

<b>REGIONAL PLANNING COMMISSION TRANSMITTAL</b>	<b>HEARING DATE</b> March 3, 2010
	<b>ITEM</b> 7
	<b>CONTINUED TO</b>

**PROJECT NUMBER 89318-(4)  
CONDITIONAL USE PERMIT 200600258**

**HEARING PACKAGE DOCUMENTS**

1. Factual
2. Property Location Map
3. Staff Report
4. Draft Findings
5. Draft Conditions
6. Previously Approved Conditions
7. Letters From Other Departments
  - a. DPW
  - b. FD
  - c. DPH
8. Burden of Proof Statement(s)
9. No Setback Justification Letter
10. Environmental Documentation (IS)
11. Opponent and Proponent Letters
12. Photographs
13. Aerial (Ortho/Oblique) Image(s)
14. Site Plan and Elevations
15. Land Use Radius Map

**PREPARED BY:** Dean Edwards, Zoning Permits 1  
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**REVIEWED BY:** *Max Cruz*



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**PROJECT NUMBER 89318-(4)**  
**CONDITIONAL USE PERMIT 200600258**

**PUBLIC HEARING DATE**  
 March 3, 2010

**AGENDA ITEM**  
 7

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

First Chinese Baptist Church

**OWNER**

First Chinese Baptist Church

**REPRESENTATIVE**

Eric Au

**PROJECT DESCRIPTION**

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.

**REQUIRED ENTITLEMENTS**

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.

**LOCATION/ADDRESS**

1555 Fairway Drive

**SITE DESCRIPTION**

The site slopes slightly to the northeast. The northwesterly parcel is vacant and vegetated with an oak tree and walnut tree that will remain and ruderal grasses. The northeasterly portion of the property is developed with existing church facilities that include a 10,440 square foot single-story multi-purpose building, a two-story 21,121 square foot Sunday school building with offices and a central court and a 149 space (three spaces to be removed) parking lot. The southeasterly parcel is developed with a single-family residence (to be demolished). Two temporary structures (to be removed) are located on the northeasterly portion of the site. Vehicle access is provided by Fairway Drive and Brea Canyon Cut-off Road. An eleven-foot four-inch tall monument sign is located near the Fairway Drive access. A pedestrian access leads to Brea Canyon Cut-off Road. The property is secured by fencing and gates.

**ACCESS**

Fairway Drive & Brea Canyon Cut-off Road

**ZONED DISTRICT**

San Jose

**ASSESSORS PARCEL NUMBER**

8762-018-011, -012 & -003

**COMMUNITY**

Rowland Heights

**SIZE**

4.49 Acres

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

**EXISTING LAND USE**

**EXISTING ZONING**

**Project Site**

Church/Vacant

A-1-10,000 (Light Agricultural – 15,000 Minimum Lot Area) Zone  
 A-1-15,000 (Light Agricultural – 15,000 Minimum Lot Area) Zone

**North**

Single-family Residential

R-1-8,000 (Single-family Residence - 8,000 Minimum Lot Area) Zone

**East**

Single-family Residential

R-1-8,500 (Single-family Residence - 8,500 Minimum Lot Area) Zone

**South**

Commercial - Retail

C-2-DP-BE (Neighborhood Commercial – Development Program –  
 Billboard Exclusion Zone)

**West**

Single-family Residential

R-A-6,000 (Residential Agricultural – 6,000 Minimum Lot Area)

**GENERAL PLAN/COMMUNITY PLAN**

Rowland Heights Community Plan

**LAND USE DESIGNATION**

Urban 1 and Commercial

**MAXIMUM DENSITY**

1.1 to 3.2 Dwelling Units Per Acre

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

SEE 639 MAP

SEE 709 MAP

679

Map taken from:  
"The Thomas Guide, 2008 Edition"  
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Case No. **89318-4**



0 0.25 0.5 1 1.5 2 miles 1 in. = 2400 ft.

**STAFF ANALYSIS  
PROJECT NUMBER 89318-(4)  
CONDITIONAL USE PERMIT 200600258**

**PROJECT DESCRIPTION**

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.

**REQUIRED ENTITLEMENTS**

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.

