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

PROJECT NUMBER
R2014-01529

HEARING DATE
TBD

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. PM072916
Zone Change No. RZCT2014000008
Conditional Use Permit No. RCUPT201400062
Parking Permit No. RPKPT201400006
Environmental Assessment No. RENVT201400121

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Rowland Ranch LLC (c/o Rex V. Conde, Applicant, Parallax Investment Corp. c/o Owen Lawson)	10/28/2015	11/25/15	Reports Only

PROJECT OVERVIEW

The applicant proposes to create three (3) commercial lots from 1 existing lot on a 14.06 net acre site requiring a zone change for mixed use development consisting of two hotels and commercial retail and restaurant units for condominium.

Subdivision: To create two commercial lots and one multi-unit commercial lot within an industrial zone; 155 attached condominium units in four separate, detached buildings.

Zone Change: To change the existing Zone M-1.5-BE to Zone C-3-DP.

CUP: For onsite grading in excess of 100,000 cubic yards; Development Program zone; compliance with community standards district requirements including a commercial center of three or more businesses and signage, alcoholic beverage sales for on-site consumption.

Parking Permit: To allow less than the required one or more automobile parking spaces for each three persons based on the occupant load as determined by the county engineer to promote efficient land use by allowing the dual or shared use of parking facilities by uses and to allow tandem parking for nonresidential uses.

MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit "A" Modification to : ☐ Recorded Map Other: ☐ _____

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ 4th Revision (requires a fee): ☒

LOCATION	ACCESS
18800 Gale Avenue, Rowland Heights, CA	Gale Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8264021020	14.84 net (14.84 gross) acres
8264021027	14.06 net acres within the unincorporated area
	0.78 net acre within the City of Industry

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Rowland Heights Community Plan	PUENTE	4th

LAND USE DESIGNATION	ZONE	CSD
I (Industrial)	M-1.5-BE	ROWLAND HEIGHTS

PROPOSED UNITS (DU)	MAX DENSITY/UNITS (DU)	GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

N/A	N/A	Preliminarily 322,619 cubic yards (cy) onsite grading 192,085 cy cut 130,534 cy fill 48,301 cy export

ENVIRONMENTAL DETERMINATION (CEQA)

Environmental Impact Report pending second screencheck review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☐

PREVIOUS CASES

RPP201101051, temporary parking lot, approved.
RCUP200800027, retail, restaurant and entertainment, withdrawn.
RVAR200800006, exceed maximum lot coverage, withdrawn.
RENV200800023, environmental review, withdrawn.

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The appropriate environmental document must be independently reviewed and the information considered to find the unavoidable significant effects of the project, if any, are reduced to an acceptable level with mitigation. Please read below for further details.

Environmental Determination:

Cleared ☐ Hold ☒

1. Second draft EIR screencheck is expected for agency comment.

Healthy Design Ordinance:

2. Ensure that the commercial uses served clearly delineate on a conceptual landscaping plan, in as many areas as possible, the landscaped strip a minimum of four feet in width adjacent to the common pedestrian walkway. The diamond shape cut-outs may need to be enlarged in some areas and in others clarity will be necessary along some portions of the private drive and fire lane (e.g. between buildings 1 and 2, 3 and 4). Map revisions are not necessary; however, the conceptual plan may be helpful for the decision-makers.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. ***You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.*** *Prior to scheduling, you are encouraged to contact the case planner for a preview.*

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1) As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.

2) As previously requested, please see attached Grading review sheet (Comments 1 and 2) for requirements.

3) As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements. Please note the sewer area study PC12243AS is currently under review.

4) A revised exhibit "A" map is required to show the following additional items, if applicable:

   a. Please see attached Sewer review sheet (Comments 2) for comments and requirements.

HCW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 11-25-2015

pm72916L-rev4.doc
http://planning.lacounty.gov/case/view/r2014-01529/

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 072916

TENTATIVE MAP DATED 10/28/15
EXHIBIT MAP 10/28/15

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
   - The latest Hydrology Report was reviewed on 11/12/15 and was not approved.

2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (http://library.municode.com/index.aspx?clientId=16274).

Reviewed by Ernesto Rivera Date 11/19/15 Phone (626) 458-4921
Ernesto J Rivera

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

PARCEL MAP NO. 72916

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, approval of the latest hydrology report and MS4 permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.

