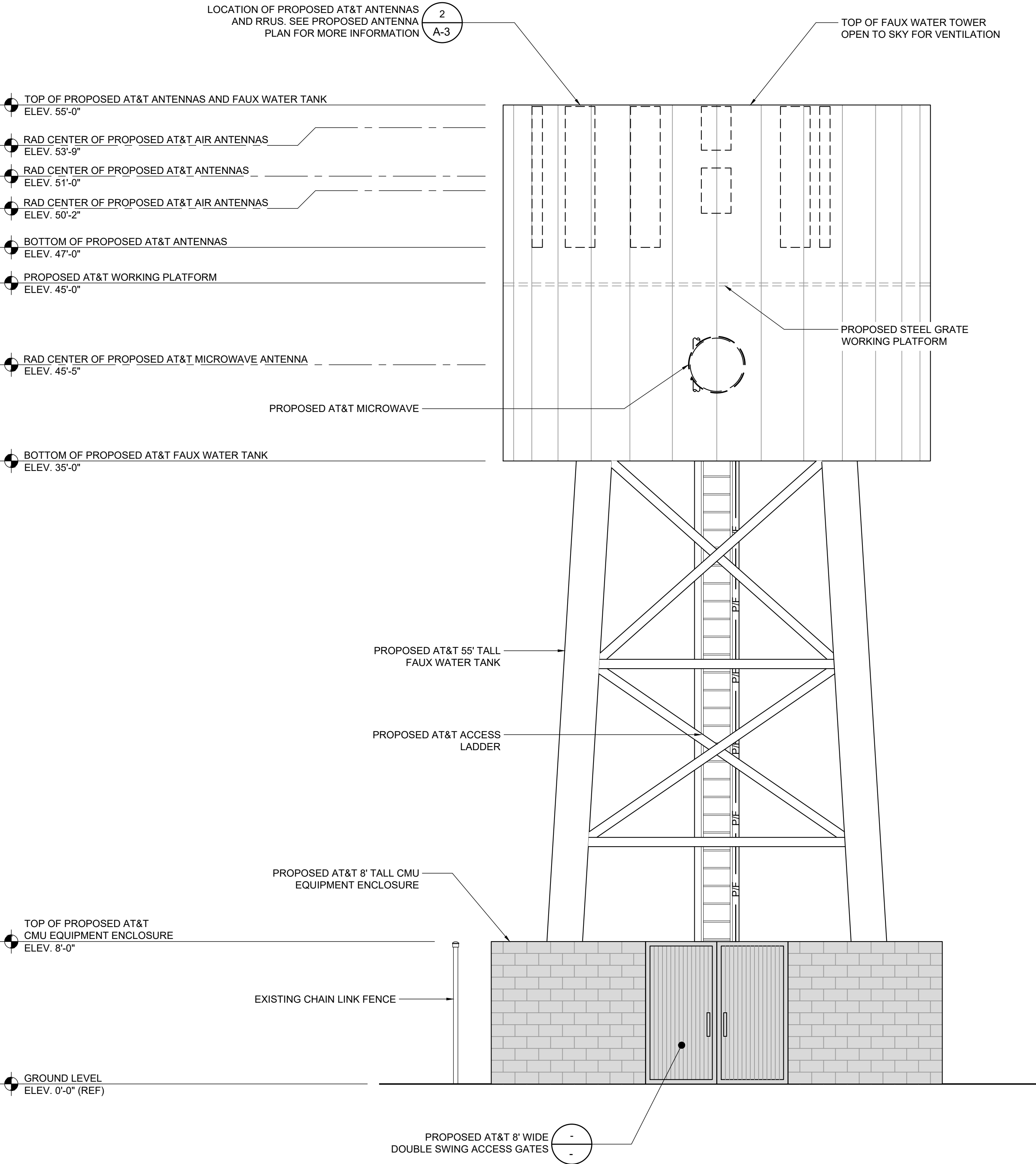
SHEET NUMBER

A-3



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT
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OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
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PENDING FINAL TOWER DESIGN.



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AS/BW	--	AG

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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0	06/08/23	100% ZONING DRAWINGS

PROJECT INFORMATION

CSL03124

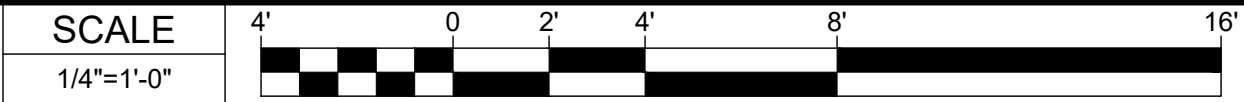
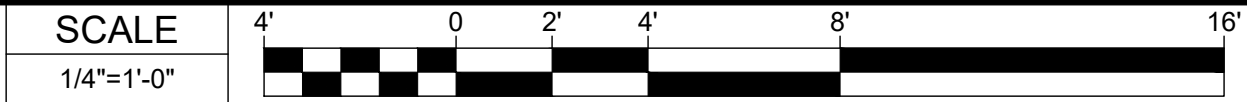
32237 AGUA DULCE CANYON ROAD
AGUA DULCE, CA 91390

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4





PROJECT NUMBER
PRJ2023-002552-(5)

HEARING DATE
June 17, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No.
RPPL2023003721

PROJECT SUMMARY

OWNER / APPLICANT

KMA Farms LLC / AT&T

MAP/EXHIBIT DATE

June 8, 2023

PROJECT OVERVIEW

The applicant requests a CUP to authorize the construction, operation, and maintenance of a new wireless communications facility consisting of a 55-foot-tall faux water tank and appurtenant facilities for one carrier, AT&T, on a property located at 33433 Agua Dulce Canyon Road in the unincorporated community of Agua Dulce in the C-3 (General Commercial) Zone.

LOCATION

33433 Agua Dulce Canyon Road, Agua Dulce

ACCESS

Agua Dulce Canyon Road

ASSESSORS PARCEL NUMBER

3214-042-024

SITE AREA

1.91 Acres

AREA PLAN

Santa Clarita Valley

ZONED DISTRICT

Soledad

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT ("CSD")

Agua Dulce

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)
 - 22.304.070 (Agua Dulce CSD, Zone Specific Development Standards)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.760 (Wireless Facilities)

CASE PLANNER:

Christopher Keating, AICP
Planner

PHONE NUMBER:

(213) 647 – 2467

E-MAIL ADDRESS:

ckeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-002552-(5)
CONDITIONAL USE PERMIT NO. RPPL2023003721

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. RPPL2023003721 on June 17, 2025.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, AT&T ("permittee"), requests the CUP to authorize the construction, operation and maintenance of a new wireless communications facility ("WCF") consisting of a 55-foot-tall faux water tank and appurtenant facilities for one carrier, AT&T ("Project"), on a property located at 33433 Agua Dulce Canyon Road ("Project Site") in the unincorporated community of Agua Dulce in the C-3 (General Commercial) Zone pursuant to County Code Sections 22.20.030.C (Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R, Use Regulations) and 22.140.760 (Wireless Facilities). Despite meeting all development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards), the Project requires a CUP because County Code Section 22.140.760.D.2.a (Wireless Facilities, Application Requirements, Conditional Use Permit) requires a CUP for a new macro facility not installed on an existing base station or tower.
4. **LOCATION.** The Project is located at 33433 Agua Dulce Canyon Road within the Soledad Zoned District, Santa Clarita Valley Planning Area, and Agua Dulce Community Standards District ("CSD").
5. **PREVIOUS ENTITLEMENT(S).** The Project Site, Assessor's Parcel Number ("APN") 3214-042-024, is presently undeveloped with no entitlement history with County Department of Regional Planning ("LA County Planning").
6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Soledad Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C (Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R, Use Regulations) a CUP is required for wireless facilities, in compliance with County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP), in the C-3 Zone when a new macro facility is installed on a new base station. Additionally, County Code Sections 22.140.760.E (Wireless Facilities,

Development Standards) and 22.304.060 (Agua Dulce CSD, Community-wide Development Standards) applies to the Project.

