

Regional Planning Commission Transmittal Checklist

Hearing Date
May 6, 2015
Agenda Item No.
6

Project Number: R2015-00340-(4)
Case(s): Conditional Use Permit Case No. 201500016
Environmental Assessment Case No. 201500024
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Maps

Reviewed By: 



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 625-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
 6.73 Acres

GENERAL PLAN / LOCAL PLAN
 Rowland Heights Community General Plan

ZONED DISTRICT
 Puente

LAND USE DESIGNATION
 O (Open Space)

ZONE
 A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area)

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 and the Los Angeles County ("County") General Plan
- Satisfaction of the following Section(s) of Title 22 of the 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:

Anthony Curzi

PHONE NUMBER:

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E-MAIL ADDRESS:

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation and maintenance of a wireless telecommunication facility (WTF) in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Section 22.24.100.

PROJECT DESCRIPTION

The applicant, CCATT LLC (“Crown Castle”), requests authorization to continue the operation and maintenance of an existing WTF adjacent to water tanks of the Rowland Water District. The WTF is comprised of a 70-foot-tall monopine within a 625-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.

SITE PLAN DESCRIPTION

The site plan depicts the irregularly shaped property with three large water tanks and administrative building of the Rowland Water District along with the subject WTF. The lease area is depicted as a 15-foot, 4-inch-by-40-foot, 9-inch area containing the equipment shelter and the monopine at the southwestern edge of the parcel, near Fullerton Road and Harbor Boulevard. A number of trees are located at the parcel near this intersection. The equipment shelter contains a number of cabinets and other appurtenant equipment. The antenna layout plan depicts 12 8-foot panel antennas (four each on three sectors) and six Tower Mounted Amplifiers (TMAs), two each on three sectors.

Elevations depict the pine tree-disguised tower at 70 feet tall with the panel antennas mounted at 63 feet on the pole. The equipment shelter is also depicted in the elevations.

EXISTING ZONING

The subject property is zoned A-1-5.

Surrounding properties are zoned as follows:

North: A-1-5, R-1-10,000 (Single Family Residence – 10,000 Square Foot Minimum Required Lot Area)

South: O-S (Open Space)

East: O-S

West: City of La Habra Heights

EXISTING LAND USES

The subject property is developed with water tanks and the existing subject WTF.

Surrounding properties are developed as follows:

North: Park, single-family residences

South: Vacant land, transmission power lines

East: Vacant land, transmission power lines, single-family residences

West: Hiking trails, transmission power lines

PREVIOUS CASES/ZONING HISTORY

- Ordinance No. 5122 established the A-1 Zone on May 25, 1948.
- Conditional Use Permit No. 200400011 established the existing WTF on the subject property on February 15, 2005.
- Conditional Use Permit No. 200500013 authorized the expansion of the administration office building of the Rowland Water Company on August 24, 2005.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The WTF is existing and there are no improvements or modifications proposed at this time. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the "O" (Open Space) land use category of the Rowland Heights Community General Plan. This land use designation is intended for recreational facilities, hiking and equestrian trails, agricultural uses, scientific study and utility easements. The WTF on the property of the Rowland Water District can be considered a utility-type of use and is therefore consistent with the permitted uses of the underlying land use category. Furthermore, the open space nature of the property with the large number of vegetation and trees and the concealment of the WTF as a pine tree renders the project site compatible with the Open Space classification.

The following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

Cellular telephone service is often used to make emergency calls. The existing facility will continue to provide wireless telecommunication service in the area and will ensure that such service is readily available in the area and useable in the case of an emergency.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Section 22.40.430 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone O-S, provided that a CUP is first obtained.

The project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010. The monopine branches will provide screening of the equipment, and the panel antennas are fitted with green material that further camouflages the facility.

Pursuant to Section 22.44.132 of the County Code, establishments in the Rowland Heights Community Standards District (CSD) are subject to the following development standards:

- Community-Wide Development Standards. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
- Properties in the A-1 Zone shall have 50 percent front yard landscaping. The subject site contains an adequate amount of vegetation to satisfy this requirement.

Site Visit

On April 16, 2015 staff visited the subject site and observed the presence of the WTF. The WTF blends in well with the surroundings as there are many trees on the subject site adjacent to the WTF monopine tower. Staff also observed that there was sufficient parking on the subject site for the once-monthly WTF maintenance vehicle.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be adversely affected by the proposed project. The facility does not generate noise, odor, waste, hazardous materials, and generates only negligible amounts of traffic for the maintenance personnel. The facility will remain as it has been for the past 10 years, will not introduce a new land use to the area, and will remain unobtrusive in its appearance and operation. The WTF has not had any violations.

Therefore, the proposed use with the attached conditions will be consistent with the adopted General Plan.

Other persons located in the vicinity of the site will not notice any difference from what is currently existing and operating at the site. The proposed project will in no way jeopardize, endanger, or constitute a menace to the public health, safety or general welfare.

Therefore, 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 site is 6.73 acres and easily accommodates the WTF and the water district's facilities and meets all development standards. The project is well served by all applicable and necessary infrastructures, including roads, and electricity.

Therefore, 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.

Vehicular access to the property is via Fullerton Road Street, a 100-foot-wide arterial to the east and 64 feet to the south. Sidewalks are present and the subject site and there is a designated bike lane at Fullerton Road.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

Staff believes that the applicant has met the burden of proof because the proposed use is consistent with the general plan for the area, will not adversely affect the surrounding area, will not be detrimental to property or the enjoyment thereof, will not constitute a menace to health, is adequate in size to accommodate all requirements, and is well served by necessary infrastructures and services.

