



COUNTY OF LOS ANGELES
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DAWYN R. HARRISON
County Counsel

March 19, 2024

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

Re: Project No. 2018-003138-(1)
Plan Amendment No. RPPL2018004782-(1)
Vesting Tentative Tract Map No. RPPL2018004778-(1)
Variance No. RPPL2018005398-(1)
Conditional Use Permit No. RPPL2018004781-(1)

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to authorize creation of 17 attached townhouse condominium residences in five separate buildings on a 1.2-gross-acre vacant lot located at 18002 Colima Road in the unincorporated community of Rowland Heights within the Puente Zoned District and East San Gabriel Valley Planning Area, applied for by Tsai Capital, LLC. At the conclusion of the public hearing, your Board indicated an intent to approve the project and instructed our office to prepare the necessary documents. Enclosed are the findings and conditions.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By *Andriy Pazuniak*
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Property Division

APPROVED AND RELEASED:

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AP:ll
Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Jeff Levinson, Interim Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 March 19, 2024

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Agenda No. 6
11/28/23

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2018-003138-(1)
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778-(1)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 28, 2023, in the matter of Project No. 2018-003138-(1), consisting of Plan Amendment No. RPPL2018004782-(1) ("Plan Amendment"), Vesting Tentative Tract Map No. RPPL2018004778-(1) ("Vesting Tract Map"), Variance No. RPPL2018005398-(1) ("Variance"), and Conditional Use Permit No. RPPL2018004781-(1) ("CUP") (collectively, the ("Project")). The County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 21, 2023.
2. The subdivider, Tsai Capital, LLC ("Subdivider"), requests approval of the Project to create 17 attached townhouse condominium residences in five separate buildings on a vacant lot located at 18002 Colima Road in the unincorporated community of Rowland Heights ("Project Site").
3. The Subdivider requests approval of the Vesting Tract Map dated August 18, 2018, to create one 1.2-gross-acre (0.78-net acre) multi-family lot with 17 attached townhouse condominium residences in five separate buildings on the Project Site.
4. The Plan Amendment is a related request to amend the Rowland Heights Community Plan ("Community Plan") Land Use Policy ("LUP") Map, a component of the General Plan, for the Project Site from land use category C (Commercial) to U4 (Urban 4 – Maximum 22 Dwelling Units Per Gross Acre) to facilitate the requested density of 14 dwelling units per gross acre.
5. The Variance is a related request to authorize 35-foot-high, three-story townhouses with a 15-foot front setback along Colima Road. The Rowland Heights Community Standards District ("CSD") allows a maximum building height of 45 feet above grade in the C-3 Zone but limits new buildings within 300 feet of Colima Road to a maximum of two stories, pursuant to Subsections D.2 and D.3 of Section 22.332.070 (Rowland Heights CSD – Zone Specific Development Standards) ("Zone Specific Development Standards Section") of the Los Angeles County Code ("County Code"), and requires a minimum 20-foot front setback for buildings that front Colima Road, pursuant to Subsections B.2 and D.1 of the Zone Specific Development Standards Section. This Variance enables the establishment of typical townhouse configurations with parking on the ground floor and two stories above parking designed and intended for human habitation.
6. The CUP is a related request for townhouses under an approved development program in the C-3-DP (Unlimited Commercial-Development Program) Zone, pursuant to County Code Sections 22.20.030 (Land Use Regulations for

Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) and 22.52.040 (Development Program Zone).

7. The Project Site is located within the Puente Zoned District and East San Gabriel Valley Planning Area and is currently zoned C-3-DP.
8. The Project is designated land use category C. Under the requested U4 land use category, multi-family residential uses up to a maximum density of 22 dwelling units per gross acre are permitted. The Project consists of 17 dwellings units, which equates to a density of 14 dwelling units per gross acre.
9. Surrounding zoning within a 500-foot radius of the Project Site includes:
 - North: A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) and City of Industry;
 - South: R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area);
 - East: R-3 (Limited Multiple Residence); and
 - West: R-4 (Medium Density Multiple Residence).
10. Surrounding land uses within a 500-foot radius of the Project Site include:
 - North: Vacant land and single-family residence commercial uses;
 - South: Single-family residences;
 - East: 68-unit attached condominium development; and
 - West: 620-unit apartment complex.
11. Prior CUPs approved the establishment and continued operation of a wireless telecommunications facility (CUP No. 20170008973) to remain, a retail plan nursery (CUP No. 94111) which is no longer existing, and a 35,413-square-foot office building with subterranean parking that was entitled but never built and has since expired.
12. The Project Site is 1.2 gross acres (0.78 net acres) in size and consists of one lot. The Project Site is triangular in shape with slight sloping and is developed with a wireless mono-palm telecommunications facility that will remain in place.
13. The Project Site is accessible from Colima Road, a 110-foot-wide major highway on the County Master Plan of Highways. The Project provides two vehicular, right-turn only, access points off of Colima Road. The internal private driveway and fire lane is 26-feet wide and ungated.
14. The Exhibit Map/Exhibit "A" depicts a residential townhouse condominium development of 17 units within five detached buildings ranging in height from 30.5 to 35 feet. All the buildings are three stories in height. As proposed, nine units will have four bedrooms, six units will have three bedrooms, and two units will have two bedrooms. The Exhibit Map/Exhibit "A" depicts 39 total

parking spaces and ancillary uses, which include a common driveway and fire lane, open space, landscaping, and walkways. On-site amenities include a barbecue area, a tot lot, and a pedestrian connection to an off-site 12-foot-wide riding and hiking equestrian trail. A five-foot-wide gated pedestrian walkway will be open to the public during appropriate usage hours to provide connection to the 12-foot-wide trail easement that adjoins the southerly property boundary. A separate five-foot-wide walkway into, and providing access to, each unit is provided for residents only, with two gated access points from the public sidewalk. The vehicular driveway and fire lane will not be gated. The existing wireless telecommunications facility will remain in place.

