

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NO. 2018-003138-(1)  
VARIANCE NO. RPPL2018005398-(1)  
CONDITIONAL USE PERMIT NO. RPPL2018004781-(1)**

  
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INTERIM EXECUTIVE OFFICER

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 permittee, Tsai Capital, LLC ("Permittee"), requests 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 Permittee requests a Variance 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 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.
4. The Permittee also requests a CUP 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).
5. The Vesting Tract Map is a related request to create one 1.2-gross (0.78 net) acre multi-family lot with 17 attached townhouse condominium residences in five separate buildings on the Project Site.
6. 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.

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 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 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 firelane system that connects to Colima Road in two places. The fire turnaround is provided between Units 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, and 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 that 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 Permittee 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 Permittee 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 Permittee received at the June 15, 2022, meeting, the Permittee 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 Permittee'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 Permittee's original application and proposed map. Staff and the Permittee 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 Permittee 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 Permittee 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 Permittee to submit a Revised Exhibit "A"/Amended Exhibit Map showing the removal of the driveway gates. Vesting Tract Map Condition No. 39 stands which 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 Permittee'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 believed it 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. The Board further instructed County Counsel to prepare the necessary resolution and 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 publicly-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; (b) shall benefit the public interest; and (c) 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 publicly accessible 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 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; and
  - 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 covering an area of 10,054 square feet 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 is 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 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 adherence to the approved Exhibit Map/Exhibit "A" and Project conditions of approval will ensure completion of the proposed development by the Permittee 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 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).
64. 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.

65. The Board finds the proposed use with the attached conditions will be consistent with the adopted General Plan. The Project ensures light, privacy, and the enjoyment of surrounding property of other persons will not be diminished, while providing needed housing in the community at a density that is appropriate for the location. The Project's requested U4 land use category allows for density that is the same or less than surrounding multi-family developments. The Project's bulk, height, and spacing complies with the CSD and/or Zone R-3 development standards for multi-family developments not subject to the CSD.
66. The Board finds the proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project Site is surrounded by residential uses on three sides with commercial and vacant land on the north side. The proposed use is compatible in density and type and fulfills a higher need as compared to commercial uses, which are the only uses allowed by the current land use category. The development will also implement the Public Works' Best Management Practices for Stormwater and Runoff Pollution Control for construction activities to avoid any negative impacts to the surrounding areas and the environment.
67. The Board finds the Project Site, with Project modifications to the front setback and number of building stories allowed, is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The proposed modifications are consistent with general development standards for multi-family developments in the R-3 Zone, which is what would normally apply to the proposed use in a C-3 Zone, if not located within a CSD. The Project complies with the CSD, including side and rear setbacks, to preserve the privacy of adjacent properties and includes landscaping on-site and along public right of way to screen utilities and enhance aesthetics for both Project residents and the community. The five residential buildings comply with the CSD with regard to employing varying architectural features, such as recessed windows, balconies, and offset planes, and avoid long unbroken façades. Sufficient off-street parking and adequate vehicular circulation are provided. Even though a three-story development is proposed, the building heights (30.5 to 35 feet) comply with the maximum building height of 45 feet above grade. Therefore, the proposed buildings will not negatively affect privacy, light, or block the views of adjacent neighbors residing in the single-family homes at the top of the slope, south of the Project Site.