8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius:

9.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	C-3, A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	Single-family residences (“SFRs”), Vacant Land
EAST	CG, RL2	C-3, A-1-2	Retail, SFRs, Vacant Land
SOUTH	CG, RL2	C-3, A-1-2, A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	Retail, SFRs, Vacant Land
WEST	RL2	A-1-2	SFRs, Vacant Land

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is comprised of one parcel: APN 3214-042-024. The Project Site is a 1.91-acre undeveloped rectangular-shaped parcel with flat terrain. The Project Site is undeveloped. The proposed WCF is located on the western portion of the parcel.

B. Site Access

The Project Site is accessible from Agua Dulce Canyon Road, an existing Limited Secondary Highway on the County Master Plan of Highways with a 30-foot-wide right-of-way (“ROW”). Agua Dulce Canyon Road is currently improved with 24 feet of paving.

C. Site Plan

The Site Plan depicts the subject WCF on the western portion of the parcel, showing the WCF lease area two feet, five inches from the western property line (interior side yard) and 97 feet from the southern property line (front yard). Additionally, the Site Plan shows the approximately 895-square-foot lease area consisting of a 55-foot-tall faux water tank, appurtenant facilities, and an eight-foot-tall concrete masonry unit (“CMU”) wall around the WCF’s leased area to screen the equipment. The equipment plan depicts the proposed wireless equipment consisting of 48 remote radio units (“RRUs”) and 16 antennas. The elevations page of the Site Plan depict

the proposed height of the faux-water tank with a maximum height of 55 feet above grade level; additionally, the elevations page shows the eight-foot-tall CMU wall.

D. Parking

Pursuant to County Code Section 22.112.070.B (Parking), the required parking provided for uses not specified in the County Code may be determined by the Director of LA County Planning to prevent traffic congestion and excessive on-street parking. The proposed WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property. Therefore, no designated parking space is required for the Project.

11. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 3, New Construction or Conversion of Small Structures) under the California Environmental Quality Act ("CEQA") section 15303 and the County environmental guidelines because the Project involves the construction, operation, and maintenance of a new wireless communications facility consisting of a 55-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

12. PUBLIC COMMENTS. The permittee presented the proposed Project to the Agua Dulce Town Council at a public meeting on May 8, 2024. In a letter dated June 10, 2024, the Agua Dulce Town Council summarized the comments and concerns regarding the Project to staff. There were several comments from the community, including requests for baffling around the generator to minimize noise, replacing the diesel generator with a natural-gas-powered generator, and including a fuel spill containment for diesel fuel that powers the generator. Additionally, the community praised the stealth design stating that the faux water tank "fits in very well with [their] community" and that the new location is better than the previous proposed location on Darling Road.

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspapers (SCV Signal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 6, 2025, a total of 45 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 27 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use designation is intended for small neighborhood commercial districts that serve the short-term needs of residents in the immediate area. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent rural residents and visitors to nearby commercial businesses as well as motorists driving on Agua Dulce Canyon Road. Although WCFs are not specifically mentioned in the CG land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as SFRs and commercial. Specific allowable uses in the CG land use designation are determined by the underlying zoning designation.

15. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. *General Plan Public Services and Facilities Policy PS/F 6.2:* “Improve existing wired and wireless telecommunications infrastructure.”

The Project would improve vital telecommunications infrastructure in the area. Based on the provided propagation maps, the WCF provides important coverage along Agua Dulce Canyon Road that would not exist otherwise. In addition, the WCF provides essential coverage to the Agua Dulce community, serving the nearby SFRs and commercial businesses. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.

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

The Project will help provide wireless telecommunications service in the area. The Project features a stealth design, camouflaged as a 55-foot-tall faux water tank. Additionally, the WCF serves one carrier, AT&T, with the ability to co-locate additional carriers in the future.

- c. *Area Plan Land Use Policy LU 4.4.1:* “Promote extension of state of the art communication facilities to serve commercial and industrial areas, including fiber optic cable, telecommunication facilities, and other technology as deemed appropriate.”

The Project provides new wireless infrastructure for local residents and visitors along the Agua Dulce Canyon Road commercial corridor.

ZONING CODE CONSISTENCY FINDINGS

- 16. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as WCFs are permitted in this zone with a CUP pursuant to County Code Section 22.20.030.C (Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R, Use Regulations). A WCF can be permitted through a Site Plan Review (“SPR”) if it complies with all applicable development standards. However, if it does not fully comply, such as the subject Project, then a CUP is required. The Project requires a CUP pursuant to County Code Section 22.140.760.D.2 (Wireless Facilities, Application Requirements, CUP Application Requirements) because it is a new macro facility on a new base station. However, the Project does meet all the required development standards of County Code Section 22.140.760.E (Wireless Facilities, Development Standards), and does not need a waiver for development standards.
- 17. DESIGN (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.760.E (Wireless Facilities, Development Standards). The WCF design is deemed appropriate for the surrounding area which is primarily rural lots developed with commercial and residential land uses. The Project is visible from Agua Dulce Canyon Road and nearby SFRs. The WCF consists of a fully stealth design with a 55-foot-tall faux water tank tower and an eight-foot-tall CMU wall screening the appurtenant equipment. Faux water tank tower designs are the recommended and preferred design for rural areas, such as the unincorporated community of Agua Dulce, in the LA County Planning Wireless Design Guidelines. Additionally, the design is preferred by the Agua Dulce Town Council. The proposed WCF meets all development standards pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards)
- 18. HEIGHT (WIRELESS FACILITIES).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.040 (Development Standards for Commercial Zones), which does not specify a maximum height for WCFs, but rather a maximum height of 13x the buildable area. The WCF Ordinance, pursuant to County Code Section 22.140.760.E.1.c.iii (Wireless Facilities, Development Standards, General Standards, Height), specifies the maximum height for WCFs in the Commercial Zones as 65 feet. The proposed WCF is 55 feet tall, and therefore is consistent with the height requirement.
- 19. LOCATION (WIRELESS FACILITIES).** The Hearing Officer finds that the Project complies with the location requirements for a WCF in the C-3 Zone, pursuant to County Code Section 22.140.760.E.1.b (Wireless Facilities, Development Standards, Location), which requires WCFs to not encroach into any required setback areas. The subject WCF is consistent with the minimum yard (setback) standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M), which requires a minimum front yard setback of 20 feet, and does not require an interior side or rear yard setback. The proposed WCF lease area is located two feet, five inches from the western property line (interior side yard) and 97 feet from the southern property line (front yard). The WCF location is not visible from an adopted scenic highway, as no such highways are located in the area. The proposed WCF is

located approximately 190 feet from the nearest SFR. The proposed WCF is not located nearby any historic resources or public areas from which it would be highly visible. The faux water tank stealth design mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Agua Dulce and the nearby existing land uses.

20. **PARKING.** The Hearing Officer finds that the Project Site has adequate parking facilities to serve the Project. The County Code does not include a specific standard for parking for WCFs. Pursuant to County Code Section 22.112.070.B (Required Parking Spaces) of the County Code, the required parking provided for uses not specified in the County Code shall be determined by the Director in an amount sufficient to prevent traffic congestion and excessive on-street parking. The proposed WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There is ample space for parking available on the property and the site plan depicts a large open area east of the subject WCF which is sufficient to provide parking for the vehicles which are needed for routine maintenance of the WCF. No designated parking space is required for the Project.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). The WCF is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 30 feet in the C-3 Zone. Any lighting established at this location in the future would also be required to comply with these standards.
22. **AGUA DULCE COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project Site is located within the Agua Dulce CSD and is subject to the applicable requirements in County Code Chapter 22.304 (Agua Dulce CSD). The WCF is consistent with the standards outlined by the Agua Dulce Community Standards District.