Neighborhood Impact/Land Use Compatibility

The WTF has existed at the subject site since without incident and blends in well with the surrounding land uses. Its concealment as a pine tree results in a facility that further reduces aesthetic impacts. The WTF monopine tower is well set back from public rights-of-way and the ground lease compound is not visible from the street. The WTF provides a necessary service to surrounding residents and motorists and does so in a manner that is compatible with the community character and relevant zoning regulations.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Regional Planning website posting.

PUBLIC COMMENTS

Staff has received an email in favor of the project and another email inquiring if the project involved any expansion of facilities.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF 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:

Staff recommends **APPROVAL** of Project Number R2015-00340-(4), Conditional Use Permit Number 201500016, subject to the attached conditions.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201500016 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section

Reviewed by Robert Glaser, Acting Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

RG:AMC
April 23, 2015

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00340-(4)
CONDITIONAL USE PERMIT NO. 201500016**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500016 ("CUP") on May 6, 2015.
2. The permittee, CCATT LLC ("Crown Castle" or "permittee"), requests the CUP to authorize the continued operation and maintenance of an existing wireless telecommunication facility (WTF) ("Project") on a property located at 3021 South Fullerton Road in the unincorporated community of Rowland Heights ("Project Site") in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") section 22.24.100.
3. The Project Site is 6.73 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle-sloping topography and is developed with administrative offices and water tanks of the Rowland Water District and the subject WTF.
4. The Project Site is located in the Puente Zoned District and is currently zoned A-1-5.
5. The Project Site is located within the "O" (Open Space) land use category of the Rowland Heights Community General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-5, R-1-10,000 (Single Family Residence – 10,000 Square Foot Minimum Required Lot Area) Zone
 - South: O-S (Open Space)
 - East: O-S
 - West: City of La Habra Heights
7. Surrounding land uses within a 500-foot radius include:
 - North: Park, single-family residences
 - South: Vacant land, transmission power lines
 - East: Vacant land, transmission power lines, single-family residences
 - West: Hiking trails, transmission power lines
8. The Project Site was zoned A-1 on May 25, 1948 by Ordinance No. 5122. Conditional Use Permit No. 200400011 established the existing WTF on the subject property on February 15, 2005. Conditional Use Permit No. 200500013 authorized the expansion of the administration office building of the Rowland Water Company on August 24, 2005.

9. The site plan for the Project depicts the irregularly shaped property with three large water tanks and the administrative building of the Rowland Water District along with the subject WTF. The lease area is depicted as a 15-foot, 4-inch-by-40-foot, 9-inch area containing the equipment shelter and the monopine at the southwestern edge of the parcel, near Fullerton Road and Harbor Boulevard. A number of trees are located at the parcel near this intersection. The equipment shelter contains a number of cabinets and other appurtenant equipment. The antenna layout plan depicts 12 8-foot panel antennas (four each on three sectors) and six Tower Mounted Amplifiers (TMAs), two each on three sectors.

Elevations depict the pine tree-disguised tower at 70 feet tall with the panel antennas mounted at 63 feet on the pole. The equipment shelter is also depicted in the elevations

10. The Project Site is accessible via Fullerton Road to the south. Primary access to the Project Site will be via an entrance/exit on Fullerton Road.
11. The Project provides sufficient parking for both employees and visitors to the Rowland Water District as well as for the maintenance vehicle for the WTF.
12. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation and maintenance of an existing WTF with negligible or no expansion of use beyond that which was previously existing.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one e-mail in support of the Project and one e-mail inquiring if the Project involved any expansion of facilities.
15. *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Commission finds that the Project is consistent with the "O" Open Space land use category of the Rowland Heights Community General Plan. This land use designation is intended for recreational facilities, hiking and equestrian trails, agricultural uses, scientific study and utility easements. The WTF on the property of the Rowland Water District can be considered a utility-type of use and is therefore consistent with the permitted uses of the underlying land use category. Furthermore, the open space nature of the property with the large number of vegetation and trees and the concealment of the WTF as a pine tree renders the project site compatible with the Open Space classification.

17. The Commission finds that Project is consistent with the County Zoning Code. Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Section 22.40.430 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone O-S, provided that a CUP is first obtained. The project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010. The monopine branches will provide screening of the equipment, and the panel antennas are fitted with green material that further camouflages the facility.

18. The health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be adversely affected by the proposed project. The facility does not generate noise, odor, waste, hazardous materials, and generates only negligible amounts of traffic for the maintenance personnel. The facility will remain as it has been for the past 10 years, will not introduce a new land use to the area, and will remain unobtrusive in its appearance and operation. The WTF has not had any violations.

Therefore, Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.

19. The other persons located in the vicinity of the site will not notice any difference from what is currently existing and operating at the site. The proposed project will in no way jeopardize, endanger, or constitute a menace to the public health, safety or general welfare.

Therefore, the Commission 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.

20. The site is 6.73 acres and easily accommodates the WTF and the water district's facilities and meets all development standards. The project is well served by all applicable and necessary infrastructure, including roads and electricity.

21. Therefore, the Commission 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

22. Vehicular access to the property is via Fullerton Road Street, a 100-foot-wide arterial to the east and 64 feet to the south. Sidewalks are present and the subject site and there is a designated bike lane at Fullerton Road.

23. Therefore, the Commission 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 pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.
24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
25. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On March 30, 2015, a total of 32 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and the Rowland Heights Community 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 this 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 pedestrian, bicycle,

and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500016, subject to the attached conditions.

ACTION DATE: May 6, 2015

RG:AMC
April 23, 2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00340-(4)
CONDITIONAL USE PERMIT NO. 201500016**

PROJECT DESCRIPTION

The project is for a reauthorization of a conditional use permit to authorize the continued operation and maintenance of an existing wireless telecommunication facility (WTF) comprised of a 70-foot-tall monopine tower within an approximately 625-square-foot lease area with ground compound, 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 ("Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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.
5. 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 Regional 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 Regional 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.