68. The Board finds the Project Site is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities, as are required. The Project is served by Colima Road, a major highway, which is of sufficient size to handle a net gain of 17 residential units. The Project's vehicular access will not be gated. The Project's parking lot area provides all necessary parking, including five guest parking spaces, and supports multi-modal transportation by providing 13 bicycle parking spaces total, both short- and long-term. The Project will be connected to public sewer and water, and it is required to pay school and library facilities fees. The Project also provides additional amenities, including a tot lot and a separate publicly accessible five-foot-wide walkway from the public sidewalk along Colima Road that connects to an off-site 12-foot-wide equestrian riding and hiking trail adjoining the southerly Project boundary.
69. The Board finds the development program includes safeguards. The Board finds adherence to the approved Exhibit Map/Exhibit "A" and Project conditions of approval will ensure completion of the proposed development by the Permittee 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).
70. The Board finds there are special circumstances or exceptional characteristics applicable to the Project Site, such as size, shape, location, and surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classifications. As a result, the strict application of the County Code deprives the Project Site of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The Board finds the Project Site is constrained by its relatively small size, its irregular shape, and easements that have been recorded over the property. Due to these constraints, the Board finds special circumstances exist that warrant a variance to the Zone Specific Development Standards Section and County Code Section 22.20.050 (Development Standards for Commercial Zones). The Board finds the Project modifications authorized by the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the Project Site is situated. The Permittee is proposing a multi-family development in a C-3 Zone. The location is suitable for said use, and the Project's density and architectural design complement the surrounding built environment. The proposed building height will not exceed the 35-foot height limit, and a minimum of 15 feet is provided for the front yard.
71. The Board finds the strict application of zoning regulations to the Project Site will result in practical difficulties or unnecessary hardships that are inconsistent with the general purpose of such regulations and standards. At 0.78 net acres, the irregularly shaped Project Site is smaller in size than other lots in the Community Plan area. The Project Site is located along an arterial highway adjacent to a large multi-family development with a land use category of U5 (Urban

5 – Maximum 35 Dwelling Units Per Gross Acre), which is the densest residential category allowed by the Community Plan. A condominium development with the requested U4 land use category is located across Larkvane Road to the east. Single-family residences are located north and south of the Project Site. The townhouse development, at the requested density, is suitable with respect to location and compatible with its surroundings. The Board finds strict application of the zoning regulations prohibits the Permittee from developing the Project Site to its highest and best use.

72. The Board finds the Variance will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity. The requested deviations to allow three-story buildings and a 15-foot front yard, instead of a 20-foot front yard, enable the residential development to be developed at the same height as other residential uses within the Community Plan. Building heights will not exceed 35 feet, even though three stories are proposed. In response to public comments, the Permittee has lowered the height of Building No. 5 by switching to a flat-roof design to minimize view blockage for residents at the top of the slope, south of the Project Site. Further, the Project complies with the CSD's building side setback requirement, which requires new structures that exceed 15 feet in height to increase the building's side setback by one foot for every one foot in height above 15 feet. Building Nos. 2 and 3 are proposed to be closest to the existing multi-family development and placed 62 and 31 feet from the property line, respectively. Based on the proposed height of the buildings (not exceeding 35 feet), both are required to be located at least 23 feet from the property boundary.
73. 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.
74. 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 Permittee'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.
75. The Board finds the Permittee 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.

76. 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 will not have a specific adverse impact upon public health or safety.
77. 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.
78. 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 Regional Planning 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.
79. 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 use with the attached conditions will be consistent with the adopted General Plan for the area with the proposed Plan Amendment.
- B. The proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize,



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

- C. The Project Site, with Project modifications to the front setback and number of building stories allowed, is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate and by other public or private service facilities, as are required.
- E. An Exhibit Map/Exhibit "A" was submitted showing the location of all proposed structures, along with conceptual building elevations and floor plans showing the height, bulk, arrangement, color, and appearance of proposed buildings in conformance with County Code Section 22.52.040 (Development Program).
- F. The Project does not include phased development.
- G. The development program includes safeguards.
- H. Because of special circumstances or exceptional characteristics applicable to the Project Site, the strict application of the County Code deprives the Project Site of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
- I. The modification authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the Project Site is situated.
- J. Strict application of zoning regulations as they apply to the Project Site will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- K. Such adjustment will not be materially detrimental to the public health, safety, or general welfare or to the use, enjoyment, or valuation of property of other persons located in the Project Site's vicinity.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. 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 its independent judgment and analysis 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

2. Approves Variance No. RPPL2018005398-(1) and Conditional Use Permit No. RPPL2018004781-(1), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2018-003138-(1)**  
**VARIANCE NO. RPPL2018005398-(1)**  
**CONDITIONAL USE PERMIT NO. RPPL2018004781-(1)**

1. This grant authorizes the creation of 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"), 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 "Permittee" 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 County Code Section 22.222.230.
4. This grant shall not be effective for any purpose until the Permittee, or the owner of the subject property if other than the Permittee, 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. 9, and until all required monies have been paid, pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 5, 6, 7, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
5. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of Government Code sections 65009 and 66499.37, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding, as described above, is filed against the County, the Permittee 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 Permittee or Permittee's counsel. The Permittee 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 Permittee 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 Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee, 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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. RPPL2018004778-(1) ("Vesting Tract Map"). Time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event the Vesting Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
  9. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of 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 Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
  10. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). The Permittee 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 Permittee shall provide proof of payment upon request from Regional Planning.

