



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

**PROJECT NUMBER**

R2015-00340-(4)

**HEARING DATE**

May 6, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500016  
 Environmental Assessment No. 201500024

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Rowland Water District / CCATT LLC

**MAP/EXHIBIT DATE**

February 9, 2015

**PROJECT OVERVIEW**

The applicant, CCATT LLC (“Crown Castle”), requests a conditional use permit to authorize the continued operation and maintenance of an existing wireless telecommunication facility (WTF) in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) Zone adjacent to water tanks of the Rowland Water District. The WTF is comprised of a 70-foot-tall monopine with a 250-square-foot lease area. The WTF is surrounded by a chain-link fence.

The monopine tower contains 12 8-foot panel antennas (four each on three sectors) at 63 feet above ground level. The equipment shelter contains utility cabinets and a variety of ancillary electrical equipment.

**LOCATION**

3021 South Fullerton Road

**ACCESS**

South Fullerton Road

**ASSESSORS PARCEL NUMBER(S)**

8269-003-900

**SITE AREA**

6.87 Acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community General Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

O (Open Space)

**ZONE**

A-1-5

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Rowland Heights Community General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.132 (Rowland Heights CSD requirements)
  - 22.24.110 (A-1 Zone Development Standards)

**CASE PLANNER:**

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