6. 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.
7. 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 ("Recorder"). 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.
8. **This grant shall terminate on May 6, 2030.** 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 Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) 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.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty- (30-) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. 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 of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. 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 Regional Planning ("Director").
15. 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.
16. 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 Regional Planning. These shall include any of the above that do not directly relate to the business 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 24 hours of notification of such occurrence, 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.

17. 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 6, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** 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 (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
21. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
22. All structures shall conform to the requirements of Public Works Division of Building and Safety or other appropriate agency.
23. Pole-mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
24. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.

25. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed 70 feet above finished grade.
27. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
28. 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.
29. 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.
30. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
31. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
32. The facility shall be secured by fencing, gates and/or locks.
33. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
34. New equipment added to the facility shall not compromise the stealth design of the facility.
35. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

PROJECT SITE SPECIFIC CONDITIONS

36. This grant shall authorize the continued operation and maintenance of a WTF comprised of a 70-foot-tall monopine tower and with a ground lease compound.

**FINDINGS FOR
CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF
(SECTION 22.56.040)**

3021 S. Fullerton Road, Rowland Heights, CA 91748

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*
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare.*

The existing wireless facility will not interfere with the existing development because the primary use of the property will remain unchanged. Moreover, the subject property is already used for public utility purposes and there are numerous water tanks on the property. No changes to development setbacks are proposed. The site is not readily apparent as a wireless facility because it has been designed to appear as a pine tree and screened by mature pine trees.

The continued use of the wireless facility is compatible with the existing and permitted uses in the area. The site is unmanned and is not accessible to the public, as the site is surrounded by a chain link fence and secured. The design of the facility as a pine tree ensures that it is minimally visible. Existing trees located to the east of the facility help the facility blend into the visual environment. Indeed, the Facility is almost unrecognizable as a wireless facility from many viewpoints. There is no additional noise, smoke, odors or traffic associated with the existing facility. Therefore, the continuation of the existing use at this location does not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.

Land uses, circulation, and services, which encourage and contribute to the health, safety and welfare and convenience of those who live and work in the area, are not affected by the continued use of the wireless facility. On the contrary, the continued use of the existing facility promotes the public health, safety and welfare.

B. That the proposed site is adequate, 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 site is a legal lot described as APN: 82689-003-900. The total site area is 6.87 acres in area. Site topography is sloping somewhat and located within an area that is used for utility purposes. The property continues to be able to accommodate periodic maintenance vehicles. The continued use of the existing facility will not impact

surrounding properties nor will it detrimentally impact the underlying legal property. The site is served by the necessary infrastructure for use as a wireless communication's facility, as demonstrated by RF Coverage Maps submitted as part of this CUP application.

C. The proposed site is adequately served:

1. *By highways or street of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
2. *By other public or private service facilities as are required.*

The site is presently developed for public utility purposes. Access to the site is located off of South Fullerton Road. This public street is adequate in width and pavement type to accommodate the existing uses and the continued use of the existing wireless facility will not increase the use. The existing facility is unmanned and does not require any public or private services, except for telephone and power. The site is operated remotely via a central switch. The only time that communications technicians visit the site is on an emergency basis or for necessary maintenance. Applicant estimates that one trip per month is attributed to this development.

Supplemental Information for Wireless Telecommunication Facility

CCATT LLC (otherwise known as "Crown Castle") submits the following information as required by Ordinance Policy No. 01-2010. AT&T's antennas are currently located on the existing mono-pine ("Facility"). The Facility continuously used as a wireless facility for ten years.

AT&T has provided detailed coverage maps showing coverage with and without the Facility. As the maps graphically demonstrate, the Facility fills a significant coverage gap for AT&T's network.

The Facility has designed to be camouflaged as a "faux" pine tree and is the least visually intrusive wireless design that meets AT&T's needs. There are two other wireless facilities in the vicinity, a monopole to the northeast of the Facility and a co-location on an electrical transmission tower located to the south of the Facility. However, these facilities do not meet AT&T's RF coverage needs and, in any event, they are not camouflaged to conceal the wireless facilities.

Photos of the existing facility have been provided to demonstrate that the Facility has been properly maintained and continues to blend in with the visual environment.

Anthony Curzi

From: MnJGrant@aol.com
Sent: Friday, April 03, 2015 6:21 PM
To: Anthony Curzi
Cc: kingdonchew@usa.net
Subject: Public Hearing Vote

Anthony Curzi,

I vote YES, approve Crown Castle request to continue the operation and management of a wireless telecommunication facility for Project No. R2015-00340-(4), Conditional Use Permit 201500016.

Thank you.

John Grant

Project

Anthony Curzi

From: Lizette Longacre [llongacre@habitatauthority.org]
Sent: Friday, April 10, 2015 2:40 PM
To: Anthony Curzi
Cc: Andrea Gullo
Subject: CUP 201500016

Hi Anthony. I receive the Notice of Public Hearing for CUP 201500016 and read the Project Summary. We manage the Puente Hills Preserve adjacent to the Project.

Will there be any expanded use, new construction of changes to maintenance practices on this Project? Any additional information you have would be helpful.

Thank you.