15. The Project is exempt from the Inclusionary Housing Ordinance ("IHO") because it was deemed complete in September 2020, prior to the effective date of the IHO. However, two of the 17 units are volunteered as affordable units at the moderate-income level (120 percent Average Median Income ("AMI")).
16. The Project will provide a total of 39 parking spaces. Thirty-four spaces are covered (garage) parking and reserved for residents (two spaces per each dwelling unit), and five uncovered spaces are reserved for guests. Thirteen bicycle parking spaces will also be provided (two short-term bicycle parking spaces and 11 long-term bicycle parking spaces).
17. Internal circulation and access for the Project will be provided by a paved 26-foot-wide private driveway and fire lane system that connects to Colima Road in two places. The fire turnaround is provided between Unit Nos. 11 to 13 and Unit No. 14.
18. Pursuant to the Subdivision Map Act (Government Code section 66410 et seq.), condominium units may be leased or sold. To provide any possible renters with proper notification, notice is required 180 days prior to termination of tenancy in the event a condominium unit is first leased and then later sold.
19. The County Subdivision Committee ("Subdivision Committee"), consisting of the County Departments of Public Works ("Public Works"), Fire ("Fire Department"), Parks and Recreation, and Public Health, as well as the County Department of Regional Planning ("Regional Planning"), cleared the Vesting Tract Map dated August 18, 2020, for public hearing.
20. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project, in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the County Environmental Document Reporting Procedures and Guidelines. The Initial Study found the Project could potentially have a significant effect on the following environmental factors: biological resources; cultural resources; hazards/hazardous materials; noise; and tribal cultural resources ("TCRs"). However, the Initial Study concluded these potential environmental impacts would not be significant if the Project incorporated

recommended feasible mitigation measures. These measures would mitigate and minimize impacts to: nesting habitats for native birds; roosting habitats for bats; unknown archeological and paleontological resources, if encountered; and unknown TCRs, if encountered. The mitigation measures also include informing future residents about proper management and disposal of household hazardous waste.

21. Based on the Initial Study, Regional Planning staff ("Staff") determined a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project under CEQA. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
22. There were two community meetings for this Project. Prior to the initiation of the proposed Plan Amendment for the Project, the Rowland Heights Community Coordinating Council ("RHCCC") advertised an evening community meeting on its website. On January 14, 2022, the RHCCC held a virtual meeting where the Subdivider presented the Project and fielded questions from the community. Some residents expressed support for the Project, while others raised concerns about increased traffic, lack of parking, and the proposed residential building height. In a letter to Regional Planning dated February 1, 2022, the RHCCC stated "the community at large" did not support the Project.
23. Due to concerns regarding insufficient advertising for the initial meeting on January 14, 2022, the Subdivider organized a second community meeting. The second community meeting was held at the Rowland Heights Public Library in the evening on June 15, 2022. At this second community meeting, neighbors who live behind the property (to the south, at the top of a slope) expressed concern about the height of Building No. 5 and it potentially blocking the neighbors' views. One neighbor suggested four modifications to remedy this concern: (1) a flat-roof structure to lower the building height by five feet; (2) lowering the building pad elevation by two feet; (3) lowering ceiling heights by eight feet; and (4) a two-story building instead of a three-story building.
24. Based on the feedback the Subdivider received at the June 15, 2022, meeting, the Subdivider agreed to make two modifications to the Project, which reduced Building No. 5's height by four feet. The two modifications were: (1) lowering the building pad for Building No. 5, containing Unit Nos. 16 and 17, by two feet (from 470.5 feet to 468.5 feet); and (2) changing Building No. 5's roof to a flat-roof design to lower the building height by two feet (from 32.5 feet to 30.5 feet). These modifications minimize any blockage of views from neighboring homes.
25. During the environmental review process for the Project's MND, Staff received a comment letter dated May 13, 2022, from the California Department of Transportation ("Caltrans"). Caltrans concluded that further vehicle miles traveled analysis was not needed under applicable County and State CEQA

Guidelines. Caltrans also did not anticipate the Project having any potential safety impacts to State Route 60.

26. Staff received "Tentative Map Conditions of Approval" for the Project from the Los Angeles County Development Authority ("LACDA"), dated April 20, 2023. LACDA recommended clearance of the Project to proceed to public hearing, subject to specified conditions.
27. Staff issued a Project report to the Commission on June 8, 2023, in advance of the Commission's public hearing on June 21, 2023. As of the date of the Project report, Staff did not receive public comments during the public notification and review period.
28. After issuing the Project report, Staff received a public comment on June 20, 2023. A group purporting to represent "residents of Calle Barcelona" sent an email to Staff expressing concerns about potential visual impacts, traffic, access to the adjoining trail easement, and the barbecue area. The group opposed the Project and suggested various design modifications.
29. A duly-noticed public hearing was held before the Commission on June 21, 2023. At the hearing, the Commission heard presentations from Staff and the Subdivider's representatives, Leo Wu and Curt Hagman. The Commission also heard public testimony from an individual on behalf of a group of residents who opposed the Project due to concerns about the building setback, availability of on-site parking, height of the proposed buildings, site egress increasing the number of u-turns made at the Colima and Larkvane Road intersection, and location of the barbecue amenity.
30. The Commission expressed concern about the Project having a gated driveway. The Project Summary provided to the Commission in advance of the June 21, 2023, public hearing stated the driveway would not be gated, but a gated driveway was included in the Subdivider's original application and proposed map. Staff and the Subdivider corrected the discrepancy at the public hearing and clarified the Project included a gated driveway. The Commission explained it generally does not support gated communities because they can be "isolating." In response to the Commission's concerns, the Subdivider agreed to remove the driveway gates.
31. The Commission also asked about the income level of the two units that are volunteered as affordable units. The Subdivider affirmed they would offer the affordable units at a moderate-income level (120 percent AMI).
32. Following discussion, the Commission voted unanimously (five to none) to adopt the MND and MMRP, approve project entitlements with a change to the conditions of approval prohibiting driveway gates, and recommend approval of the Plan Amendment to the Board. Vesting Tract Map Condition No. 24 requires the Subdivider to submit a Revised Exhibit "A"/Amended Exhibit Map showing

the removal of the driveway gates. Vesting Tract Map Condition No. 39 prohibits gated vehicular access.