CONDITIONAL USE PERMIT FINDINGS

- 23. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The Project is consistent with the CG land use designation in the Area Plan which is intended for small neighborhood commercial districts that serve the short-term needs of residents in the immediate area. The proposed WCF is compatible with the surrounding land uses as it provides critical telecommunications infrastructure for the adjacent rural residents and visitors to nearby commercial businesses as well as motorists driving on Agua Dulce Canyon Road. Although WCFs are not specifically mentioned in the CG land use designation, WCFs are considered necessary infrastructure and a utility to support the underlying and intended land uses of the subject parcel and adjacent land uses, such as SFRs and commercial.
- 24. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The permittee has provided cellular service coverage maps to demonstrate the necessity of the operation of the proposed WCF because it provides vital telecommunications infrastructure for the area. Based on the propagation maps, the WCF provides important coverage along Agua Dulce Canyon Road that would not exist otherwise. In addition, the WCF provides essential coverage to the Agua Dulce community, serving the nearby SFRs and commercial businesses. Without the WCF, there would be a coverage gap, particularly for indoor cellular service. The WCF is located approximately 190 feet from the nearest SFR, which is located on the subject parcel. However, the surrounding parcels other than the subject parcel and the directly adjacent northern parcel are undeveloped and vacant. The proposed faux water tank stealth design for the WCF mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Agua Dulce and the nearby existing land uses.
- 25. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project meets all setback requirements, parking, and all other development standards pursuant to County Code Sections 22.26.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) and 22.140.760.E (Wireless Facilities, Development Standards) including the height, location, and design requirements. The Project is compatible with the uses in the surrounding area.
- 26. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The proposed WCF is an unmanned facility that only requires occasional maintenance, and therefore unlikely to generate

significant traffic. Further, the WCF is accessible via Agua Dulce Canyon Road, an existing Limited Secondary Highway on the County Master Plan of Highways with a 30-foot-wide ROW, and the Project Site has adequate capacity to accommodate the Project's maintenance activities.

SUPPLEMENTAL FINDINGS – WIRELESS FACILITIES

- 27. The Hearing Officer finds that the facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.** The WCF complies with all design requirements pursuant to County Code Section 22.140.760.E (Wireless Facilities, Development Standards) including the height, location, and design development standards. No waiver is requested or necessary for the proposed Project.
- 28. The Hearing Officer finds that the design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.** The WCF design and placement is the least visually intrusive that is technically feasible. The WCF is deemed appropriate for the surrounding area which is primarily rural lots developed with commercial and residential land uses. The Project is visible from Agua Dulce Canyon Road and nearby SFRs. The WCF consists of a fully stealth design with a 55-foot-tall faux water tank tower and an eight-foot-tall CMU wall screening the appurtenant equipment. Faux water tank tower designs are the recommended and preferred design for rural areas, such as the unincorporated community of Agua Dulce, in the LA County Planning Wireless Design Guidelines. Additionally, the design is preferred by the Agua Dulce Town Council. The applicant presented the proposed Project to the Agua Dulce Town Council at a public meeting on May 8, 2024. The community praised the stealth design stating that the faux water tank “fits in very well with [their] community” and that the new location is better than the previous proposed location on Darling Road.
- 29. The Hearing Officer finds that the facility at the proposed location is necessary to close a significant gap in coverage.** Based on the propagation maps, the WCF provides important coverage along Agua Dulce Canyon Road that would not exist otherwise. In addition, the WCF provides essential coverage to the Agua Dulce community, serving the nearby SFRs and commercial businesses. Without the WCF, there would be a coverage gap, particularly for indoor cellular service.
- 30. The Hearing Officer finds that the location of the facility is the least intrusive feasible and does not create a safety hazard.** The proposed location was chosen to be the least intrusive feasible, and the permittee worked with the Agua Dulce Town Council to find the best location for the WCF. In fact, the permittee originally proposed the tower to the east, along Darling Road, but after consulting with the community, the permittee chose to relocate the proposed location of the WCF to the Project Location to provide the least intrusive and imposing location for the WCF. Furthermore, the faux water tank stealth design mitigates visual impacts by incorporating the WCF into the existing rural community footprint of Agua Dulce and the nearby existing land uses.

31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years.

ENVIRONMENTAL FINDINGS

32. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures) and the County environmental guidelines because the Project involves the construction, operation, and maintenance of a new wireless communications facility consisting of a 55-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

- E. The facility complies with all applicable standards in County Code Section 22.140.760 (Wireless Facilities) unless a waiver has been requested, pursuant to Subsection L.
- F. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.
- G. The facility at the proposed location is necessary to close a significant gap in coverage.
- H. The location of the facility is the least intrusive feasible and does not create a safety hazard.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023003721**, subject to the attached conditions.

ACTION DATE: June 17, 2025

SD:CK
June 5, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ 2023-002552-(5)
CONDITIONAL USE PERMIT NO. RPPL2023003721

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the construction, operation and maintenance of a new wireless communications facility (“WCF”) consisting of a 55-foot-tall faux water tank and appurtenant facilities for one carrier, AT&T, in the C-3 (General Commercial) Zone (“Project”), located at 33433 Agua Dulce Canyon Road (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on June 17, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$4,560.00** which shall be placed in a performance fund and be used exclusively to reimburse LA

County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for 10 inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about

said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 16, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the Permittee shall provide upon request, written certification to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other wireless facilities are located on the subject property or on adjoining or adjacent properties, the written certification report shall include the radio frequency electromagnetic emissions of said wireless facility. No facility or combination of facilities shall produce at any time exposure levels in any general population area that exceed the applicable FCC standards for radiofrequency electromagnetic emissions in accordance with County Code Section 22.140.760.E.1.e.ii (Safety Standards).
20. Insofar as is feasible, the Permittee shall cooperate with any subsequent applicants for wireless facilities in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any modifications to the facility qualifying as an Eligible Facilities Request, as described in Section 6409(a) of the Spectrum Act, shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities), and modifications shall be approved if they are within the limits established by the FCC.

22. If any wireless facilities that subsequently co-locates on the facility shall be required, upon request, to provide the same written certification required in Condition No. 19, above.
23. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, and be fully shielded and directed away from any adjacent or adjoining properties and public rights-of-way. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
24. Construction and maintenance of the facility shall be limited to the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Emergency repairs of the facility may occur at any time.
25. The placement and height of all tower-mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A." The facility shall be maintained as depicted on the approved Exhibit "A" and in the approved photographic simulations, which are attached to the approved Exhibit "A."
26. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 55 feet above finished grade. Notwithstanding the preceding sentence, in accordance with Condition No. 21 above, as described in Section 6409(a) of the Spectrum Act, any height modification requests shall require the submittal of a Revised Exhibit "A" application or a Site Plan Review application pursuant to County Code Section 22.140.760.G (Modifications to Existing Macro Facilities). The requested height modification shall only be approved if it is within the limits established by the FCC.
28. Upon request, the Permittee shall provide proof of liability insurance for the facility to Zoning Enforcement.
29. The Permittee shall maintain current contact information with Zoning Enforcement.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. The facility shall be maintained in good condition and repair and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the Permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the Permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

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

PROJECT SITE-SPECIFIC CONDITIONS

39. This grant shall authorize the construction, operation, and maintenance of an unmanned WCF, consisting of a 55-foot-tall faux water tank and appurtenant facilities.

**PROJECT NO. PRJ2023-002552-(5)
CONDITIONAL USE PERMIT NO.
RPPL2023003721**

**EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 7 OF 7**

40. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to County Code Sections 22.80.010 through 22.80.100.
41. The Permittee shall obtain approval of Certificate of Compliance No. RPPL2024005116 prior to the commencement of construction of the Project

CUP-Burden of Proof
AT & T Site # CLL03124
33433 Agua Dulce Canyon Rd., Agua Dulce

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, or

After comparison of other potential site locations in the surrounding area, the project site near the intersection of Darling & Agua Dulce canyon Road offered the most desirable location in the interest of public convenience and welfare. The proposed project design and location will have only positive effects on the community in that the project will provide better access to reliable wireless telecommunications services for AT & T customers. Reliable access to wireless services is necessary in times of emergencies, for business use, and convenient for personal and family use. The proposed use of a faux water tank design will allow the facility to provide reliable wireless services without being unsightly or causing adverse impacts to persons residing or working in the surrounding area.

2. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or

The proposed project will not be detrimental to the site or areas surrounding the site in that: (1) the antenna support structure will be disguised as a faux water tank (2) access to the site is behind a locked, secure gate/fence along Darling Street, and (3) the proposed stealth design and strategic location will alleviate any potential adverse visual impacts to adjacent uses or structures in the vicinity.

