Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 8, 2010

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Concord Design Group
3960 Valley Boulevard, Suite B
Walnut CA, 91789

REGARDING: PROJECT NUMBER 89318-(4)
CONDITIONAL USE PERMIT 200600258

Dear Applicant:

The Regional Planning Commission, by its action of March 3, 2010, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on March 17, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Dean Edwardsat (213) 974-6443. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits 1 Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety), Zoning Enforcement, Testifiers

MC:de

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER 89318-(4)
CONDITIONAL USE PERMIT 200600258

REQUEST
Conditional Use Permit to allow the expansion of an existing church, a use subject to permit in the Light Agricultural (A-1-10,000 and A-1-15,000) Zone.

REGIONAL PLANNING COMMISSION HEARING DATE: March 3, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION
A duly noticed public hearing was held on March 3, 2010 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley, Rew, and Modugno, were present. No commissioners were absent.

The applicant's representative, Eric Au and church members Lau Jackson and Louis Ting presented testimony in favor of the request and requested the following changes to the conditions:

- Draft Condition 7 – Eliminate condition requiring termination of grant in thirty years.
- Draft Condition 8 – Revise condition to extend expiration date to three years from date of approval.
- Draft Condition 17.a – Revise condition to allow hedge instead of parking wall.
- Draft Condition 25 – Eliminate condition prohibiting use of property by outside groups.
- Draft Condition 26 – Revise condition to allow street parking on Fairway Drive.

After discussing the requested changes to the conditions, the Regional Planning Commission closed the public hearing, adopted the Negative Declaration and approved Conditional Use Permit 200600258 with the following changes to the conditions:

- Draft Condition 7 – Eliminated condition requiring termination of the grant.
- Draft Condition 8 – Revised condition to extend the use-by expiration date to three years from date of approval.
- Draft Condition 17.a – Revised condition to allow a hedge instead of a masonry wall in the parking lot where cars face the street.
- Draft Condition 25 – Revised condition to require permittee/owner supervision of outside groups using property.
- Draft Condition 26 – Eliminated condition restricting activities that require street parking.
- Draft Condition 30 – Revised condition to require a minimum of 296 parking spaces because the Church will need more parking than what the code requires.
- Require a minimum of 175 parking spaces be available for use at all times, except during construction approved by this grant.

FINDINGS

1. The subject property is located at 1555 Fairway Drive in the unincorporated community of Rowland Heights and San Jose Zoned District.

2. The proposed project consists of the expansion of an existing church to 70,048 square feet of building area. 38,487 square feet of new construction is proposed that includes: a 22,411 square foot, three-level (one subterranean level), two-story multi-purpose church activity center with a 250-person capacity theater, classrooms and meeting rooms; and a 16,076 square foot gymnasium building with a food court, craft shop and storage. A 150 space parking lot is proposed resulting in a total of 296 provided parking spaces. Landscaping is proposed throughout the site (35,336 square feet or 18 percent), including approximately 20 percent of the parking area.

3. The Rowland Heights Community Plan land use designations for the subject property are Urban 1 and Commercial. The use of church is not mentioned in any of the other land use designation descriptions on pages seven and eight of the Community Plan. In the Zoning Code churches are considered comparable to commercial uses in their neighborhood effects. The proposed project is consistent with its policies because the project is located on a large site, the proposed use is appropriate for the Commercial land use designation, there is ample parking for the expanded facility and the property will be sufficiently landscaped.

4. The project site is zoned A-1-10,000 (Light Agricultural – 15,000 Minimum Lot Area) and A-1-15,000 (Light Agricultural – 15,000 Minimum Lot Area). The proposed use of a church is a use subject to permit in the A-1 Zone.

5. The proposed project is compliant with the A-1 Zone development standards except for the southeast side-yard setback requirement which may be altered by the Regional Planning Commission.