33. On April 6, 2022, the Commission initiated the Plan Amendment for the Project in accordance with the Community Plan, which states any amendment to the Community Plan may only be initiated by the County Commission or the Board.
34. Prior to the Board's public hearing on November 28, 2023, four individuals submitted comments about the Project. Two comments favored the Project because it would provide more housing near transit facilities and jobs in the area. Two comments opposed the Project. One commenter opposed the Project based on concerns about parking, ingress and egress on Colima Road, a residential development in a mixed-use designated area, and not presenting the Project to the RHCCC earlier. Another commenter opposed developing the Project Site at all and expressed concerns about traffic.
35. On November 28, 2023, the Board held its duly-noticed public hearing. At the hearing, Lisa Griffin, the Subdivider's representative, spoke in support of the Project. Two members of the public also expressed support for the Project. The first speaker favored more housing in the area, especially at the Project's location, and supported the Project because it would offer more affordable housing options and preserve access to hiking trails. The second speaker also supported the Project because it would provide more housing in the area and would positively impact the community. There were no further public comments about the Project, and the Board did not have any questions for the Director of Regional Planning ("Director").
36. After completion of public testimony, the Board closed its public hearing. Thereafter, the Board indicated its unanimous intent to: adopt the MND and MMRP; adopt the Plan Amendment; approve the Vesting Tract Map, Variance, and CUP, with the addition and/or modification of three conditions of approval; and instructed County Counsel to prepare the necessary resolution, findings, and conditions to affirm the Commission's approval of the Project.
37. The Board finds the Project, with the Plan Amendment changing the land use category from C to U4, is consistent with the goals and policies of the Community Plan and the General Plan. The Project consists of attached townhouse condominium units at a density of 14 dwelling units per gross acre. The existing C land use category, which was in place when the Project was deemed complete in September 2020, does not allow for the development of residential units. Land use category U4, however, permits medium-density residential townhouses, condominiums, and apartments. Therefore, the Project is consistent with the U4 land use category in terms of use and allowable density.
38. The Board finds changing the land use category from C to U4 is necessary to realize an unmet local and regional need for more housing at a variety of income levels. The Board also finds the land use change is consistent with the

2021-2029 Housing Element the Board adopted on May 17, 2022 ("Housing Element Update") because the land use change allows more housing on the Project Site.

39. The Board finds the Project is consistent with the following goals and policies of the Community Plan:
- A. LUP 1: Prohibit residential uses in industrial areas. Residential uses in commercial areas are allowed only when ancillary to primary commercial uses.
 - B. LUP 4: Restrict multiple family or attached housing to the U3, U4, and U5 categories.
 - C. Conservation and Open Space Policy 8: Encourage the use of solar energy for water and space heating.
 - D. Recreation Policy 4: Require all new subdivisions dedicate land for local parks according to the requirements of the Quimby Law. Fees may be paid in lieu of park land dedication only when the land requirement is less than five acres. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.
40. The Board finds the Plan Amendment, to change the land use category from C to U4, is necessary because multi-family housing is not allowed in the C land use category. The Project supports the Guiding Principles of the Community Plan. The Project facilitates the construction of 15 market-rate units and two affordable units not exceeding 120 percent AMI to meet local and regional needs for housing. The Board finds this medium-density multi-family housing development in the U4 land use category is consistent with the Community Plan. The development will adhere to the Green Building Standards Code and will provide multi-family buildings that are solar ready. The Project includes on-site amenities, including a tot lot and a public-accessible five-foot-wide path that provides connection from the public sidewalk in front of the Project to the 12-foot-wide public equestrian easement behind the Project Site. Payment of Quimby fees will be required because the Project Site is less than five acres.
41. The Board finds the Project is consistent with the following goals and policies of the General Plan:
- A. Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure they support the Guiding Principles.
 - B. Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure the project-specific amendment(s): (a) is consistent with the goals and policies of the General Plan; and (b) shall benefit the public interest and is necessary to realize an unmet local or regional need.

- C. Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
 - D. Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.
 - E. Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features, such as massing, materials, color, detailing, or ornament.
 - F. Policy LU 10.6: Encourage pedestrian activity through the following:
 - (a) designing the main entrance of buildings to front the street;
 - (b) incorporating landscaping features; (c) limiting masonry walls and parking lots along commercial corridors and other public spaces;
 - (d) incorporating street furniture, signage, and public events and activities; and (e) using wayfinding strategies to highlight community points of interest.
 - G. Policy LU 10.12: Discourage gated entry subdivisions (gated communities) to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
42. The Board finds the Project supports the Guiding Principles of the General Plan as follows:
- A. The Project employs Smart Growth: The Project Site is located in an urban area and does not contain sensitive habitat or known cultural resources. The Project provides new housing near commercial and industrial jobs, places of worship, and existing public services, including schools, transit, recreational areas, and libraries. The Project includes mitigation measures in the event of accidental discovery of unknown cultural resources. The Project is required to comply with the County's Low Impact Development Ordinance and the Green Building Standards Code.
 - B. The Project ensures community services and infrastructure are sufficient to accommodate growth: Will-serve letters for the Project have been issued by the County Sanitation Districts and Rowland Water District. The Project does not propose any uses prohibited by the existing zoning, and it has been determined that the needs of fire protection, Sheriff protection, schools, parks, libraries, and other public facilities have been adequately met through Project conditions of approval.
 - C. The Project provides the foundation for a strong and diverse economy: The Project provides for-sale market rate and moderate-income level

housing. The units are attached condominiums which provide entry-level home ownership opportunities and are priced accordingly.

- D. The Project promotes excellence in environmental resource management: The Project Site is currently a vacant and underutilized lot in an urban area and does not contain any natural habitat. The Project is an infill development with a medium density of 14 dwelling units per gross acre. The Project maximizes the Project Site's smaller footprint by attaching units and stacking habitable areas above enclosed parking areas. The Project will comply with the County's Low Impact Development Ordinance and the Green Building Standards Code.
 - E. The Project provides healthy, livable, and equitable communities: The Project will provide new housing at a medium density within walking distance (one-quarter of a mile) of existing jobs and services located along Colima Road. The Project includes a landscaped public sidewalk and on-site trees near the sidewalk for additional shade. The Project also includes a publicly accessible walkway through the development that connects to the 12-foot-wide equestrian trail easement that adjoins the southerly property boundary. The public trail easement connects to Schabarum Regional Park.
 - F. The Project will benefit the public interest and is necessary to realize an unmet local or regional need: The Plan Amendment is necessary to allow residential use at a compatible density on an underutilized site near other multi-family developments, commercial corridors, bus stops, and community serving facilities. The Project would result in a net gain of 17 attached condominium units, including two affordable units at the moderate-income level. The Project benefits the public interest and is necessary to realize an unmet local and regional need, which is housing at all income levels. The Project will pay its fair share of costs for new infrastructure required for the development.
- 43. The 17-unit residential infill Project places new for-sale housing near jobs, services, and access to the regional bus network.
 - 44. The Board finds the Project is consistent with the proposed C-3-DP zoning classification because attached multi-family residences and townhouses are permitted in the C-3 Zone with a CUP, pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).
 - 45. The Board finds the Project is consistent with the standards identified in the Zone Specific Development Standards Section related to required yard areas, structure height, lot coverage, architectural features, buffers, general and parking lot landscaping, and deceleration/acceleration lane, as described below. The Board finds a Variance is needed to reduce the front-yard setback from 20 to 15 feet

and authorize all five residential buildings to exceed the two-story building limitation by including a third story.