3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project will not endanger or otherwise constitute a menace to the public health, safety, or welfare in that the project will be unmanned and not generate any smoke, odor, noise, or other adverse impacts to the surrounding properties. The proposed use will also have no impact on parking, traffic, circulation, or density in the area.

B. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed project will occupy only about 800 square feet within an existing multi acre vacant parcel. The location of the equipment will not adversely impact any existing yards, walls, fences, parking, etc.

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and**

The proposed project is unmanned so it generates no traffic above and beyond existing traffic in the area. The project will be accessed via a driveway access off Darling Street.

- 2. By other public or private service facilities as are required.**

The proposed project will need connections to existing electrical and telephone services in the area. There is adequate electrical and landline telephone service to accommodate the project needs.

CUP-Burden of Proof
AT & T Site # CLL03124
33433 Agua Dulce Canyon Rd., Agua Dulce

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CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES STATEMENT OF FINDINGS

Pursuant to County Code Section 22.140.760.I (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The facility complies with all applicable standards in Section 22.140.760, unless a waiver has been requested in Section 22.140.760.L (see below for waiver request).

B. The design and placement of the facility are the least visually intrusive that are technically feasible and appropriate for the location.

C. For new wireless facilities, the facility at the proposed location is necessary to close a significant gap in coverage.

D. For new wireless facilities, the location of the facility is the least intrusive feasible and does not create a safety hazard.

Waiver Requests: Pursuant to County Code Section 22.140.760.L, when applicable, the applicant shall substantiate the following:

E. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would prohibit or effectively prohibit the provision of personal wireless services, pursuant to Title 47 of the United States Code, section 332(c)(7)(B)(i)(II), or any successor provision. (*Describe how the standard would prevent wireless services*).

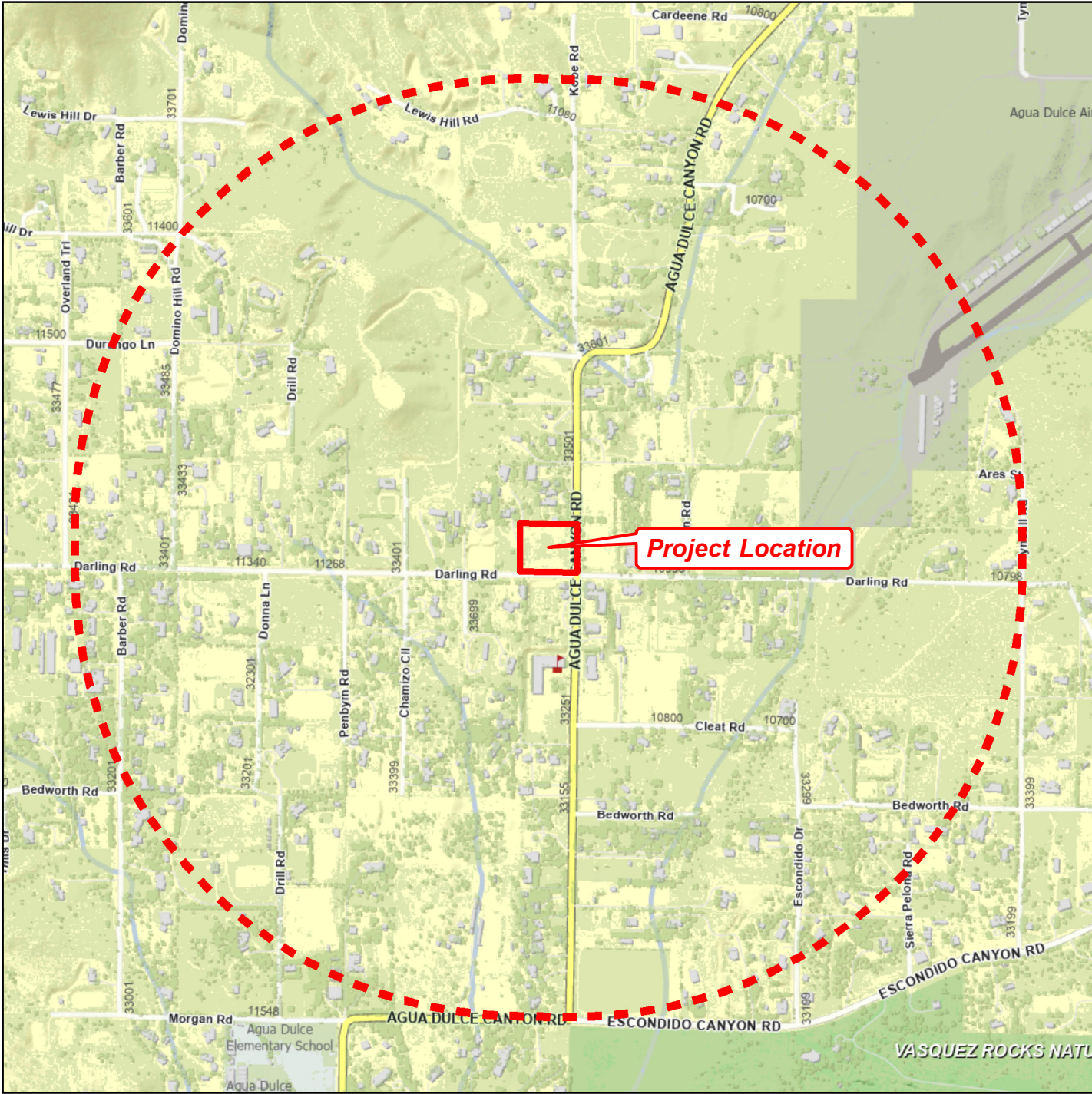
F. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would otherwise violate applicable laws or regulations (*provide citations*).

G. When requesting a waiver from one or more development standards listed in Section 22.140.760, the requested waiver is necessary because the standard (*please specify which standard*) would require a technically infeasible design or installation of a wireless facility. (*Describe how the standard is technically infeasible, and no alternatives exist to satisfy the standard.*)

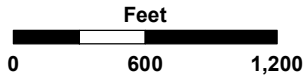
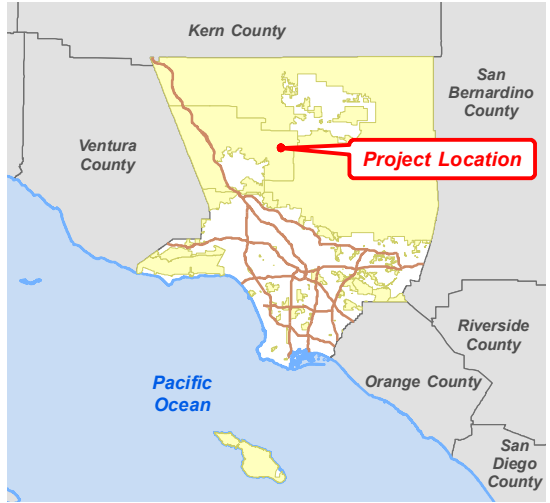
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	June 5, 2025
PROJECT NUMBER:	PRJ2023-002552-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2023003721
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	33433 Agua Dulce Canyon Road, Agua Dulce
OWNER:	KMA Farms LLC
APPLICANT:	AT&T
CASE PLANNER:	Christopher Keating, AICP, Regional Planner ckeating@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 3 (New Construction or Conversion of Small Structures) under State CEQA Guidelines section 15303 and the County environmental guidelines because the project involves the construction, operation, and maintenance of a new wireless communications facility consisting of a 55-foot-tall faux water tank and appurtenant facilities, which will have no significant effect on the environment and minimal footprint on the Project Site, similar to utility infrastructure. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not 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. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