Lizette Longacre
Ecologist
Puente Hills Habitat Preservation Authority
7702 Washington Ave., Suite C
Whittier, CA 90602
Office: (562) 945-9003
Cell: (562) 201-2062
Email: llongacre@habitatauthority.org



Picture of Facility Looking East



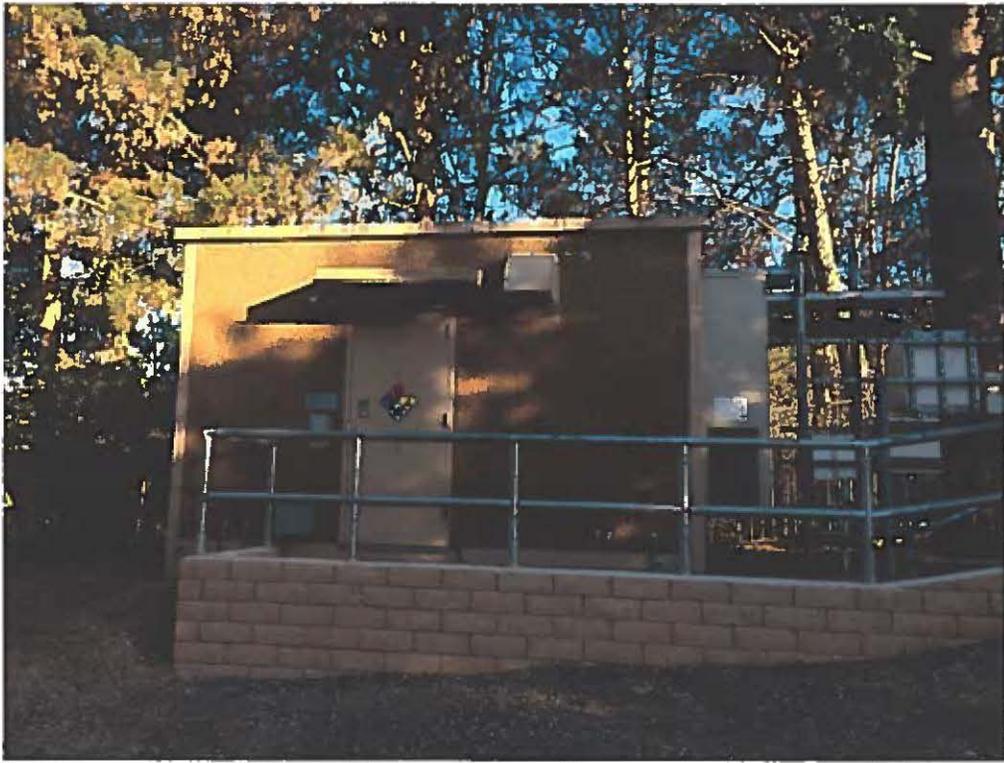
Picture of Facility Looking East (Closer View)