46. The Board finds the Project is consistent with the minimum required yard areas for uses in the C-3 Zone with a Variance, pursuant to the CSD identified in the Zone Specific Development Standards Section and County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). The CSD requires a minimum 20-foot front setback for buildings that front Colima Road. Accordingly, the Project requires a Variance because the Project includes a 15-foot front setback. The Variance is consistent with the minimum 15-foot front yard setback for residential uses in Commercial Zones outside the CSD.
47. The Board finds the building height of the proposed buildings is consistent with the maximum permitted building height of 45 feet, pursuant to the Zone Specific Development Standards Section. The five buildings are proposed to range in height from 30.5 feet to 35 feet.
48. The Board finds the Variance is necessary to allow buildings to have three stories because the Zone Specific Development Standards Section limits the number of building stories to two stories for new structures on lots that front Colima Road. The Project proposes all five residential buildings to have three stories to provide for a garage on the first floor and habitable areas on the second and third floors.
49. The Board finds the Project is consistent with the Zone Specific Development Standards Section's lot coverage standard limiting new building coverage to 40 percent of the property's net area, which is 33,976 square feet. The development proposes a total of 11,121 square feet of building coverage, which is equal to 32 percent lot coverage.
50. The Board finds the Project is consistent with the Zone Specific Development Standards Section's architectural features standard, which prohibits long, unbroken façades and requires 25 percent of the façade of each structure that adjoins a street or residentially-zoned property to consist of materials or designs that are distinguishable from the rest of the building as follows:
 - A. Building No. 1 (street facing): Total façade area equals 2,335 square feet with 87 percent consisting of architectural features.
 - B. Building No. 2 (street facing): Total façade area equals 1,767 square feet with 86 percent consisting of architectural features.
 - C. Building No. 3 (street facing): Total façade area equals 2,125 square feet with 42 percent consisting of architectural features.
 - D. Building No. 4 (north): Total façade area equals 1,380 square feet with 45 percent consisting of architectural features.

- E. Building No. 5 (street facing): Total façade area equals 1,780 square feet with 55 percent consisting of architectural features.
51. The Board finds the Project is consistent with the CSD's development standards for buffers. The CSD requires new structures on lots adjoining a Residential Zone to be placed at least three feet from the shared property boundary. Under the Zone Specific Development Standards Section, if a new structure exceeds 15 feet in height, the structure's side setback must increase by one foot for every one foot in height above 15 feet. Building Nos. 2 and 3 are proposed to be closest to the adjoining R-4 Zoned property. Both buildings do not exceed a building height of 35 feet. Due to the height of the proposed structures in relation to the property line, both buildings must be placed an additional 20 feet from the three-foot setback (a total of 23 feet from the property line). Building No. 2 is approximately 62 feet from the property line, and Building No. 3 is 31 feet from the property line.
52. The Board finds the Project is consistent with the CSD's development standards for landscaping and screening for projects with a net area of 30,000 square feet and greater. The Project Site contains a net area of 33,976 square feet. Therefore, the Zone Specific Development Standards Section requires 10 percent of the net area to be landscaped. The Project provides landscaping that covers an area of 10,054 square feet of landscaping, which represents 29 percent of the net area. The Project Site landscaping includes ground cover, trees, shrubs, perennials, and vines, as shown on the preliminary landscape plan. The uncovered guest parking area and trash enclosure are screened from Colima Road by the trees and shrubs proposed along the property's frontage.
53. The Board finds the parking lot area for the five uncovered guest parking spaces does not need to be landscaped. The Zone Specific Development Standards Section requires parking lot landscaping when 20 or more parking spaces are provided.
54. The Board finds a lane for decelerating and accelerating is not required because the property's frontage is 598 feet. The Zone Specific Development Standards Section requires a deceleration/acceleration lane for lots with at least 600 feet of frontage along Colima Road.
55. The Board finds the Project is consistent with the parking requirements for townhouses under County Code Section 22.112.070 (Required Parking Spaces). The attached multi-family development provides 34 parking spaces for residents (two parking spaces per unit) and five guest parking spaces. The Project provides 13 bicycle parking spaces total, including 11 long-term bicycle parking spaces and two short-term bicycle parking spaces, which is consistent with County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities).
56. The Board finds the Project is consistent with the maximum allowed fence/wall heights under County Code Section 22.110.070 (Fences and Walls). This

Section allows front-yard fences/walls to have a maximum height of three and one-half feet, and side- and rear-yard fences/walls to have a maximum height of six feet. The Vesting Tract Map depicts a retaining wall that is two and one-half feet high along the front property boundary. A retaining wall that will not be above three feet high is proposed along the westerly property boundary. A two-foot-high retaining wall topped with a six-foot-high non-view obscuring fence is proposed along the southerly (rear) property boundary.