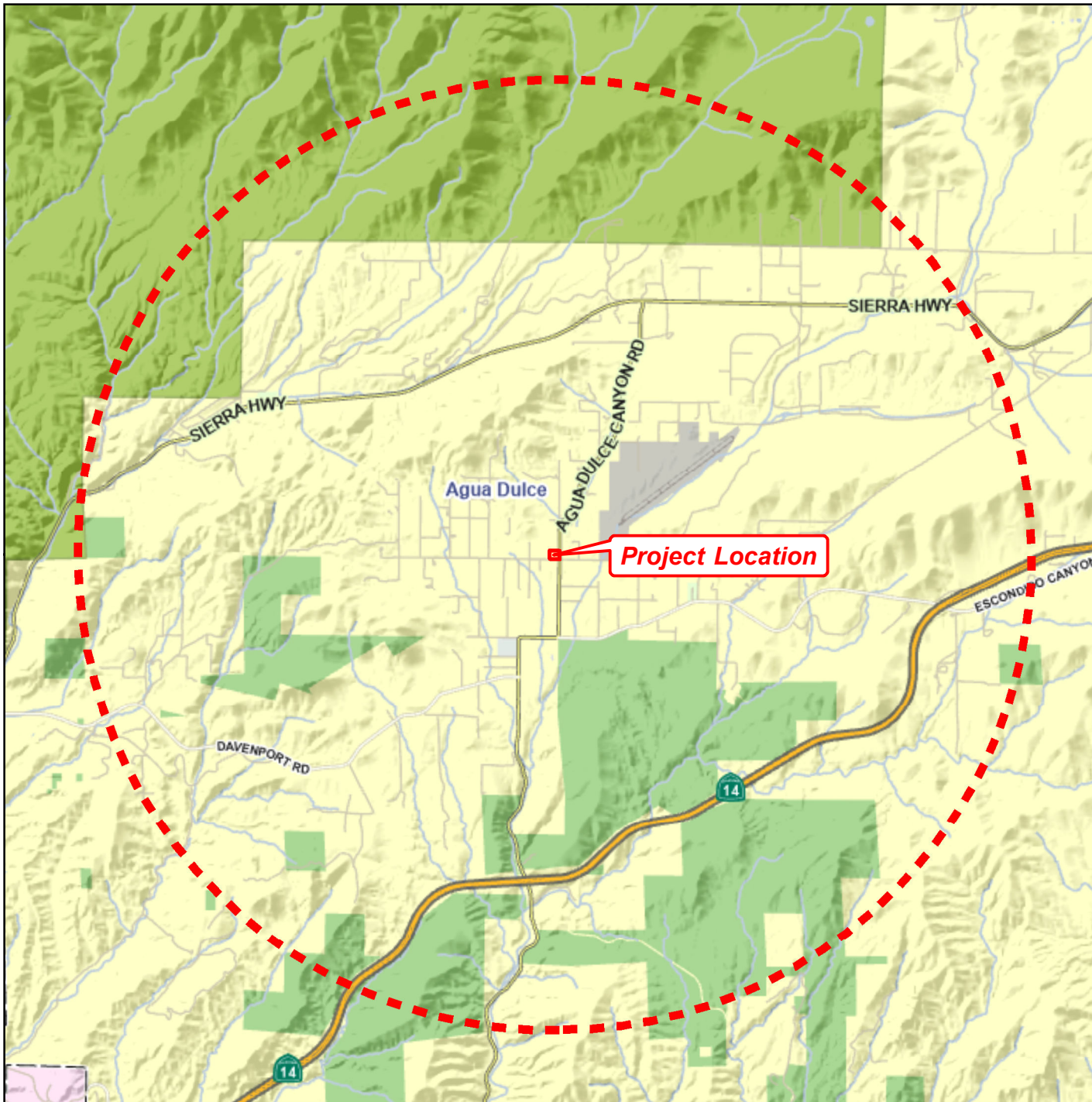


HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2023-002552
CUP RPPL2023003721



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

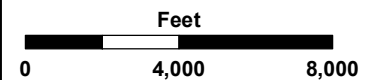
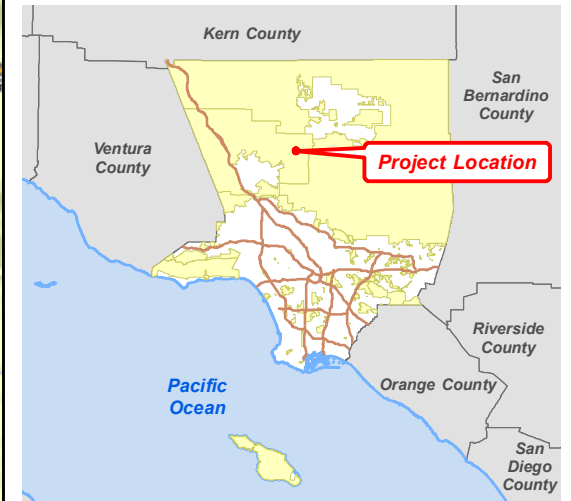


3-MILE RADIUS

LOCATOR MAP

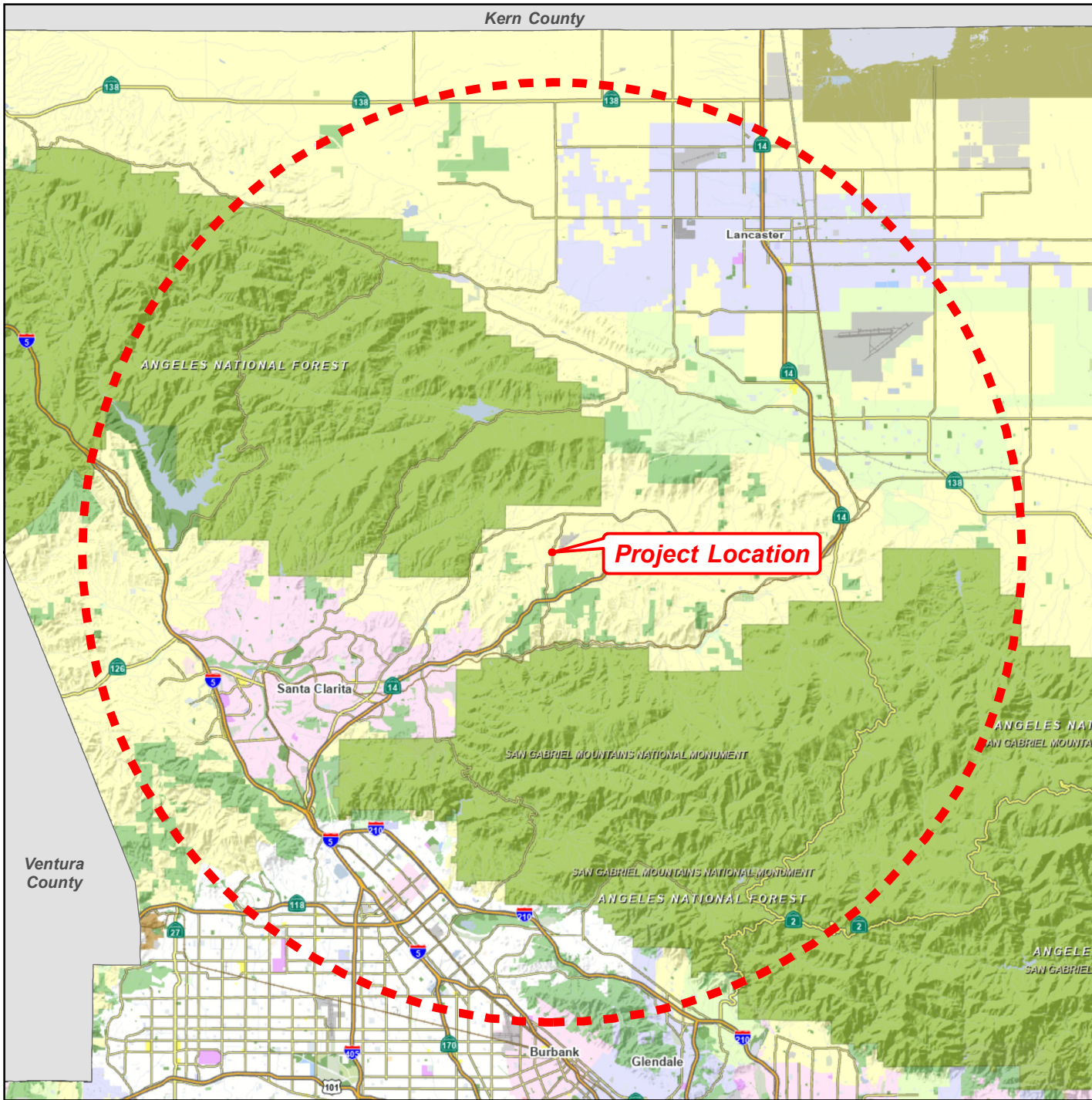
PROJECT NO. PRJ2023-002552

CUP RPPL2023003721



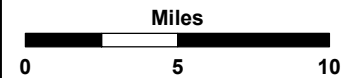
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-002552
CUP RPPL2023003721