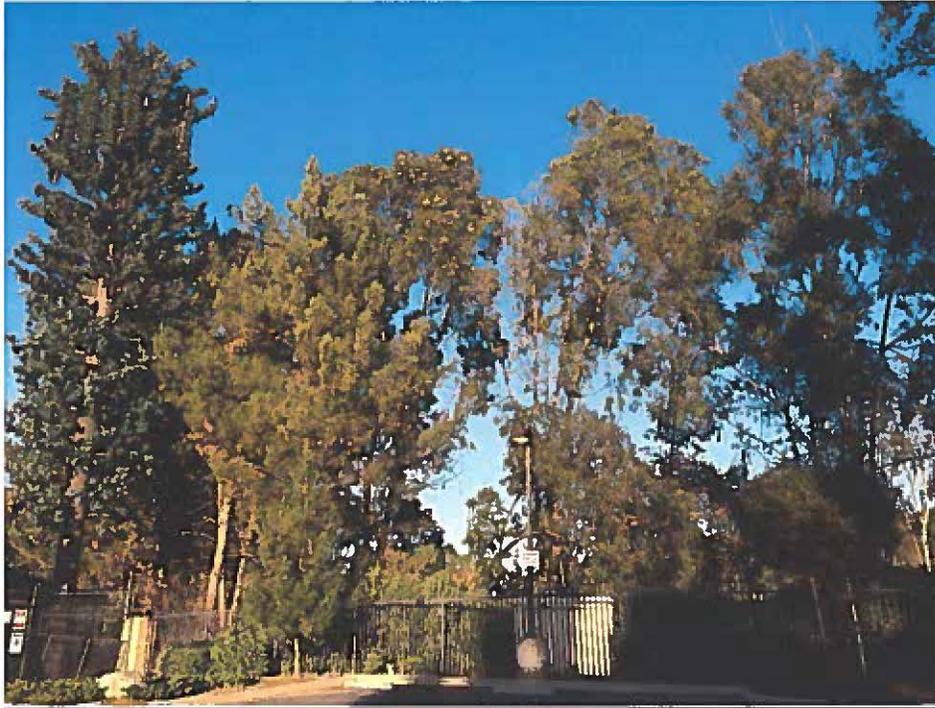
Picture of Facility Looking North



Picture of Facility Looking West



Picture of Equipment Shelter



View of Facility with Existing Mature Trees Shown



Pictures of Existing Rowland Water District Offices on Site



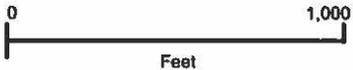
Closer View of Facility



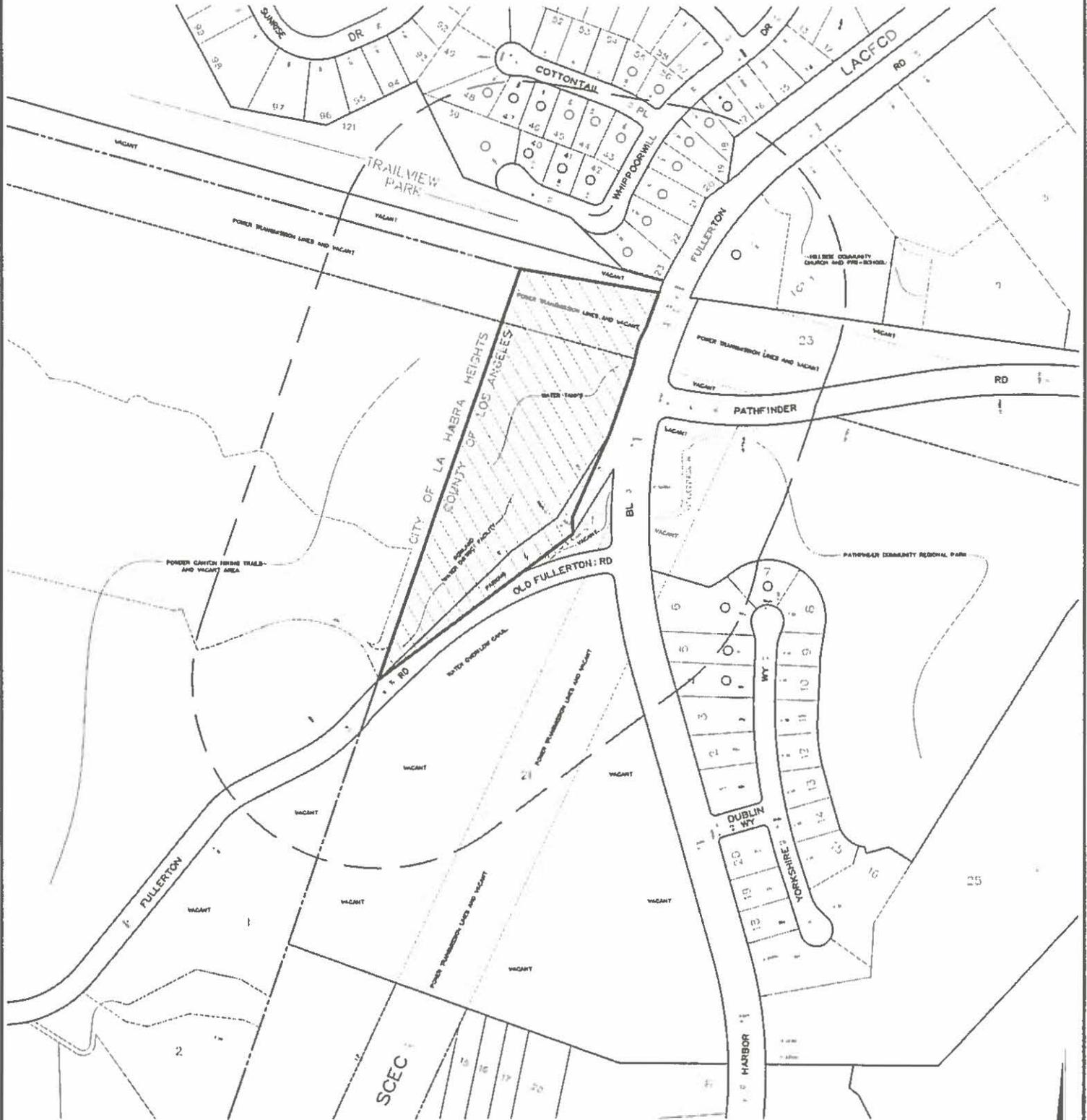
Created in GIS-NET3

Printed: Apr 20, 2015

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COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

LEGEND
 ○ SINGLE FAMILY RESIDENCE
 ALL OTHER USES AS SHOWN

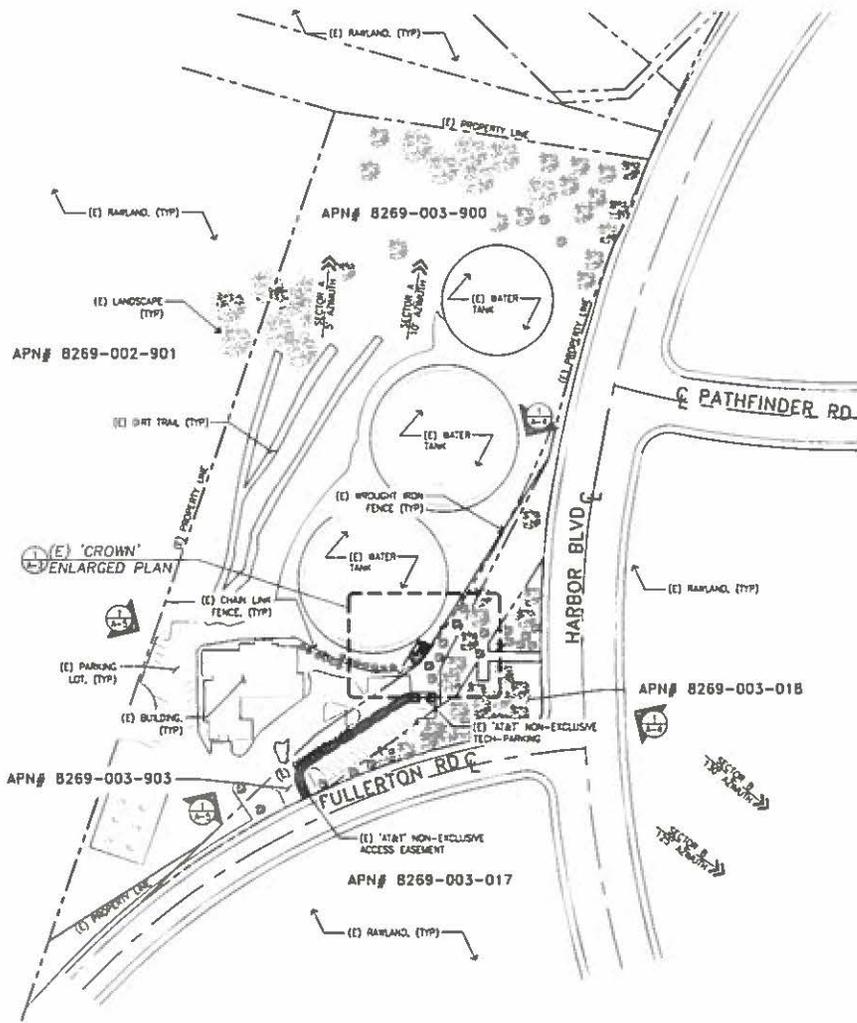
CASE NO
 DATE 02-06-2015
 SCALE 1" = 100'
LAND USE MAP