57. The Board finds the Project consists of five buildings, which contain three to six attached townhouses each. This is consistent with County Code Section 22.140.600 (Townhouses), which requires the number of units per building to be specified. The default limit is six units unless another amount is specified.
58. The Board finds at least 10 feet are provided between primary buildings, which is consistent with County Code Section 22.140.600 (Townhouses).
59. The Board finds site plans showing the location of all proposed structures, along with conceptual building elevations and floor plans, were submitted as Exhibit "A." Exhibit "A" shows the height, bulk, arrangement, color, and appearance of proposed buildings in conformance with County Code Section 22.52.040 (Development Program). Exhibit "A" also includes grading, yards, walls, walks, and landscaping. The Subdivision Committee and Regional Planning reviewed and cleared Exhibit "A," dated August 18, 2020.
60. The Board finds the Project does not include phased development. The Board finds the submitted Exhibit "A" does not propose phased final map recordation or construction. As shown on Exhibit "A," the Project is expected to be fully constructed all at once, pursuant to County Code Section 22.52.040 (Development Program).
61. The Board finds the Project's conditions of approval, in conjunction with CSD requirements, will ensure completion of the proposed development by the Subdivider and will not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area, pursuant to County Code Section 22.52.040 (Development Program).
62. The Board finds the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents—Information and Documents Required). The total amount of grading stated on the tentative map is 5,775 cubic yards, including 1,700 cubic yards of cut, 250 cubic yards of fill, 1,450 cubic yards of export, and 2,375 cubic yards of over-excavation.
63. The Board finds the Project is consistent with the minimum tree planting requirement of one tree for every 25 feet of street lot frontage identified in County Code Section 21.32.195 (On-Site Trees). The Project will be required to provide 20 trees along its 498.4-foot frontage.

64. The Board finds the Project is exempt from the IHO because it was deemed complete in September 2020, prior to the IHO's effective date. However, two of the 17 units are volunteered as affordable units at the moderate-income level (120 percent AMI).
65. The Board finds the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominiums and Community Apartment Projects). The Project proposes a common walkway a minimum of five feet in width providing direct access into the Project Site from public sidewalks along the Project frontage. The common walkway is not located along a fire lane in the Project.
66. The Board finds the Vesting Tract Map is consistent with the General Plan, as amended. The 17-unit residential condominium development is consistent in use and density with the requested U4 land use category of the Community Plan, which is a component of the General Plan.
67. The Board finds the Project Site is physically suitable for the type of development being proposed. The Project Site is a vacant infill property that has an adequate building site that can be developed in accordance with the County grading ordinance (County Code Title 26, Appendix J – Grading) and has access to a County-maintained street, subject to the requirements of Public Works.
68. The Board finds the Project Site is physically suitable for the proposed density of development. The proposed land use designation for the Project Site is suitable for residential development, as surrounding multi-family developments have the same or greater density, including the neighboring 620-unit apartment complex wherein the property is designated U5 (allows a maximum of 35 dwelling units per gross acre) and zoned R-4. The proposed 17 townhouse condominium units on one multi-family lot equates to a density of 14 dwelling units per acre, which does not exceed the maximum allowable density of 22 dwelling units per acre.
69. The Board finds the design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation, or substantial and unavoidable injury to fish or wildlife or their habitat. The Project Site is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.
70. The Board finds the design of the subdivision or the type of improvement will not cause serious public health problems. Sewage disposal, storm drainage, fire protection, and geologic and soils factors were reviewed and cleared by the Subdivision Committee and are addressed in the recommended conditions of approval.
71. The Board finds the subdivision and development of the property in the manner set forth on the Vesting Tract Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or

easements within this map. The design and development, as set forth in the conditions of approval and shown on the Vesting Tract Map, provide adequate protection for any such easements.

72. The Board finds the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after recordation of the subdivision will be required to comply with State and County Green Building Standards Code, including equipping buildings to be solar ready, which regulate the heating and cooling efficiency of structures.
73. The Board finds, pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
74. The Board finds the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when determining the Project to be consistent with the General Plan.
75. The Board finds the Vesting Tract Map is subject to the provisions of County Code Chapter 21.38 (Vesting Tentative Map), Sections 21.38.010 (Application) through 21.38.080 (Application Inconsistent with Existing Policies).
76. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, there is no substantial evidence the Project, as conditioned, will have a significant effect on the environment. The Board further finds the MND reflects the independent judgment and analysis of the Board. The Project's design features and mitigation measures ensure the Project will not have a significant effect on the environment.
77. The Board finds the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid the Project's potentially adverse environmental impacts. The Board further finds the MMRP's requirements are incorporated into the conditions of approval for the Project, and approval of the Project is conditioned on the Subdivider's compliance with the attached conditions of approval and MMRP. The MMRP and its mitigation measures ensure the Project will not have a significant effect on the environment.
78. The Board finds the Subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
79. The Board finds the Project is a housing development that would be inconsistent with the General Plan and Zoning without a Plan Amendment changing the land use category from C to U4. The Board finds the Plan Amendment is necessary and further finds the Project would not have a specific adverse impact upon

public health or safety, as described in the Vesting Tract Map and environmental findings.

80. The Board finds the Project is not limited to five public hearings under the Housing Crisis Act (Senate Bill 330), California Government Code section 65905.5(a), because the Project is inconsistent with the General Plan and Zoning without a Plan Amendment. Although the Project is not limited to five public hearings, the Board finds no more than three public hearings were conducted in connection with the Project after the Project was deemed complete. Public hearings occurred on the following dates after the Project was deemed complete:
 - A. Board of Supervisors hearing held on November 28, 2023;
 - B. Regional Planning Commission hearing held on June 21, 2023; and
 - C. Subdivision Committee meeting held on September 24, 2020.
81. The Board finds, pursuant to County Code Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), the community was properly notified of the public hearing before the Commission on June 21, 2023, by mail, newspapers (Daily Journal and La Opinion), and property posting. Additionally, the Project notice and case materials are available on Regional Planning's website. On May 10, 2023, a total of 483 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, including to those on the courtesy mailing list for the Puente Zoned District and to additional interested parties.
82. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 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 Subdivisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed Vesting Tract Map is consistent with the General Plan, as amended by the Plan Amendment;
- B. The Project Site is physically suitable for the type of development being proposed;
- C. The Project Site is physically suitable for the proposed density of development;
- D. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation, or substantial and unavoidable injury to fish or wildlife or their habitat;

- E. The design of the subdivision or the type of improvements will not cause serious public health problems;
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein;
- H. Pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir;
- I. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan, as amended by the Plan Amendment; and
- J. The proposed Vesting Tract Map has been submitted as a Vesting Tentative Tract Map.