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

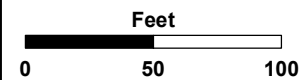
PROJECT NO. PRJ2023-002552

CUP RPPL2023003721

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

Agua Dulce Canyon Rd

Darling Rd



LA COUNTY
PLANNING



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

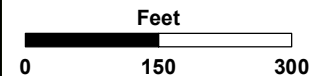
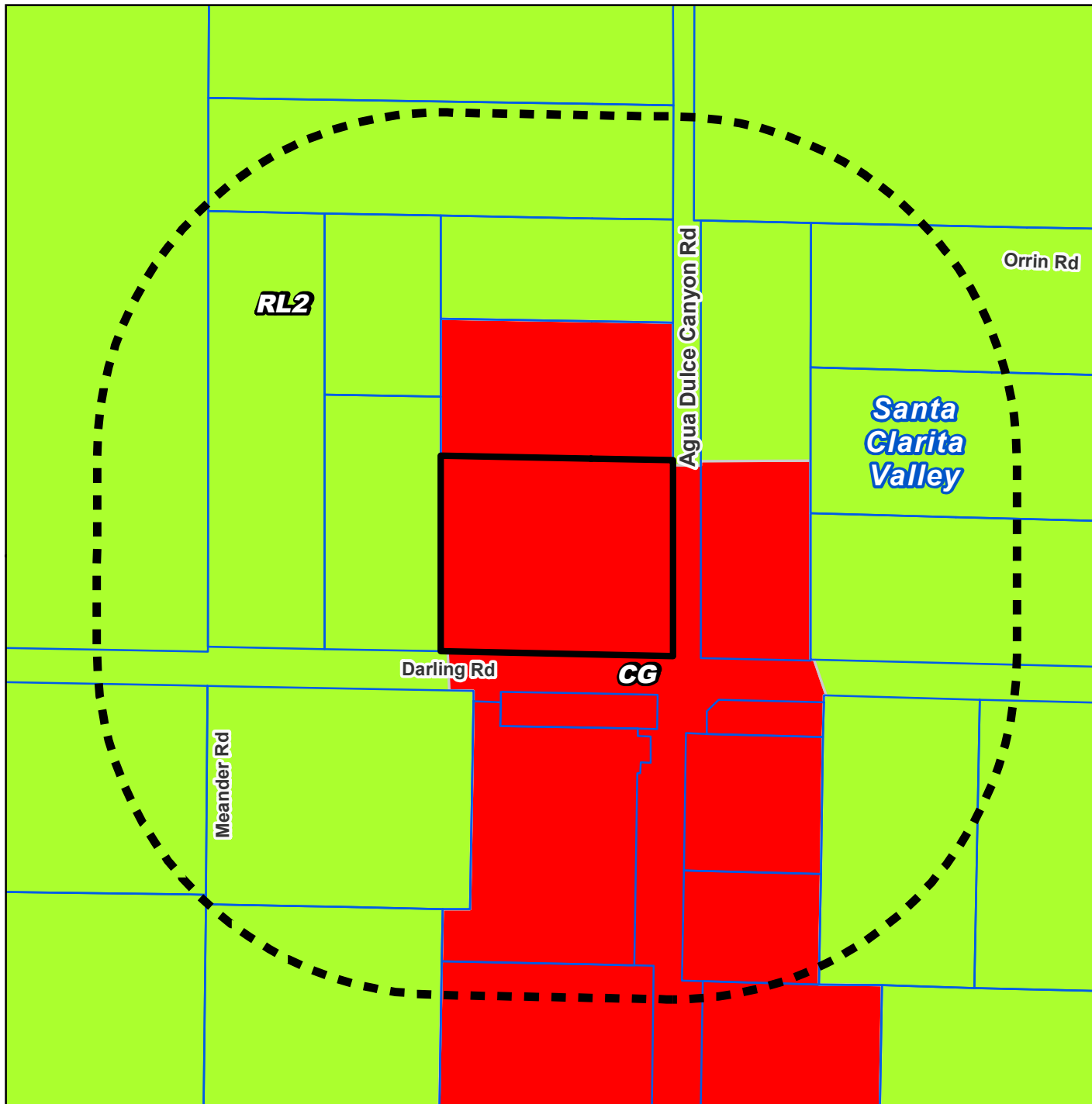
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002552

CUP RPPL2023003721

-  RL2 - Rural Land 2 (1 du / 2 ac)
-  CG - General Commercial



LA COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

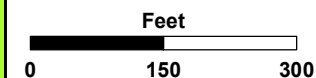
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002552

CUP RPPL2023003721

-  A-1 - Light
-  C-2 - Neighborhood Business
-  C-3 - General Commercial



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012













Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CLL03124

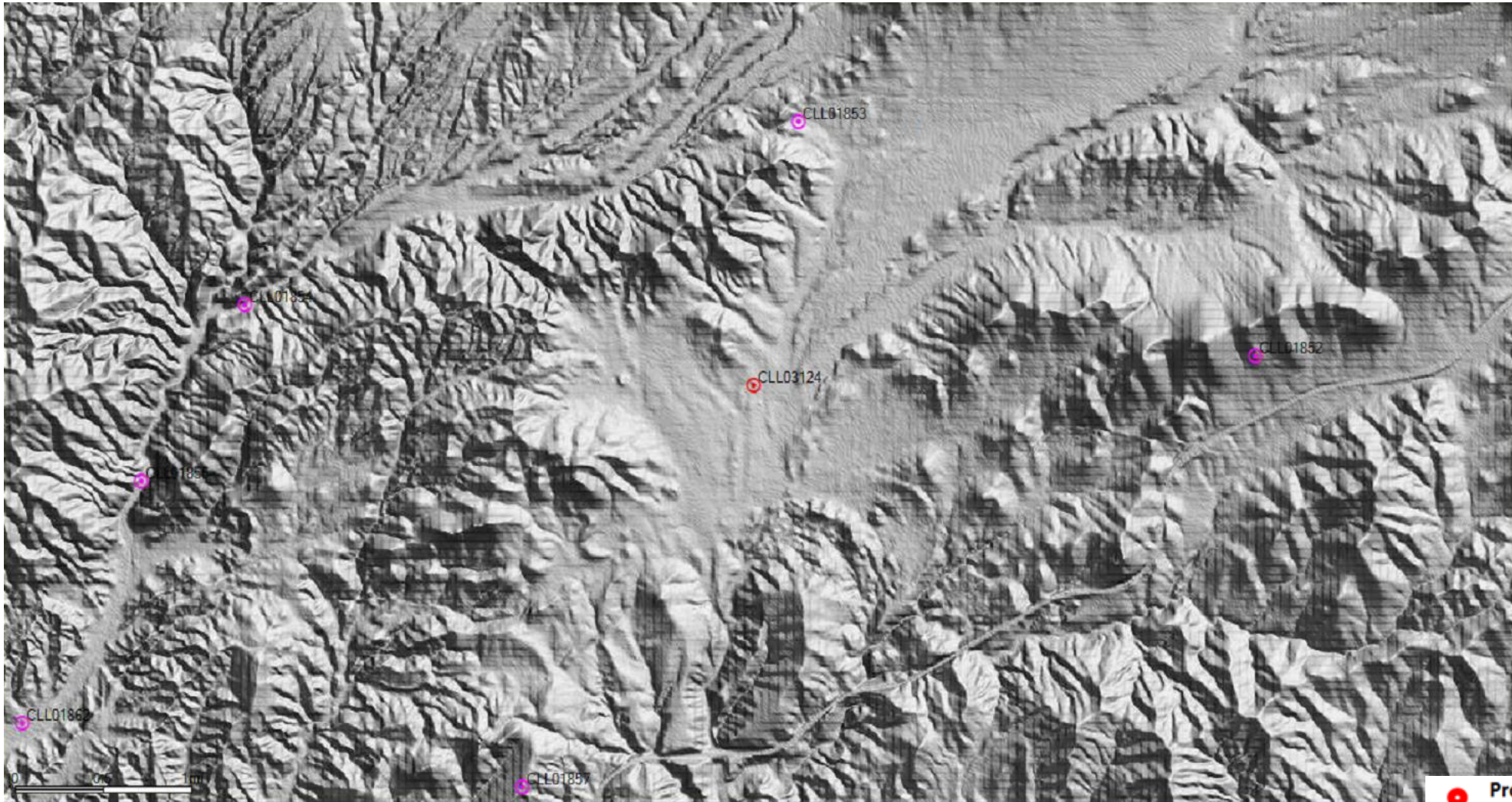
Site Address : 33433 Agua Dulce Canyon Road Agua Dulce, CA 91390