GENERAL NOTES

1. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
2. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS IS REQUIRED).
3. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
4. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERIS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE, BUT NOT BE LIMITED TO: A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE SITE EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIAL, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR CRANWAY SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MANAGE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ON PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR MASSES IS ALLOWED TO ENTER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



GENERAL NOTES

2 OVERALL SITE PLAN

CROWN CASTLE
 222 E. Co. St. Blvd., Suite 107
 Santa Barbara, California 93101
 (877) 486-6377
 www.crowncastle.com

CALTROP Telecom
 2125 E. KATELLA AVE., SUITE 225
 ANAHEIM, CA 92806

PROJECT NO:	856728
DRAWN BY:	AJT
CHECKED BY:	JR

REV	DATE	DESCRIPTION	BY
1	04/28/15	CLIENT COMMENTS	SM
2	05/28/15	ISSUE RESPONSE	JR
3	06/28/15	ISSUE RESPONSE	JR
4	07/28/15	ISSUE RESPONSE	AJT

Professional Engineer Seal

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

BU# 856728
 ROWLAND WATER TANK
 3021 S. FULLERTON RD.
 ROWLAND HEIGHTS, CA.
 91748

SHEET TITLE
OVERALL SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER
A-1

LTE Justification Plots

Market Name: Los Angeles

Site ID: LA0387/CLU3023/CLL03023

Site Name: LA0387-03 ROWLAND WATER TANK

ATOLL Plots Completion Date: January 27, 2015



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 snap shot 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.



Exhibit 7.03

LTE Coverage – Neighboring sites Only (On-Air)