THEREFORE, THE BOARD OF SUPERVISORS:

- A. Certifies the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies it independently reviewed and considered the MND, which reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies it considered the MMRP and finds that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines, on the basis of the whole record before the Board, there is no substantial evidence the Project will have a significant effect on the environment; and adopts the MND; and
- B. Approves Vesting Tentative Tract Map No. RPPL2018004778-(1), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. 2018-003138-(1)
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778-(1)

1. This grant is for Vesting Tentative Tract Map No. RPPL2018004778-(1) ("Vesting Tract Map") to develop a residential condominium comprised of 17 attached townhouses in five separate buildings, including two voluntary affordable units, on one 1.2-gross acre (0.78-net acre) lot ("Project"), subject to the following conditions of approval ("Condition" or "Conditions") located at 18002 Colima Road in the unincorporated community of Rowland Heights within the Puente Zoned District and East San Gabriel Valley Planning Area ("Project Site").
2. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
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 Los Angeles County Code ("County Code") Section 22.222.230.
4. This grant shall not be effective for any purpose until Subdivider, or the owner of the subject property if other than Subdivider, has filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating they are aware of and agree to accept all of the conditions of this grant, and the conditions of this grant have been recorded, as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 12, 13, 14, 15, and 18. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 5, 6, 7, 8, and 16 shall be effective immediately upon the date of final approval of this grant by the County.
5. The Subdivider 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 grant, which action is brought within the applicable time periods of Government Code sections 65009 and 66499.37, or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, 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 Subdivider or Subdivider's counsel. The Subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, 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 Subdivider, pursuant to County Code Section 2.170.010 (Fees for Providing County Records).
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
 - 8. Prior to the use of this grant, the Subdivider, or the owner of the subject property if other than Subdivider, shall record the terms and conditions of this 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 Subdivider, or the owner of the subject property if other than Subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
 - 9. This grant shall expire unless used within two years from the date of final approval. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event the approved Vesting Tract Map dated August 18, 2020, should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
 - 10. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map.
 - 11. In the event subsequent revisions to the approved Exhibit Map are submitted, the Subdivider shall submit the proposed plans to Regional Planning's Director ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

12. 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 Subdivider to cease any development or activity not in full compliance shall be a violation of these Conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider 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 any development undertaken on the subject property is in accordance with the approved site plan on file. The Subdivider shall deposit with the County the sum \$400, which shall be placed in a performance fund and be used exclusively to reimburse Regional Planning for all expenses incurred while inspecting the premises to determine the Subdivider's compliance with the Conditions of this grant. The fund provides for two inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems.
13. If additional inspections are required to ensure compliance with the Conditions of this grant or if any inspection discloses the subject property is being used in violation of any one of the Conditions of this grant, the Subdivider 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 per inspection or the current recovery cost established by Regional Planning at the time any additional inspections are required, whichever is greater.
14. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). The Subdivider shall pay the fees in effect at the time of payment, pursuant to County Code Sections 22.264.030 (Applicability), 22.264.050 (Establishment of Library Facilities Mitigation Fee), 22.264.060 (Annual Review of Fee), and 22.264.070 (Time of Payment of Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from Regional Planning.
15. Within five working days from the date of final approval, the Subdivider shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for the Project and its entitlements, in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, the Subdivider shall pay the fees in effect at the time of the filing of the NOD, pursuant to section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

16. The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference, as is set forth fully herein.
17. Within 30 days of the date of final approval of this grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for the Project, in the office of the Recorder. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or at greater intervals, if required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.
18. The Subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
19. 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 these Conditions have been violated or 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 County Code Chapter 22.238 (Modifications and Revocations).
20. 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.
21. 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.
22. 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 Vesting Tract Map or a modified/amended Vesting Tract Map approved by the Director.
23. The Subdivider shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which the Subdivider has control. 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. This shall include any of the above 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 nonprofit organization. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours 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.

24. Within 90 days of the date of final approval, the Subdivider shall submit a Revised Exhibit "A"/Amended Exhibit Map to reflect the separate five-foot-wide walkway through the Project Site and connecting to the public trail, a lowered building pad for Building No. 5 not to exceed 468.5 feet, the revised tot lot location, installation of a fence between Building No. 5 and the tot lot, guest parking stalls, and removal of the vehicular gates, to the satisfaction of the Director.
25. Prior to the recordation of the Vesting Tract Map, the General Plan Amendment and Variance shall be adopted and in effect.
26. This grant shall authorize the creation of a residential condominium development comprised of 17 attached townhouse units in five separate buildings on one multi-family lot that is 1.2 gross (0.78 net) acres, as depicted on the Vesting Tract Map and Exhibit Map dated August 18, 2020.
27. The residential buildings shall provide no more than six townhouse units per building.
28. A five-foot-wide walkway from the public sidewalk through the condominium development and connecting the 12-foot-wide public riding and hiking trail shall be open to the public and continuously maintained by the Homeowner's Association.
29. The Subdivider shall conform with applicable requirements of Title 21 of the County Code, including Chapter 21.38 (Vesting Tentative Map).
30. The Project Site shall be developed and maintained in substantial compliance with the approved Vesting Tract Map dated August 18, 2020, or a modified/amended Vesting Tract Map that has been reviewed and approved by Regional Planning. If changes to the Vesting Tract Map are required as a result of instruction given at the public hearing, a revised Vesting Tract Map shall be submitted to Regional Planning for review and approval.
31. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Vesting Tract Map dated August 18, 2020), consisting of letters and reports from the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.

32. The Subdivider shall enter into a covenant with the Los Angeles County Development Authority ("LACDA") for two voluntary affordable units that includes the following terms:
- A. The income-restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the Project in terms of appearance, materials, and finished quality. The income-restricted units shall have the same number of bedrooms as the non-restricted units at the Project. In a development with a variety of bedroom counts per unit, the percentage of income-restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the Project with the same number of bedrooms.
 - B. The income-restricted units shall be dispersed throughout the Project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
 - C. An affordable housing covenant related to the income-restricted units shall be approved and recorded within 180 days of the Vesting Tract Map approval.
 - D. A one-time compliance monitoring fee shall be collected for each income-restricted unit at the time of covenant recordation. Monitoring shall include annual owner certification.
 - E. All affordable units, including voluntary or proffered units, shall align with the income categories, as defined in Title 22 of the County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 120 percent of the Area Median Income, as defined by the California Department of Housing and Community Development's income and rent limits.
 - F. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in County Code Section 22.166.070.A.3.d. All income-restricted units, whether they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing Ordinances, are subject to LACDA's equity sharing program and guidelines.
 - G. The initial sales price of the income-restricted units in homeownership projects shall be determined by LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically) available on Regional Planning's website.
 - H. The affordable housing covenant is a land use covenant and shall be senior to all deeds of trust.