6. The subject property is located in the Rowland Heights Community Standards District. The following development standards apply to this project:

   a. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
   b. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

   c. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

7. One parking space for every five persons, based on occupant load of the largest assembly area, is required for churches. The Department of Public Work's Division of Building & Safety has determined the occupant load of the largest assembly area to be 874 persons. 175 parking spaces are required and 296 parking spaces are provided. The total number of provided parking spaces is sufficient to serve the expanded facility.

8. Five handicapped parking spaces are required for 161 to 300 provided spaces. Seven handicapped spaces are proposed. Sufficient number of handicapped parking spaces is provided.

9. Not more than 40 percent of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. The Department of Regional Planning has historically interpreted this section requirement to mean that at least 60 percent of the required parking spaces must be of standard size. 105 standard size parking spaces are required and 172 standard spaces are provided. Sufficient number of standard size parking spaces is provided.

10. The subject property is surrounded by the following land uses:

    North: Single-family Residential
    East: Single-family Residential
    South: Commercial - Retail
    West: Single-family Residential

11. There is no evidence to support the need for a term limit on this grant.

12. An expiration date of three years from date of approval is appropriate to allow initiation of project.

13. A hedge may serve the same purpose as a masonry wall in the parking lot where cars face the street.

14. The use of the property by outside groups is allowed if the activities are supervised by the church.

15. Overflow of parking into the surrounding neighborhood is addressed by requiring that a minimum of 296 parking spaces be provided and a minimum of 175 parking spaces be available for use at all times, except during construction approved by this grant.

16. The expansion of a church is compatible with the neighborhood and adjacent land uses because sufficient parking is provided and proposed conditions address potential impacts to the neighborhood.

17. To ensure the survival of the existing oak tree the Regional Planning Commission determines that it is necessary to include conditions to protect the oak tree.

18. This project will be required to provide drought tolerant landscaping and meet the Green Building Ordinance Part 20 of Chapter 22.52.

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

20. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use is consistent with the adopted general plan for the area; and

B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and

C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

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

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200600258 is **APPROVED,** subject to the attached conditions.

VOTE

Concurring: Valadez, Bellamy, Helsley, Rew, and Modugno

Dissenting:

Abstaining:

Absent:

Action Date: March 3, 2010

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:de

March 8, 2010

This grant authorizes the expansion of an existing church, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9 and Condition 10. The recorded affidavit shall be filed and the required monies shall be paid by **May 2, 2010**.

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance 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 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 the initial deposit. 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 supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or

permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall expire unless used within three years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **$600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **three biennial (every other year)** inspections. One inspection will occur every 5 years thereafter. Within 30 days of the third inspection and every inspection thereafter, the permittee shall deposit with the County of Los Angeles the sum of 200.00, or the current recovery cost for an inspection, whichever is greater. Inspections shall be unannounced.

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this 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 Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, **$2,085.25** ($2,010.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 County Recorder processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. 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 or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. **Within sixty (60) days of the date of approval** of the conditional use permit, a revised exhibit "A" that depicts the following corrections, shall be submitted to the Department of Regional Planning:

    a. Where parking facilities are located adjacent to the front lot line, a hedge shall be planted parallel to the front lot line. The hedge shall be not nearer than 20 feet from the front lot line and shall begin at the west property boundary continuing 50 feet east, where the wall shall then be located not nearer than five feet from the front property boundary.

    b. Parking spaces shall be located to accommodate aforementioned hedge.

    c. The area between the aforementioned hedge and front lot line, excluding the oak tree protected zone, shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.

    d. Fifty percent of the front yard setback area shall be landscaped. Exact location of provided landscaping must be depicted.

17. The permittee shall implement all conditions identified in the Department of Public Works letter (attached), dated October 6, 2009.

18. The project shall include fire protection systems and fire resistive separations if required by the Fire Department's Fire Prevention Engineering Section (323-890-4125) during the building plan check phase.

19. The permittee shall implement all recommendations identified in the Department of Public Health's letter (attached), dated May 4, 2007.