ATOLL Completion Date: June 16, 2023

Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - Existing: Since LTE network modifications are not yet On-Air. The first slide is a snapshot of the area showing the existing site without LTE coverage in the AT&T network.
 - The Planned LTE Coverage with the Referenced Site: Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and On-Air, the propagation is displayed with the planned legends provided.
 - Without Target site: Assuming all the planned neighboring sites are approved by the jurisdiction and On-Air and the referenced site is Off-Air, the propagation is displayed with the legends provided.

CLL03124 (Terrain Map)



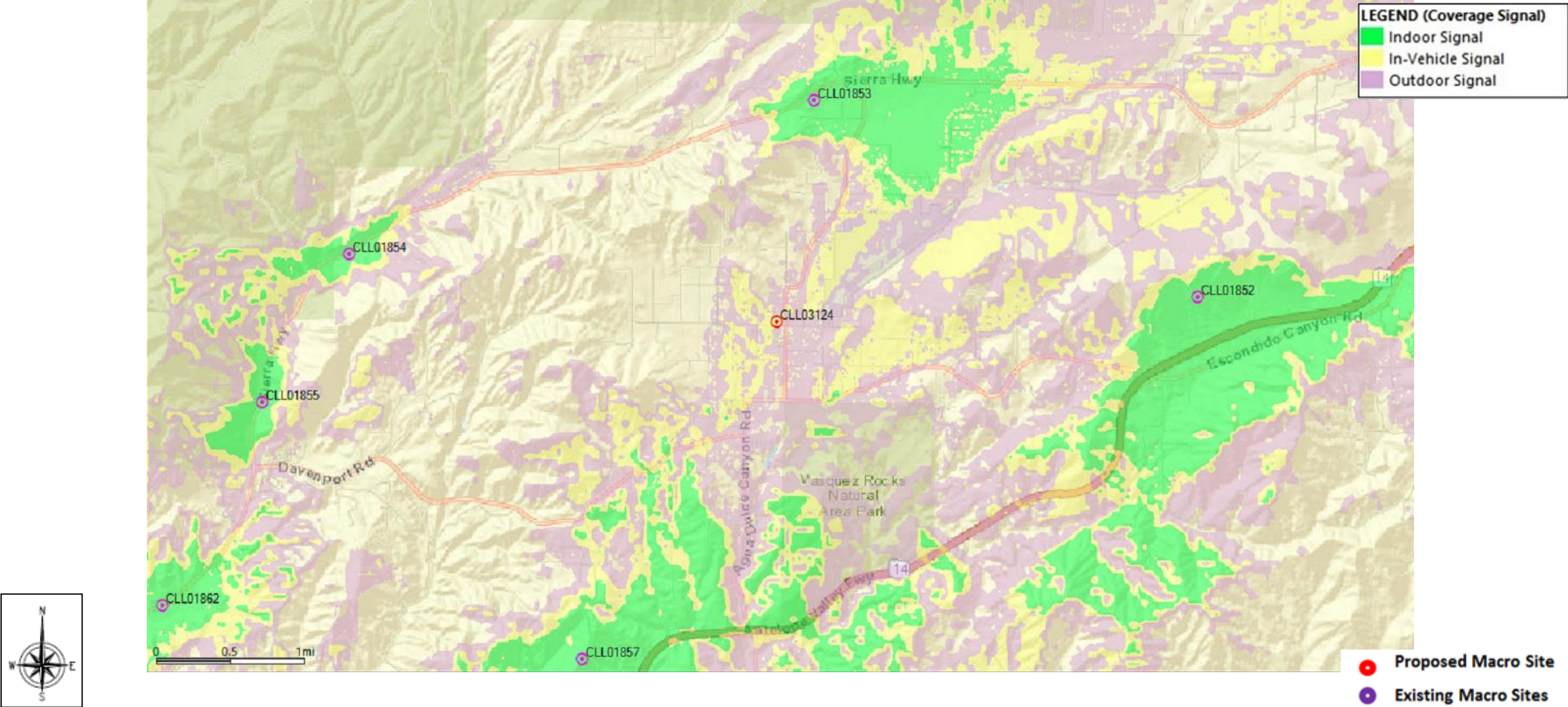
- Proposed Macro Site
- Existing Macro Sites

CLL03124 (Aerial Map)