11. Within five working days from the date of final approval, the Permittee 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 Permittee 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.
12. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference, as set forth fully herein.
13. Within 30 days of the date of final approval of this grant by the County, the Permittee shall record the MMRP, a component of the MND for the Project, in the office of the Recorder. As a means of ensuring the effectiveness of the mitigation measures, the Permittee 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 Permittee's compliance with the required mitigation measures.
14. The Permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
15. 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).
16. 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.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these Conditions, including the approved Exhibit "A"/Exhibit Map dated August 18, 2020, or a

revised Exhibit "A"/Amended Exhibit Map approved by the Director of Regional Planning ("Director").

19. The Permittee 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 Permittee has control.
20. 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 Permittee 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.
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A" dated August 18, 2020.
22. In the event subsequent revisions to the approved Exhibit "A" dated August 18, 2020, are submitted, the Permittee shall submit the proposed plans to the Director for review and approval within 90 days of the final approval date. All revised plans must substantially conform to the originally approved Exhibit "A" dated August 18, 2020. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
23. This grant authorizes a development program for three-story residential buildings limited to a maximum height of 35 feet and a front yard setback of at least 15 feet.
24. The Project shall be developed and maintained in substantial conformance with the approved Exhibit "A" dated August 18, 2020, or a Revised Exhibit "A" approved by the Director.
25. 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 ("HOA").
26. Within 90 days of the date of final approval, the Permittee shall submit a Revised Exhibit "A" 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.

27. Private driveways and fire lanes shall not be gated. The Project Covenants, Conditions and Restrictions ("CC&Rs") shall include a restriction prohibiting gated vehicular access.
28. The Project CC&Rs shall provide for maintenance of all walkways and pedestrian gates.
29. Signage shall be placed at both public walkway connections with usage hours of operation from sunrise to sunset. Said signage shall be a common feature that is maintained by the HOA.
30. The maximum building height of Building No. 5 shall not exceed 30.5 feet. The maximum building height of Building No. 1 shall not exceed 34 feet and 7 inches. The maximum building height for Building Nos. 2 to 4 shall not exceed 35 feet.
31. The residential buildings shall provide no more than six townhouse units per building.
32. As agreed to by the Permittee, the Permittee shall comply with the Los Angeles County Development Authority's conditions of approval dated April 20, 2023, pertaining to the regulation of the voluntary affordable units.
33. No building or structure of any kind, except a temporary structure used only in the developing of the lot according to the development program, shall be built, erected, or moved onto any part of the lot.
34. All improvements shall be completed prior to the occupancy of any structures.
35. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
36. Prior to issuance of a building permit, the Permittee shall establish hours of operation for the gates controlling public access to the on-site five-foot-wide pedestrian trail connection to the satisfaction of the County Department of Parks and Recreation ("DPR"), and Regional Planning. A sign plan shall be submitted to Regional Planning with the DPR approved hours of operation.

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 blue 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 <sup>3</sup>	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



*[Signature]*  
 Jose J Urquiza  
 Soils Section



*[Signature]*  
 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

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.

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.

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  
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CASE NUMBER: RPPL2018004778  
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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](mailto: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**    SCM Date: **09/24/2020**  
CSD: **ROWLAND HEIGHTS CSD**

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

Total Units  = Proposed Units  + Exempt Units

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.10</b>
IN-LIEU FEES:	<b>\$41,295</b>

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**    SCM Date: **09/24/2020**  
CSD: **ROWLAND HEIGHTS CSD**

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:

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

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

- 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  = Proposed Units  + Exempt Units

Park Planning Area = **10**

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

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

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





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 *ML 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](mailto: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](mailto: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.



lacda.org

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](mailto:paulina.safarian@lacda.org).



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