20. The establishment of a daycare center, elementary school or secondary school is prohibited.

21. The use of bells, chimes or sound systems intended to be audible outdoors is prohibited.

22. Any organized church activities conducted outdoors shall be restricted to the courtyard of the education/administration building.

23. Fundraising activities intended to attract the general public are prohibited.

24. Use of the subject property by outside groups requires permitee / property owner supervision at all times.

25. The permitee shall obtain a Department of Regional Planning Temporary Use Permit for events, festivals or other functions requiring street parking.

26. The property shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

27. Trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.

28. A minimum of 296 parking spaces, that include a minimum of 105 standard size spaces and five handicapped spaces, shall be provided. Total required parking is based on the largest assembly area which has a maximum occupant load of 874 persons and a parking requirement of one space per five occupants.

29. Except during construction approved by this grant, a minimum of 175 parking spaces, that include 105 standard size spaces and five handicapped spaces, shall be available for use at all times.

30. Prior to grading and or construction, the permittee shall submit photos, to the Zoning Enforcement Section, depicting fencing of the oak tree's protected zone (drip-line plus five feet). Such fencing shall remain in place during ground disturbing and construction activities to prevent encroachment.

31. Encroachment, including installation of fence footings, into the protected zone, of the oak tree is prohibited without a Department of Regional Planning approved Oak Tree Permit.

32. No planting or irrigation system shall be installed within the protected zone of the oak tree.

33. Utility trenches shall not be routed within the protected zone of the oak tree unless the serving utility requires such locations. Proof of utility's requirement for trenching must be submitted to the Department of Regional Planning Zoning Enforcement Section prior to work commencing. Any utility required trenching shall be done with the use of hand tools or air-spade.

34. Equipment, materials and vehicles shall not be stored, parked or operated within the protected zone of the oak tree.

35. No temporary structures shall be placed within the protected zone of the oak tree.

36. Parking spaces shall be clearly marked with paint or other similar distinguishable material.

37. Each compact parking space shall be clearly marked with the words "Compact Only."

38. Wheel stops shall be provided for parking areas that slope more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots which are adjacent to walls, fences or pedestrian walkways.

MC:de

March 8, 2010

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

OCT - 8 2009

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

October 6, 2009

IN REPLY PLEASE REFER TO FILE: LD-1

TO: Mark Child
Zoning Permits I Section
Department of Regional Planning

~~Attention Dean~~ Edwards

FROM: Amir Ibrahim
Subdivision Management Section
Department of Public Works

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. 89318-(4)
CUP NO. 200600258-(4)
1555 FAIRWAY DRIVE, WALNUT

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the expansion of an existing church located at 1555 Fairway Drive, which consist of two new multi-story buildings and additional parking spaces.

Upon approval of the permit, we recommend the following conditions:

1. Right of Way and Road Improvement Requirements

   1.1 Dedicate right of way 32 feet from centerline on Brea Canyon Cut-off Road, if not already dedicated to the satisfaction of Public Works.

   1.2 Repair any displaced, broken, or damaged curb, gutter, sidewalk, pavement, and driveway apron on Fairway Drive and Brea Canyon Cut-off Road along the property frontage to the satisfaction of Public Works.

   1.3 Construct sidewalk and driveway apron to the frontage of Parcel 3 along Break Canyon Cut-off Road to the satisfaction of Public Works.

1.4 Construct pavement transition, curb, gutter, sidewalk, and street trees at the most northerly end of the property on Brea Canyon Cut-off Road to the satisfaction of Public Works.

1.5 Maintain the right in/out access on Fairway Drive.

1.6 Submit street improvement plans and acquire street plan approval or direct check status before obtaining grading permit.

1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact Tony Hui at (626) 458-4921 or by e-mail at thui@dpw.lacounty.gov.