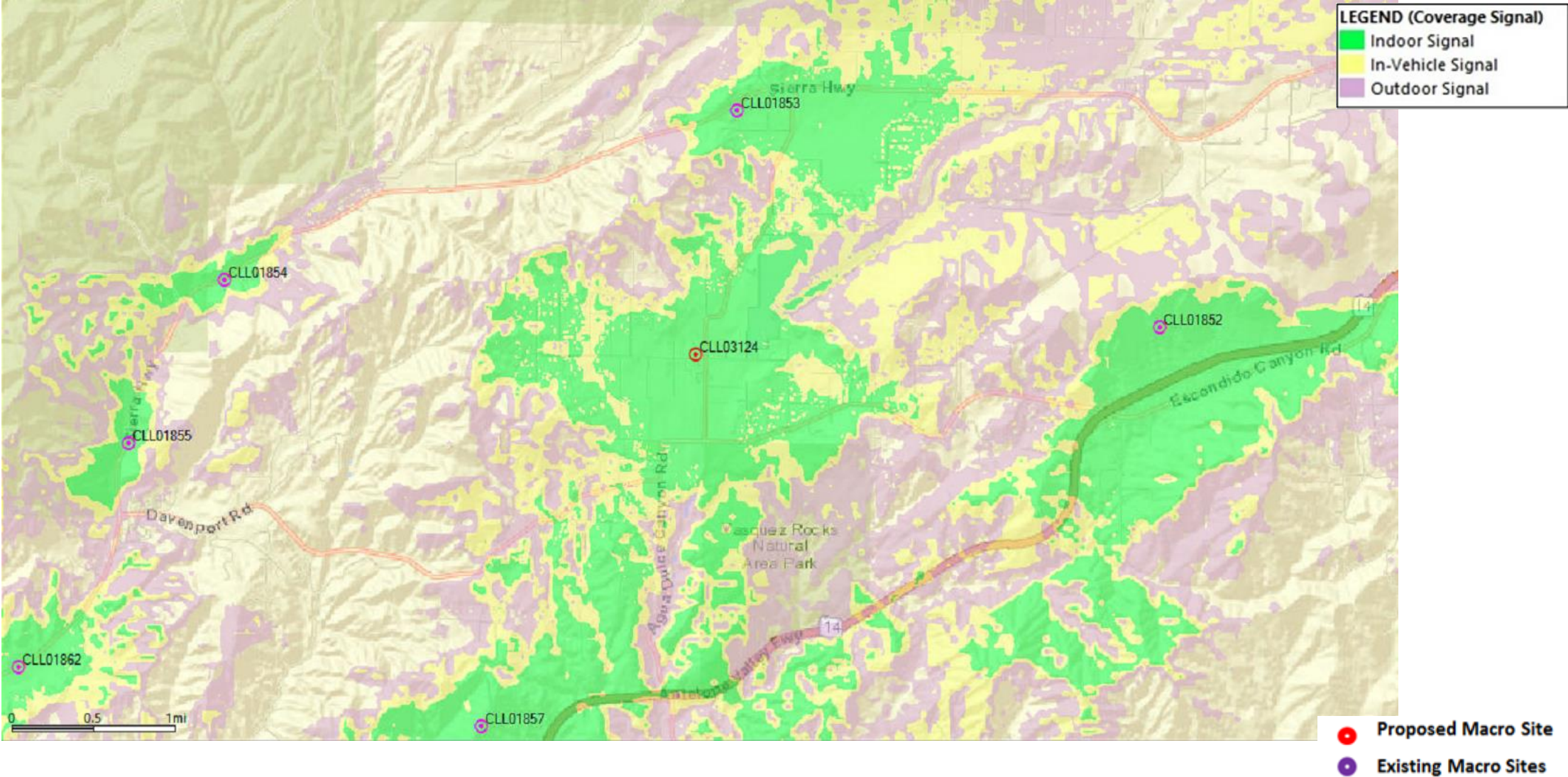


- Proposed Macro Site
- Existing Macro Sites

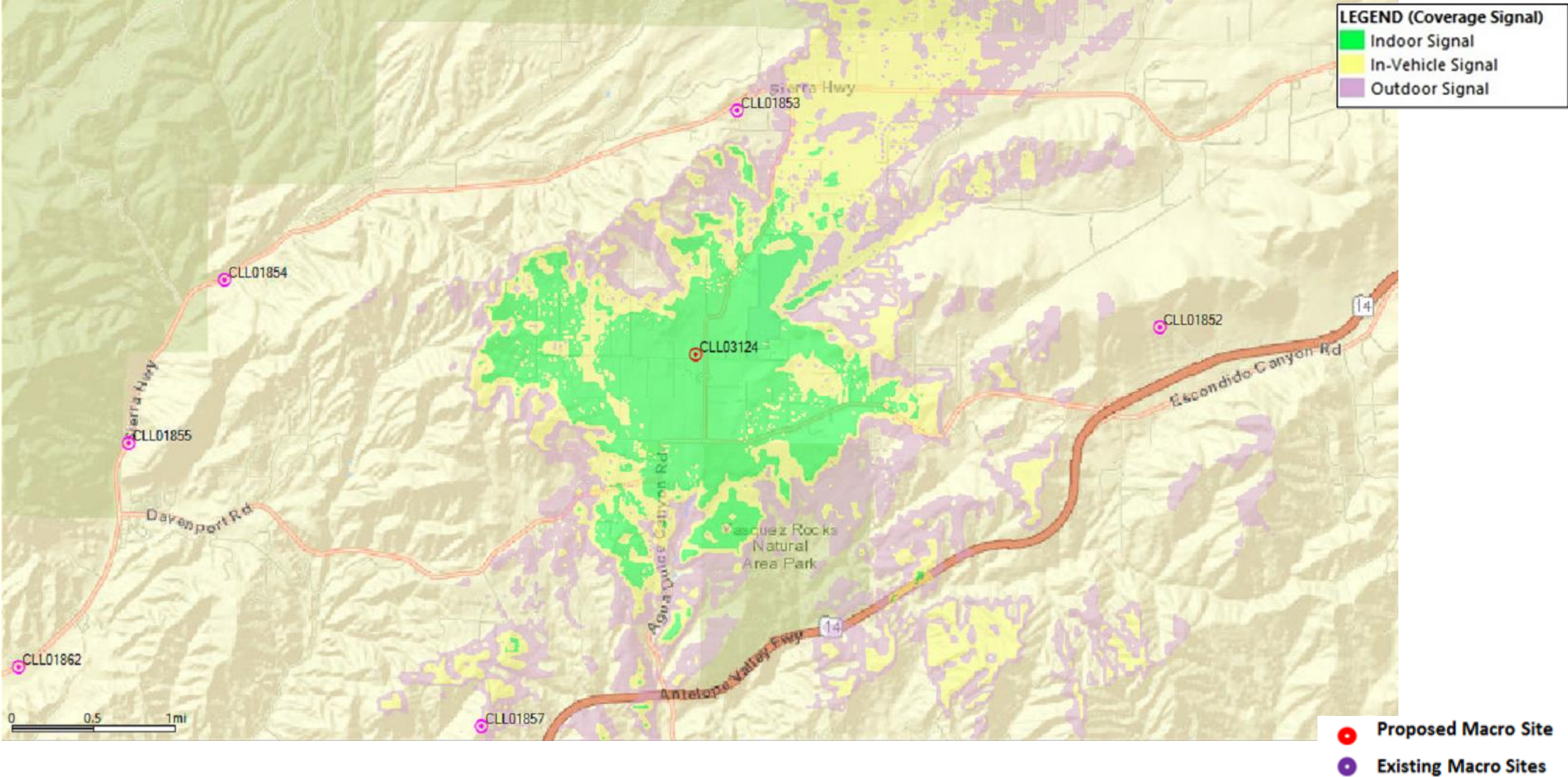
Existing Coverage Before Site CLL03124



Existing Coverage After Site CLL03124



Standalone Coverage Of Site CLL03124



Coverage Legend

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage but may not have it for in-vehicle coverage or in-building coverage.



at&t CLLO3 1 2 4

33433 AGUA DULCE CANYON RD AGUA DULCE CA 91390



VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM AGUA DULCE CANYON ROAD



EXISTING



PROPOSED LOOKING SOUTHEAST FROM AGUA DULCE CANYON ROAD



EXISTING



PROPOSED LOOKING NORTHEAST FROM DARLING ROAD

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390

Website: www.adtowncouncil.com

June 10, 2024

Christopher Keating
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via Email to: CKeating@planning.lacounty.gov

RE: Project No. RPPL2023003721
Proposed AT&T Wireless Communication Facility
33433 Agua Dulce Canyon Road, APN: 3214-042-024
Applicant: Jerry Ambrose of the Eukon Group

Dear Mr. Keating:

At our duly noticed regular Agua Dulce Town Council meeting of May 8, 2024, Mr. Jerry Ambrose of the Eukon Group presented his proposed project, Project No. RPPL2023003721 for a proposed Wireless Communication Facility at 33433 Agua Dulce Canyon Road (APN: 3214-042-024).

There were a number of community comments that we want to include for consideration prior to approval of the Conditional Use Permit. Those comments are listed below:

- Noise consideration: We understand there will be noise from the generator during regular exercise hours and also if there is an extended power outage. We would like the exercise times to be scheduled during the daytime hours. Agua Dulce has been subject to a number of SCE Power Safety Power Shutoff (PSPS) events. We would like to request some baffling around the generator for noise mitigation
- Request fuel spill containment for diesel fuel that powers the generator
- Is it possible to replace the diesel-powered generator with a natural gas or propane powered generator?
- Additional cell service and broadband options are beneficial to our community
- Water tower design fits in very well with our community
- This location is more suitable than the previous location on Darling Road east of Agua Dulce Canyon Road.

The Agua Dulce Town Council is thankful Mr. Ambrose found a more suitable location for the project and welcomed his presentation to the community for public input.

- Don Henry, President
(661) 268-1731
BH33605@aol.com
- Mary Johnson, Secretary
(661) 492-5999
maryjohnson767@gmail.com
- Chris Yewdall, Treasurer
(310) 962-4662
cyewdall@msn.com
- Kathryn Segura, Clerk
(310) 650-6337
phdanimals@yahoo.com
- Candy Clemente, Member
cccryder@aol.com
- Cliff Grimes, Member
(818) 809-7900
cliffwgrimes@gmail.com
- Scott Keller, Member
(661) 317-5355
scottwilliamkeller@gmail.com

The Agua Dulce Town Council appreciates the opportunity to comment on the above referenced project. Please include this letter as part of the public record.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2024

cc: Ms Stephanie English, 5th District Deputy SEnglish@bos.lacounty.gov
Mr. Jerry Ambrose, Eukon Group jambrose@wireless01.com