33. The Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.
34. Grading, including permission granted for mass grading, shall be limited to that which is necessary to construct the on-site improvements, as depicted on the Vesting Tract Map. No additional grading or development shall be permitted beyond that depicted unless approved by the Director.
35. The Subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 17 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will, in turn, provide the necessary access and utility easements for all of the units.
36. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days' written notification of the intention to sell condominium units prior to termination of tenancy. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.
37. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
38. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Vesting Tract Map dated August 18, 2020, or a modified/amended Vesting Tract Map that is reviewed and approved by Regional Planning.
39. The private driveway and fire lanes shall not be gated. Gated vehicular access shall be listed as a prohibition within the Project's Covenants, Conditions and Restrictions ("CC&Rs").
40. The Subdivider shall post on private driveways: "No Parking-Fire Lane," unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to Regional Planning for approval prior to final map approval.
41. Prior to obtaining final map approval, the Subdivider shall submit a tree planting plan to Regional Planning for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The Subdivider is required to plant no less than one tree per 25 feet of street frontage. The Subdivider shall plant the on-site trees or post a performance bond with Public Works guaranteeing the tree plantings.
42. Prior to obtaining final map approval, the Subdivider shall submit a copy of the Project's CC&Rs to Regional Planning for review and approval. A copy of these Conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these Conditions shall be identified in

the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

43. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including, but not limited to, the community barbecue pit and seating areas, private driveways and fire lanes, walkways, gates, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, walls, fences, and recreation area, to the satisfaction of the Director.
44. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium Project to use the private driveways and fire lanes for access into and out of the subdivision.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Conditions for Vesting Tract Map dated August 18, 2020

Los Angeles County Development Authority Conditions of Approval dated April 20, 2023

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2018-003138 / VTTM NO. 82400 / ENV NO. RPPL2018004780

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Proposed project activities (including disturbances to native and nonnative vegetation, and substrates) shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Submit a pre-construction survey during sensitive periods to DRP for review and clearance.	Prior to grading plan approval.	Applicant and subsequent owner(s)	DRP
		If avoidance of the avian breeding season is not feasible, a qualified biologist (as determined by Los Angeles County) with experience in conducting breeding bird surveys shall conduct a Mitigation bird survey to detect protected native birds occurring in suitable nesting habitat that is to be disturbed. The surveys shall be conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged. Flagging, stakes, and/or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide Los Angeles County the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				
		If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.				
		The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to Los Angeles County during the grubbing and clearing of vegetation, and shall notify Los Angeles County immediately if project activities damage active avian nests.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2018-003138 / VTTM NO. 82400 / ENV NO. RPPL2018004780

4.2	Biological Resources	Project disturbance impacting bat maternity or hibernation roosts shall be scheduled to avoid sensitive periods (April 1 to September 15 for maternity roosts and December 1 to March 31 for hibernation roosts). Where potential roost sites must be removed, a qualified biologist shall conduct a pre-construction survey to identify those structures and habitats proposed for disturbance that could provide bat hibernacula, nursery colony roosting habitat for bats or subterranean burrows for wildlife. Each structure or suitable habitat area identified as potentially supporting an active bat roost or burrow shall be closely inspected by the biologist no greater than seven (7) days prior to disturbance to more precisely determine the presence or absence of roosting bats or non-game wildlife.	Submit a pre-construction survey during sensitive periods to DRP for review and clearance.	Prior to grading plan approval.	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources	In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Archaeologist shall be retained to monitor all remaining grading activities within the project site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.	Retain a qualified archaeologist to monitor grading as specified.	Prior to grading plan approval.	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources	In the event paleontological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Paleontologist shall be retained to monitor all remaining grading activities within the project site. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the reeport shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, sha	Retain a qualified paleontologist to monitor grading as specified.	Prior to grading plan approval.	Applicant and subsequent owner(s)	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2018-003138 / VTTM NO. 82400 / ENV NO. RPPL2018004780

		Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.				
9.1	Hazards / Hazardous Materials	Developer to provide new homeowners with the latest available materials on the proper management and disposal of household hazardous waste as published by the Los Angeles County Public Works Environmental Programs Division.	Provide a draft pamphlet to DPW for review and clearance.	Certificate of Occpancy	Applicant and subsequent owner(s)	DPW
18.1	Tribal Cultural Resources	In the event tribal cultural resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation or the Gabrieleno Tongva San Gabriel Band of Mission Indians shall be retained to monitor all remaining grading activities within the project site. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to grading plan approval.	Applicant and subsequent owner(s)	DRP
		In the event of an archaeological find, a qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.				
20.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the subdivider and susequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, if necessary, until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

The following report consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A final map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the final map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the tract map with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 082400

TENTATIVE MAP DATE: 08/18/2020

EXHIBIT A DATE: 08/18/2020

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 07/09/2019, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____

A handwritten signature in black ink, appearing to read 'Nargiss Majrooh', is written over a horizontal line. Below the signature, the name 'Nargiss Majrooh' is printed in a black sans-serif font.

Nargiss Majrooh

Date: 08/25/2020

Phone: (626) 458-4921

Tentative Tract	82400	Tentative Map Dated	08/18/2020 (Tent/Exhib.)	Parent Tract	
Grading By Subdivider?	[Y] (Y or N)	1700_yd ³	Location	Rowland Heights	
Geologist	--		Subdivider	Tsai Capital LLC	
Soils Engineer	Quartech		Engineer/Arch.	Calland Engineering	

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 1/18/19, 10/23/14 (Percolation), 4/7/14
Geotechnical Report(s) Dated: _____
References: ESTU2019000038

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:


PER THE SOILS ENGINEER:

- A. INFILTRATION OF STORM WATER AT THE SITE IS DEEMED UNFEASIBLE.
B. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.

Prepared by



Jose J Urquiza
Soils Section



Geir Mathisen
Geology Section

Date 08/25/2020

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

82400, Rowland Heights, TM-5

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the LID devices. Provide approval of a drainage plan prior to Building Permit.