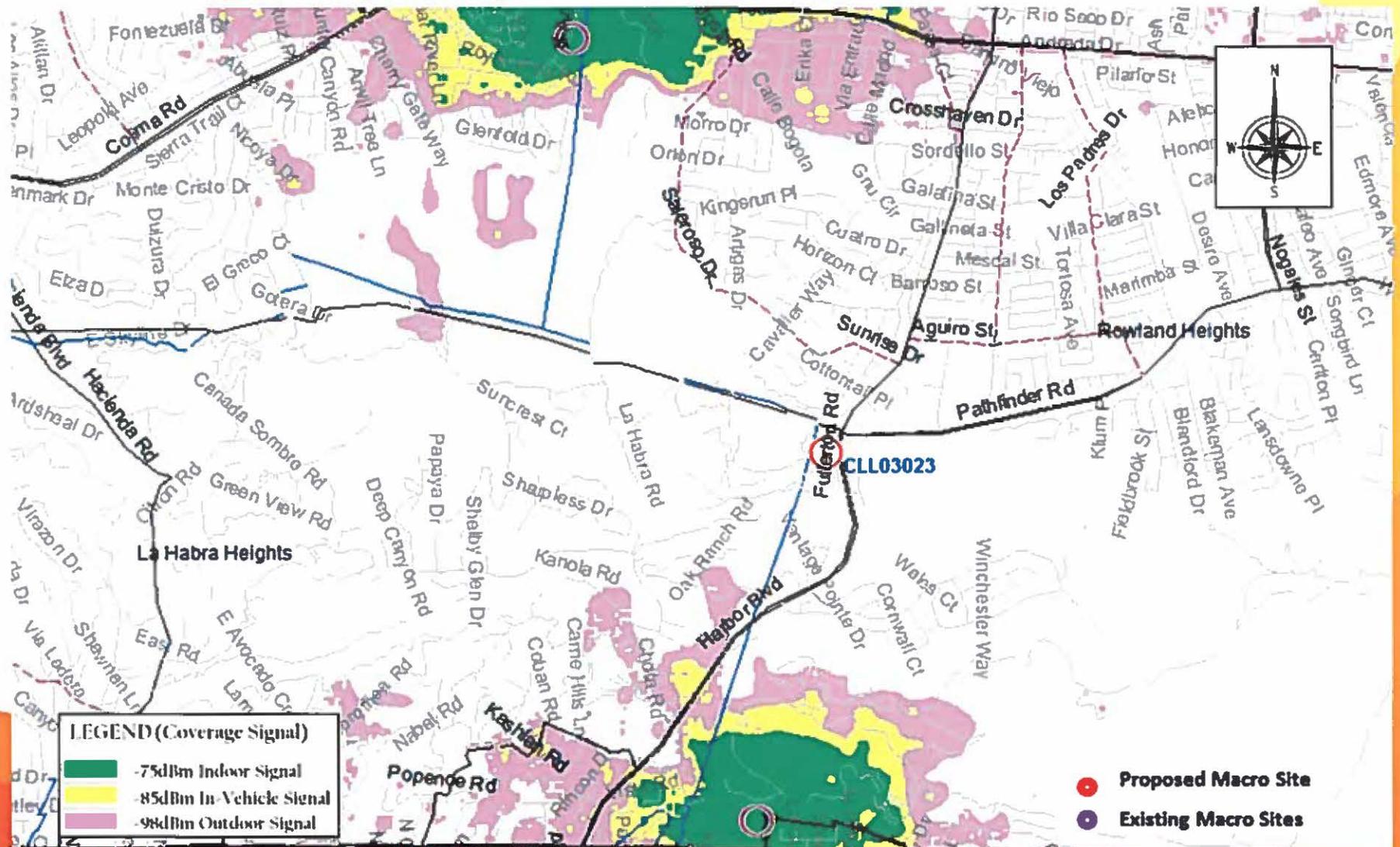


Exhibit 7.04 LTE Coverage – Existing @ 58ft - Stand Alone

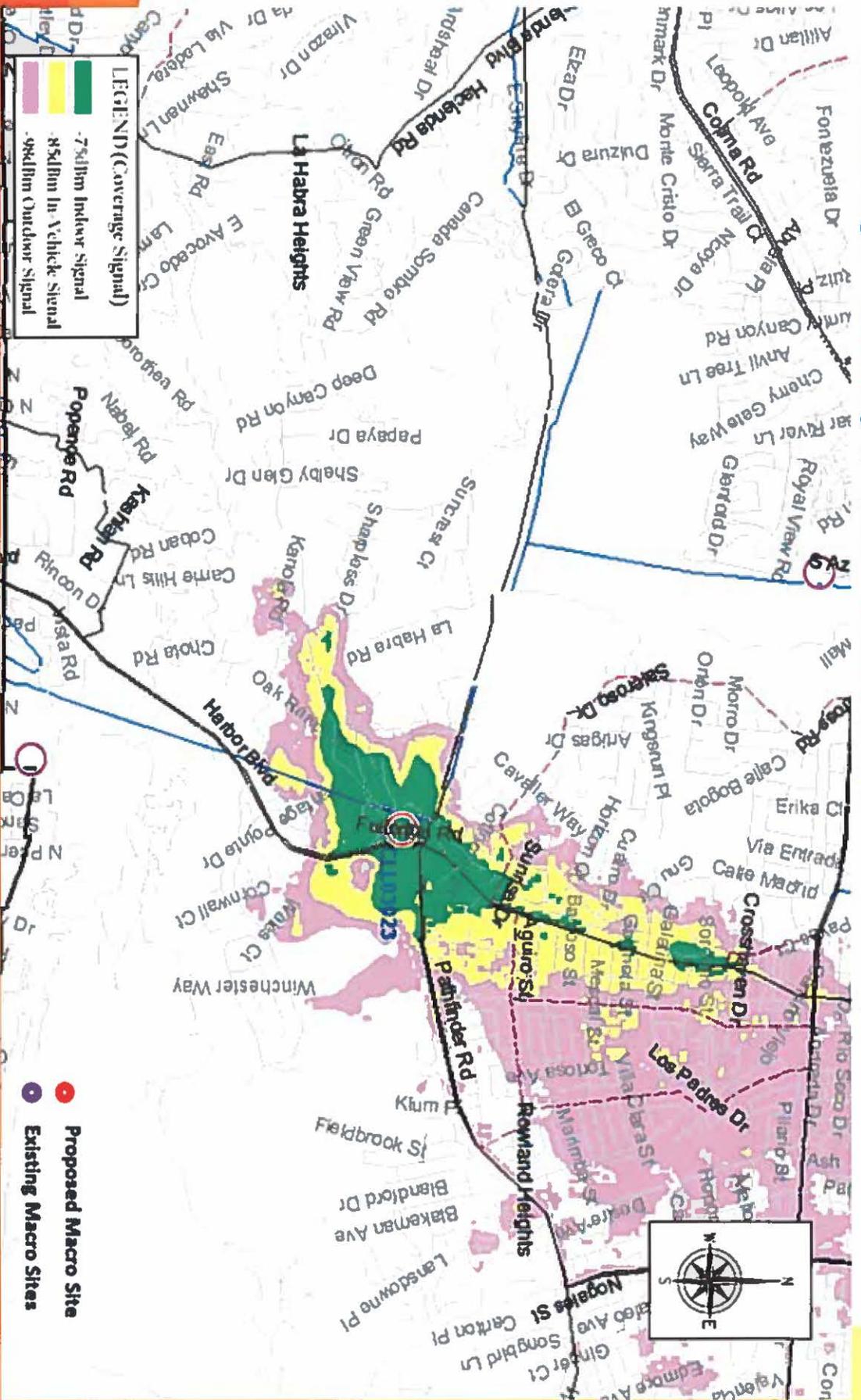


Exhibit 7.04

LTE Coverage – Planned @ 43ft - Stand Alone

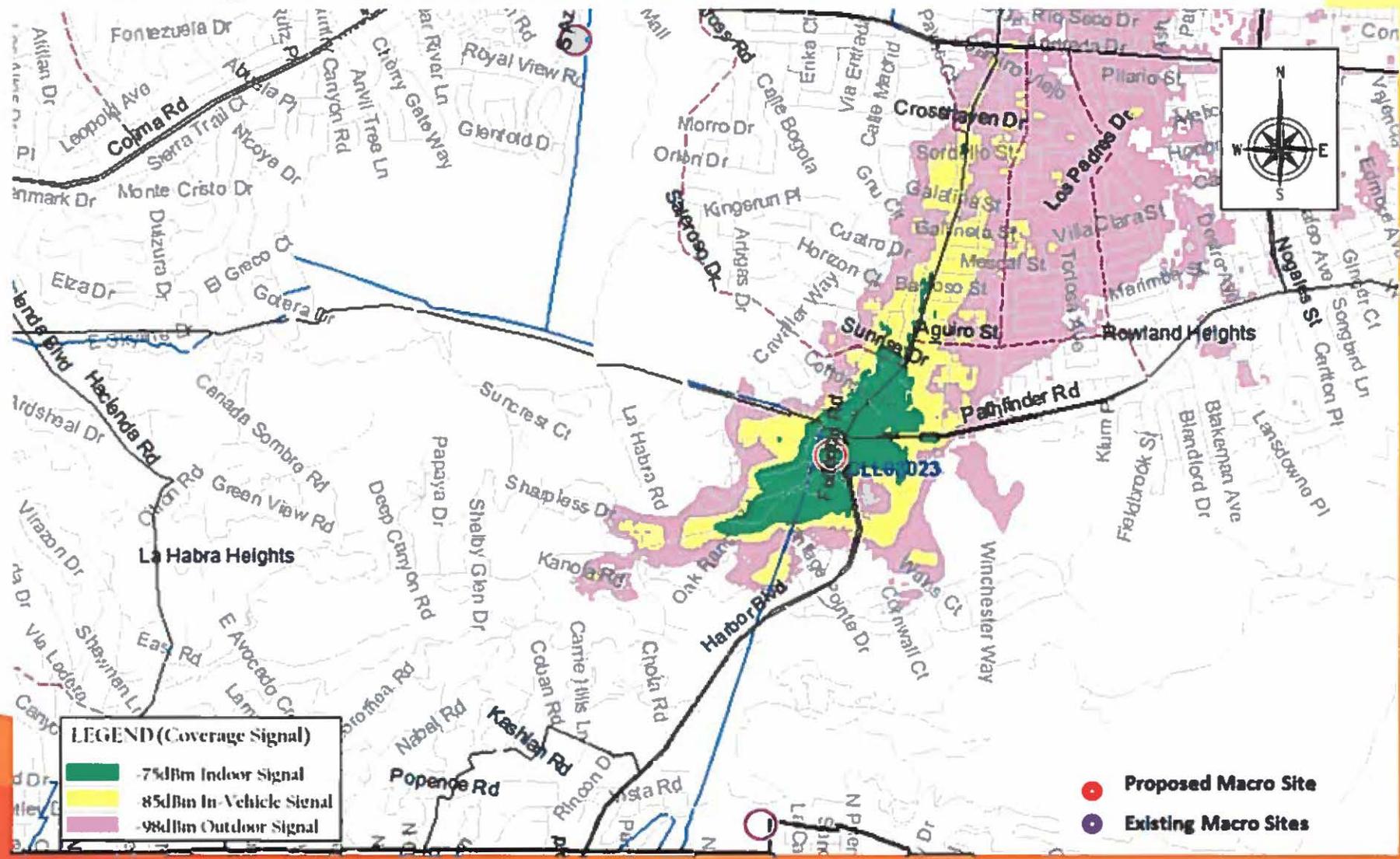