2 Street Lighting Requirements

2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Fairway Drive and Brea Canyon Cut-off Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

For any questions regarding street lighting requirements, please contact Emmanuel Okolo at (626) 300-4733 or by e-mail at eokolo@dpw.lacounty.gov.

2.2 The proposed project is not within an existing Lighting District. Annexation is required. Street lighting plans cannot be approved prior to completion of annexation process. The following conditions shall apply for projects subject to annexation. The Board of Supervisors must approve the annexation and levy of assessment prior to Public Works approving street lighting plans.

2.2.1 Request Street Lighting Section to commence annexation and levy of assessments balloting proceedings.

2.2.2 Provide business/property owners name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

2.2.3 Submit map of the proposed project including any roadways conditioned for street lights to the Street Lighting Section. Contact the Street Lighting Section for map requirements and/or questions you may have at (626) 300-4726. The annexation and assessment balloting process takes 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

2.3 Upon approval of this permit, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of $45,000.00. The amount is subject to change upon submittal of final street lighting plans. The applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of as-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project or approved project phase have been energized and the developer has requested a transfer of billing at least by January 1 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 street lights within gated communities.

For questions regarding the items above, please contact David Stringer at (626) 300-4754 or by e-mail at dstringer@dpw.lacounty.gov.

3 Grading

3.1 Maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site Standard Urban Stormwater Mitigation Plan devices and those outleting to public right of way.

3.2 Provide soil/geology approval of the grading plans and soils/geologic report by Geotechnical and Materials Engineering Division, as applicable.

3.3 Submit a grading plan for approval. The grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the Standard Urban Stormwater Mitigation Plan devices (if applicable), and existing easements. The applicant is solely responsible for obtaining easement holder approvals.

For questions regarding the items above, please contact Tony Hui at (626) 458-4921 or by e-mail at thui@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4945 or by e-mail at tduong@dpw.lacounty.gov or Ruben Cruz at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov.

RC:ca
P:\ldpub\CEQA\CUPs\Project 89318_CUP 200600258_1555 Fairway DriveFINAL.doc

Attach.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: July 6, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP 89-318

LOCATION: 1555 Fairway Drive, Walnut

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.

☒ **Location:** The Fire Flows performed by Walnut Valley Water District on 08-13-08 and 11-18-08 are adequate.

☒ **Access:** Access as depicted on the site plan dated 07-06-09 on file in the LDU office is adequate.

☒ **Special Requirements:** Additional fire protection systems and fire resistive separations may be required. These items will be determined by the Fire Prevention Engineering Section during the building plan check phase. For further details contact (323) 890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

Land Development Unit / Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

ALFONSO MEDINA, R.E.H.S.
Director of Environmental Protection Bureau

Environmental Hygiene Program
Cole Landowski, MS, CIH, REHS, Program Head
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5440 FAX (626) 813-3025

www.lapublichealth.org

BOARD OF SUPERVISORS

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First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

RECEIVED
MAY 22 2007

May 4, 2007

Mr. Kim Szalay
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay,

Proj # 89318

RE: Noise Comment CUP # R2006-00258 1555 Fairway Dr., Walnut, CA 91789

This is to inform you that upon review of documents provided and investigation of the proposed project at 1555 Fairway, Walnut CA., the following recommendations are provided to minimize the project's noise impacts on surrounding properties:

- During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 pm and 8:00 am (the noise ordinance indicates construction work prohibited between 7:00 pm and 7:00 am). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

- The existing 6 ft. concrete block wall along the northeast property boundary should be extended along residential property lines (northeast & northwest). The boundary walls should be constructed, if feasible, before construction of the proposed structures. The walls can serve to reduce some of the noise generated during construction.

- The applicant shall comply with the County of Los Angeles, Title 12, Environmental Protection Noise Control Code. A copy of the ordinance should be provided to the applicant.

Sent e-mail 5/24/07

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Robert Vasquez at (626) 430-5431.

Sincerely,

Cole Landowski, MS CIH
Head, Environmental Hygiene Program