

**PROJECT NUMBER**

PRJ2023-002552-(5)

HEARING DATE

June 3, 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
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