2. If applicable, obtain and provide approval from the Department of Regional Planning of a CUP or Director's Review for the proposed export / hauling of 48,301 cubic yards of soil (as indicated on the application).

DGR

Name Diego Rivera Date 11/17/2015 Phone (626) 458-4921

pm72916.rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12243as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Industry.

2. A revised exhibit map is required to show the following items:

   a. As previously requested, show any off-site improvements required by the approved area study, if applicable.

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 11-23-2015
pm72916s-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 11-25-2015

pm72916L-rev4.doc
http://planning.lacounty.gov/case/view/r2014-01529/

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

The following reports consisting of ___ 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 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, Undergrounding 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. 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.

6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Prior to final approval of the parcel 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.

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.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 11-25-2015

pm72916L-rev4.doc
http://planning.lacounty.gov/case/view/r2014-01529/

PCA GMTR/A885
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	72916	**Tentative Map Dated**	10/28/15 (Rev.)	**Parent Tract**	
Grading By Subdivider?	**[Y]** (Y or N) 184,094 yd^3	**Location**	Rowland Heights	**APN**	
Geologist	Southern California Geotechnical	**Subdivider**	Rowland Ranch Properties, LLC		
Soils Engineer	Southern California Geotechnical	**Engineer/Arch.**	Thienes Engineering		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 9/10/14, 2/3/14
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

2. Geotechnical reports(s) may be required prior to approval of grading and/or building plans. Report(s) 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***.

3. The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
WILLIAM S. MAN
No. 74899
CIVIL
STATE OF CALIFORNIA

William Man
Soils Section

Charles Nestle
Geology Section

Date 11/25/15

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

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

1. Remove existing detour road and intersection improvements within the project site on Gale Avenue to the satisfaction of Public Works.

2. Provide offsite easement documents for the proposed easterly fire lane (existing Access Road) on Gale Avenue from the easterly property to the satisfaction of Public Works.

3. Dedicate variable right–of-way on Gale Avenue along the project frontage to the satisfaction of Public Works.

4. Dedicate adequate right-of-way for road purposes and easements for traffic signal purposes at the middle driveway to the site on Gale Avenue to the satisfaction of Public Works.

5. Provide adequate right-of-way for corner cut-off based on a 35 feet curb return radius at the northwest corner of the existing easterly fire lane and Gale Avenue.

6. Provide property line return radii and corner cut-off based on 25 feet radius at the middle driveway on Gale Avenue to the satisfaction of Public Works.

7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

8. The typical sections are not necessarily approved as shown.

9. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.

10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.

11. Construct driveway approaches at the site to the satisfaction of Public Works.

12. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

13. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study as stipulated in their letter dated November 23, 2015.

14. Install traffic signal at the project middle driveway as a site access requirement.

15. Provide full scale (1"=20') traffic signal plan for all proposed new and modified signalized intersections consistent with the approved site plan.

16. Provide full scale (1"=40') signing and striping plans to our Traffic and Lighting Division for review and approval. Please contact Andrew Ngumba at 626 300-4851 for their requirements.

17. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the 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.

18. Install postal delivery receptacles in groups to serve two or more residential units.

19. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.

20. No monuments or pylon sign shall obstruct the line of sight.

21. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Sam Richards Phone (626) 458-4921 Date 11-25-2015
pm72916r-rev4.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

November 23, 2015

Mr. William Kunzman, P.E.
Kunzman Associates, Inc.
1111 Town & County Road, Suite 34
Orange, CA 92868

Dear Mr. Kunzman:

ROWLAND HEIGHTS PLAZA
TRAFFIC IMPACT ANALYSIS (OCTOBER 12, 2015)
UNINCORPORATED ROWLAND HEIGHTS AREA

As requested, we reviewed the Traffic Impact Analysis (TIA) for the proposed Rowland Heights Plaza project to be located on the north side of Gale Avenue between Coiner Court and Nogales Street in the unincorporated Rowland Heights area.

Project-Specific Impacts

According to the TIA, the traffic generated by the project alone will have a significant transportation impact at the intersections listed below based on the County's TIA guidelines. We generally agree with the findings in your TIA, including the mitigation measures identified in the TIA.