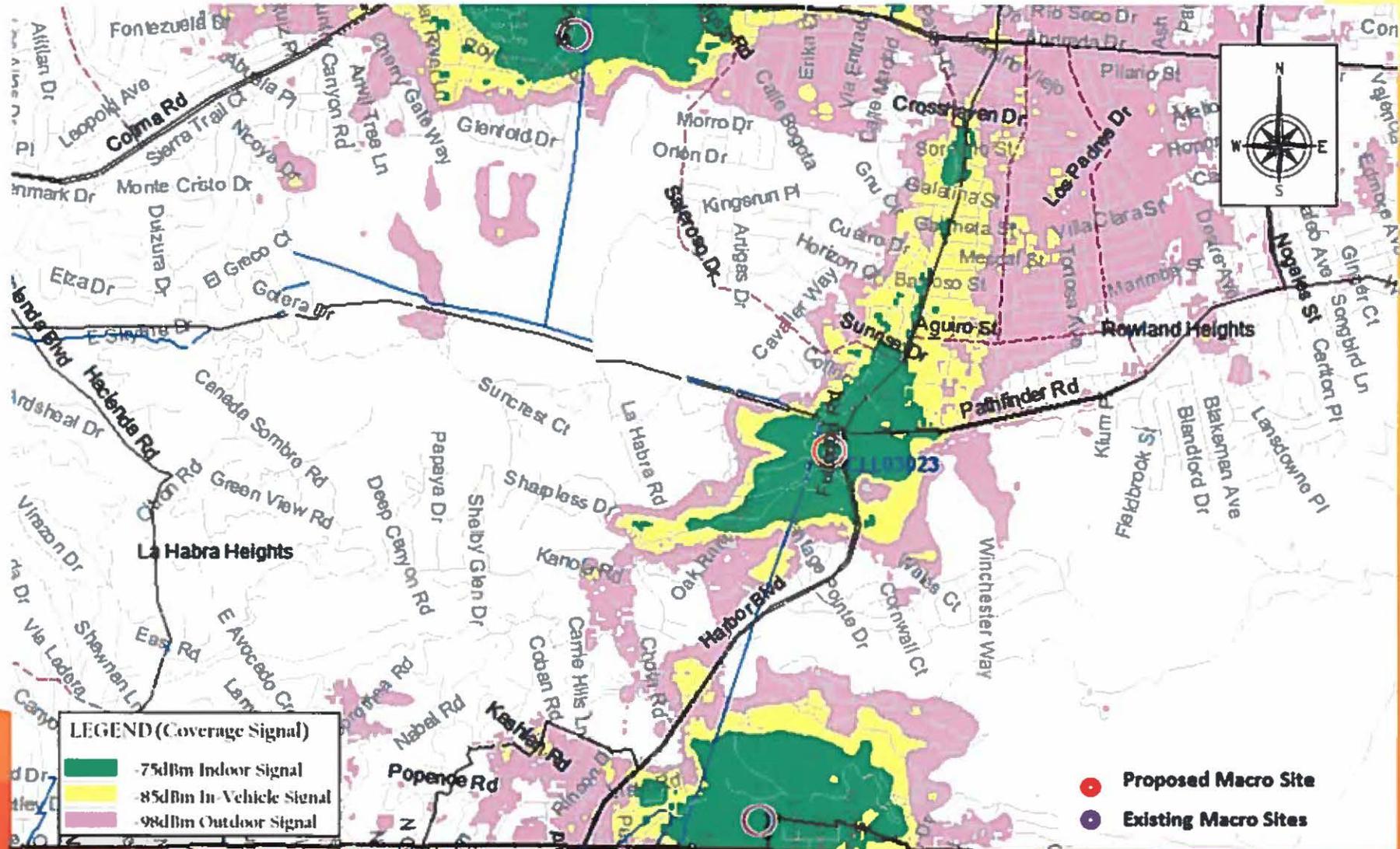


Exhibit 7.05

LTE Coverage – Existing @ 58 ft. w/ Neighboring sites



Coverage Legend

Rethink Possible®



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.