Name Nazem Said  Date 8/25/2020 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

Page 1/1

TR NO. 082400-REV

TENTATIVE MAP DATED 08-18-2020
EXHIBIT MAP DATED 08-18-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Close unused driveways on Colima Road along the property frontage to the satisfaction of Public Works.
2. Construct new driveways on Colima Road along the property frontage to the satisfaction of Public Works.
3. Repair any damaged improvements during construction to the satisfaction of Public Works.
4. If necessary, construct drainage devices and execute a covenant for private maintenance of said devices to the satisfaction of Public Works.
5. Plant Street trees along the property frontage on Colima Road along the property frontage to the satisfaction of Public Works. Provide irrigation system for said trees.
6. Underground all new utilities to the satisfaction of on Colima Road along the property frontage to the satisfaction of Public Works. Proposed location for water meters within the road right of way is not necessarily approved.
7. Comply with street lighting conditions stated in the attached letter dated October 29, 2018 from Traffic and Lighting Division to the satisfaction of Public Works.
8. Install postal delivery receptacles in groups to serve two or more residential units.

Prepared by Joseph Nguyen *fn*
tr82400r-rev3

Phone (626) 458-4921

Date 08-26-2020

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 10/29/18

TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division


Attention Phoenix Khoury

FROM: Inez Yeung
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS
RPPL2018004778 18002 COLIMA ROAD TRACT 82400

- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ and around to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

-  ☒ Provide streetlights on concrete poles with underground wiring along the property frontage on Colima Road to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**


- ☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

- ☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

- ☐ Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**


- ☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

 ☒ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of annexations listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

 ☒ Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 to 18 months to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

TENTATIVE MAP DATED 08-18-2020
EXHIBIT "A" MAP DATED 08-18-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A sewer area study for the proposed subdivision (PC12436AS, dated 01-15-2019) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
2. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.
4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.


Prepared by Nikko Pajarillaga
Tr82400s-rev3.doc

Phone (626) 458-3137

Date 08-17-2020

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 82400 (Rev)

TENTATIVE MAP DATED 08-18-2020
EXHIBIT MAP DATED 08-18-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by "Rowland Water District", dated December 26, 2019 will expire on June 26, 2020 it shall be sole responsibility of the applicant to renew the aforementioned "Will Serve letter" upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Tony Khalkhali
tr82400w-rev2.doc



Phone (626) 458-4921

Date 08-27-2020



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018004778
PROJECT NUMBER: TR82400

MAP DATE: AUGUST 13, 2020
PLANNER: STEVEN JONES

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS

ACCESS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
3. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
4. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

WATER

5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC
6. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
7. The required fire flow for the public fire hydrants for this project is 1625 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018004778
PROJECT NUMBER: TR82400

MAP DATE: AUGUST 13, 2020
PLANNER: STEVEN JONES

-
8. Provide a receipt from the local water department to show all required public fire hydrant improvements have been bonded for and are to be installed prior to construction. This receipt must be provided prior to the clearance of the Final Map.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82400**
Park Planning Area # **10**

DRP Map Date: **08/18/2020**
CSD: **ROWLAND HEIGHTS CSD**

SCM Date: **09/24/2020**

Report Date: **08/31/2020**
Map Type: **Tentative Map - Tract**

Total Units **17** = Proposed Units **17** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.10
IN-LIEU FEES:	\$41,295

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$41,295 in lieu fees.

Trails:

See also attached Trail Report

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,
California 91803.

By: _____

Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **82400**
Park Planning Area # **10**

DRP Map Date: **08/18/2020**
CSD: **ROWLAND HEIGHTS CSD**

SCM Date: **09/24/2020**

Report Date: **08/31/2020**
Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **17** = Proposed Units **17** + Exempt Units **0**

Park Planning Area = **10**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.61	0.0030	0	0.00
M.F. < 5 Units	2.00	0.0030	11	0.07
M.F. >= 5 Units	1.76	0.0030	6	0.03
Mobile Units	1.01	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			17	0.10

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.10	\$275,674	\$41,295

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.10	0.00	0.10	\$275,674	\$41,295



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

September 15, 2020

TO: Mr. Steven Jones
Principal Regional Planner
Department of Regional Planning
Land Divisions Section

FROM: Michelle O'Connor *for*
Section Head
Department of Parks and Recreation
Trails Planning Section

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR REVISED VESTING TENTATIVE
TRACT MAP #82400
(MAP RECEIVED BY REGIONAL PLANNING ON AUGUST 18, 2020)**

The Department of Parks and Recreation (DPR) has completed the trail review of Tentative Tract Map No. 82400.

DPR trail conditions of approval at final map recordation are as follows:

1. Subdivider shall construct six (6) foot tall security fencing along entire southern extent of property to separate the existing adjacent Schabarum-Skyline Trail from property. Six (6) foot tall security fencing shall be measured from finish grade of Schabarum-Skyline Trail and height of security fencing is to remain consistent.

For any questions concerning the trail alignment or conditions of approval, please contact Sheela Kleinknecht at her direct line: (626) 588-5307 or by email at maths@parks.lacounty.gov.

MO:SK:ev

c: Parks and Recreation (A. Bokde, M. O'Connor, C. Lau, L. Quach, R. Ettleman, S. Kleinknecht)



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

October 21, 2020

**CASE: RPPL2018004778
PROJECT: TR82400
PLANNER: Jones, Steven
LOCATION: 18002 Colima Road Rowland Heights CA 91748**

The Department of Public Health-Environmental Health Division has reviewed the above project to construct a 17-unit condominium project at the above location that will be connected to public water and sewer. The applicant provided an updated water "Will Serve" letter dated October 5, 2020 that expires in 6 months. The applicant also provided an updated March 13, 2020 sanitation district "Will Serve" letter.

Public Health recommends approval of the above project.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.



April 20, 2023

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. 2018-003138-(4)
Vesting Tentative Tract Map No. 82400
APN No. 8265-003-030

The following provides a summary of the housing permit conditions of approval for the project located at 18002 Colima Road, Rowland Heights, CA 91748, as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of LACDA as stated below.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded within one hundred eighty (180) days of the tentative tract map approval.



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



4. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
5. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
6. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Section 22.56.2630 A.6.e. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
7. The initial sales price of the income restricted units in homeownership projects will be determined by LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
8. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Paulina Safarian, Housing Planner, by email at paulina.safarian@lacda.org.



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