Fullerton Road at Colima Road

The TIA identifies the construction of one northbound exclusive right-turn lane as one of the mitigation measures. However, Public Works is currently administering a funded highway improvement project along Fullerton Road, which already includes this improvement. Consequently, this project is not required to construct the northbound exclusive right-turn lane at this intersection.

The TIA also identifies the construction of one westbound exclusive right-turn lane as one of the mitigation measures. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's Environmental Impact Report (EIR).

Nogales Street at La Puente Road

The TIA identifies the construction of one westbound exclusive right-turn lane as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Nogales Street at Colima Road

The TIA identifies the construction of one westbound exclusive right-turn lane with a right-turn overlap phase as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Cumulative Transportation Impacts

According to the TIA, the cumulative traffic generated by the project and other related projects will also have significant transportation impacts at the intersections listed above. We generally agree with the findings in your TIA. The mitigation measures identified in the TIA for these significant cumulative transportation impacts are the same as the measures identified to address the significant transportation impacts generated by the project alone. Consequently, the Project's applicant shall appropriately describe these unavoidable and significant cumulative transportation impacts in the project's EIR.

Nogales Street at San Jose Avenue and at Gale Avenue/Walnut Drive

The lane configurations at the following intersections are being modified as part of the Nogales Street Grade Separation project, which is currently underway:

- Nogales Street at San Jose Avenue
- Nogales Street at Gale Avenue/Walnut Drive

Based on the lane configurations proposed as part of the Nogales Street Grade Separation project, this project is not expected to have a significant transportation impact and is not required to construct any improvements at the above intersections.

Ingress and Egress Access

The project shall provide ingress and egress access to the site in accordance with a site access plan approved by Public Works' Land Development Division. The draft site access plan is currently under review by Land Development Division.

Impacts to Other Jurisdictions

The TIA determined the traffic generated by the project alone will have a significant transportation impact based on the County's TIA guidelines at the intersection of Fullerton Road at Gale Avenue, which is within the City of Industry. Accordingly, the project's applicant should consult with the City of Industry to verify any potential California Environmental Quality Act impacts within their jurisdiction.

Additionally, we recommend the project's applicant consult with the Cities of Walnut and West Covina to obtain their concurrences with any potential California Environmental Quality Act impacts within their jurisdictions.

California Department of Transportation

In the event the EIR identifies significant impacts to Caltrans' mainline facilities, the project's applicant shall consult with Caltrans to determine the improvements necessary to mitigate the significant impacts to State highway mainline facilities that would result from the addition of project traffic. Once the improvements are determined, the project's applicant shall either construct the necessary improvements or pay an equitable share consistent with applicable law towards construction of the improvements. In furtherance of this requirement, if the EIR identifies significant impacts to Caltrans mainline facilities, the project's applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Rowland Heights Plaza project's EIR.

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works

Emily Thompson

for DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SFL:mrb
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS0
LAND DEVELOPMENT DIVISION – WATER
PARCEL MAP NO. 72916(Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements of Rowland Water District per attached will serve letter dated 10-07-2015 to the satisfaction of Public Works.

3. Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.

4. Submit landscape and irrigation plans with landscape area greater than 500 square feet in accordance with the Water Efficient Landscape Ordinance.

5. Depict all line of sight easements on the landscaping and grading plans.

6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.

7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

Prepared by Tony Khalkhali Phone (626) 458-4921 Update Date 11-19-2015
pm72916w-rev4.doc

PM 72916

ROWLAND WATER DISTRICT

BOARD OF DIRECTORS

Szu Pei Lu-Yang
President

Robert W. Lewis
Vice President

John E. Bellah
Director

Anthony J. Lima
Director

Teresa P. Rios
Director

Thomas L. Coleman
General Manager

David Warren
Director of Operations

Rosemarie Perea
Director of Administrative Svcs

October 7, 2015

Ms. Julianne Frabizio, PE, QSD
Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638

RE: Gale Avenue Project Water Supply Analysis Determination

Dear Ms. Frabizio:

Upon review of the proposed Gale Avenue Project, the District has determined that a Water Supply Analysis is not required for the following reasons:

In accordance with SB 610, the project must be subject to CEQA and must meet the definition of a project pursuant to CWC Section 10912. Section 10912 states that a project must:

- Be a hotel with >500 rooms
- Have retail space >500,000 sq. ft.
- Have > 250,000 sq. ft. of office space
- Demand water ≥ what would be required by a 500 dwelling unit (DU) project

For this project, there are 477 hotel rooms, 9,500 sq. ft. of office space and ~51,500 sq. ft. of retail space, which are all below the requirements listed above. Since it is a mixed use project, we also applied the 500 DU test with the following assumptions: 500 DUs with an average occupancy rate of 3.36 people/DU (per 2010 census) and either 177 gpcd or 196 gpcd (using the baseline and 2015 target gpcd numbers from the Rowland Water District 2010 UWMP). For the project to exceed the 500 DU Demand Water it would need to use an equivalent of between 297,360 gpd and 329,280 gpd. Based on what was provided for sewer flow rates, the project would use an estimated 129,882 gpd minimum, well below the 500 DU equivalent. Since the projected water use of the project is less than either of these numbers, this does not fit the definition of a project under SB 610.

In an abundance of caution, please be advised that the District is currently under a Water Supply Allocation Plan (WSAP) from Metropolitan Water District that was implemented in April, 2015. The WSAP requires the District to reduce its annual purchased water by 15% below its 2014 water purchases. Based on whether the WSAP is still in place, the changes that may develop in the current water culture, and the ongoing drought, the District may require this project to have a neutral water demand.

Please feel free to call me to discuss this further if you have any questions.

Yours truly,

DAVE WARREN
Director of Operations

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

PROJECT: PM 72916 MAP DATE: October 28, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP
CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.

4. A reciprocal access agreement is required for all driveways being shared within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.

5. A construct bond is required for all required fire lanes within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla Date: November 24, 2015

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

PROJECT: PM 72916 MAP DATE: October 28, 2015

PROJECT
CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

2. The on-site fire lanes shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. The on-site fire lanes around the propose hotel buildings shall provide a minimum paved unobstructed width of 28 feet, clear to the sky, due to the heights of the buildings. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

4. The proposed buildings within this development being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: November 24, 2015

Land Development Unit
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PROJECT: PM 72916 MAP DATE: October 28, 2015

5. The gradient of the fire lanes shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within the fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

7. The surface of the fire lanes shall be designed and maintained to support the live load of a fire apparatus weighing 75,000 pounds. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

8. Per the fire flow test performed by Rowland Water District dated 02-05-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

9. Install **2** PUBLIC fire hydrant(s) as noted on the Exhibit Map.
   Location: AS PER MAP FILED IN OUR OFFICE.

10. Install **12** PRIVATE fire hydrant(s) as noted on the Exhibit Map.
    Location: AS PER MAP FILED IN OUR OFFICE.

11. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

12. All required fire hydrants shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

Reviewed by: Juan Padilla Date: November 24, 2015

Land Development Unit
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PROJECT: PM 72916 MAP DATE: October 28, 2015

13. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

14. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

15. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
16. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

17. All driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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

Reviewed by: Juan Padilla Date: November 24, 2015

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **72916**	DRP Map Date: **10/28/2015**	SCM Date: **12/10/2015**	Report Date: **11/24/2015**
Park Planning Area # **10**	**ROWLAND HEIGHTS**		Map Type: **REV. (REV RECD)**

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

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.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.00**
IN-LIEU FEES:	**$0**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $0 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

Project exempt from Quimby fees because it is a commercial/hotel project.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____ for

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **72916**	DRP Map Date: **10/28/2015**	SMC Date: **12/10/2015**	Report Date: **11/24/2015**	
Park Planning Area # **10**	**ROWLAND HEIGHTS**		Map Type: **REV. (REV RECD)**	

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = 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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

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 **0** = Proposed Units **0** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.51	0.0030	0	0.00
M.F. < 5 Units	3.08	0.0030	0	0.00
M.F. >= 5 Units	3.07	0.0030	0	0.00
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.00**

Park Planning Area = **10 ROWLAND HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$241,328	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.00	0.00	0.00	0.00	$241,328	**$0**

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COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
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www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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November 25, 2015

Tentative Parcel Map No. 072916

Vicinity: Rowland Heights

Tentative Tract Map Date: October 28, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 072916** based on the use of public water (Rowland Water District) and public sewer as proposed. A copy of current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative parcel map.

Prepared by:
VICENTE BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
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