**LOCATION**

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

**SITE PLAN DESCRIPTION**

The site slopes slightly to the northeast. The northwesterly parcel is vacant and vegetated with an oak tree and walnut tree that will remain and ruderal grasses. The northeasterly portion of the property is developed with existing church facilities that include a 10,440 square foot single-story multi-purpose building, a two-story 21,121 square foot Sunday school building with offices and a central court and a 149 space (three spaces to be removed) parking lot. The southeasterly parcel is developed with a single-family residence (to be demolished). Two temporary structures (to be removed) are located on the northeasterly portion of the site. Vehicle access is provided by Fairway Drive and Brea Canyon Cut-off Road. An eleven-foot four-inch tall monument sign is located near the Fairway Drive access. A pedestrian access leads to Brea Canyon Cut-off Road. The property is secured by fencing and gates.

**ENVIRONMENTAL DETERMINATION**

Staff analysis has determined that a Negative Declaration is the appropriate CEQA reporting document for this project because the Initial Study (attached) concluded that the environmental impacts of the proposed project will be less than significant.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

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

**PREVIOUS CASES/ZONING HISTORY**

Parcel Map 20814 to subdivide a 4.08 acre parcel into two lots was approved by the Regional Planning Commission on January 10, 1990.

Conditional Use Permit 89318 to construct a church in the Light Agricultural Zone was approved by the Regional Planning Commission on January 10, 1990. The approved conditions (attached) do not include an expiration date for this grant.

Revised Exhibit A to approve a 12-foot tall four-foot wide monument sign located at the Fairway Drive access was approved by Staff on October 27, 1993. The sign was developed eleven-foot four-inches tall by four-feet wide.

## **STAFF EVALUATION**

### **General Plan Consistency**

The Rowland Heights Community Plan land use designations for the subject property are Urban 1 and Commercial. Urban 1 has an allowable density of 1.1 to 3.2 dwelling units per gross acre and is appropriate for single-family detached dwellings. The Commercial land use designation is appropriate for retail commercial, service and office uses. The proposed use is a church which is not included in the aforementioned uses. 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.

Staff has reviewed the Rowland Heights Community Plan and has determined that 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.

### **Zoning Ordinance and Development Standards Compliance**

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).

Title 22 states:

*The agricultural zones are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural pursuits and such other uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, and outdoor recreational and needed public and institutional facilities.*

The proposed use of Church is a use subject to permit in the A-1 Zone. The approved Conditional Use Permit will allow the expansion and continued operation of the church in the A-1 Zone.

Per Section 22.24.110, the applicable A-1 Zone development standards require yard setbacks as identified in the R-1 Zone section of the Zoning Ordinance, single-family developments are subject to the R-1 development standards and specifies required lot area. Per Section 22.20.120, the R-1 Zone setbacks are as follows:

Yard	Requirement (Feet)	Proposed Project (Feet)	Compliant
Front	20	20	Yes
Southeast Side	5	0	No
Northwest Side	5	5+	Yes
Rear	15	~47	Yes

The applicant is proposing no southeast side yard setback. The applicant's justification letter is attached. Pursuant to Section 22.56.200 which states, "*The building bulk provisions prescribed in the various zones shall not apply to uses permitted by a conditional use permit. In granting a conditional use permit, the hearing officer shall prescribe the height limit, maximum lot coverage or floor-area ratio for the use approved.*" The Hearing Officer/Regional Planning Commission may prescribe the yard setback because it contributes to the building's bulk.

The subject property is located in the Rowland Heights Community Standards District. Pursuant to Sections 22.44.132.C & D, The following development standards apply to this project:

- *Community-Wide Development Standards: All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.*

Proposed Condition 30 states, "*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.*"

- *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.*

The revised site plan depicts 50 percent of the front yard setback of the land area to be improved.

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

Proposed Condition 31 states, "*Trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.*"

Pursuant to Section 22.52.1095, 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. Pursuant to Section 22.52.1070, five handicapped parking spaces are required for 161 to 300 provided spaces. Seven handicapped spaces are proposed. Section 22.52.1082 states, "*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 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. Staff analysis has determined that the required total number of parking spaces, handicapped spaces and standard spaces are provided.

#### **Neighborhood Impact/Land Use Compatibility**

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

Staff analysis has determined that 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.

#### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Department of Public Works submitted a clearance letter (attached), dated October 6, 2009 recommending conditions that address right-of-way and street lighting improvements and grading requirements. Condition 20 states, *"The permittee shall implement all conditions identified in the Department of Public Works letter (attached), dated October 6, 2009."*

The Fire Department submitted a clearance letter (attached), dated July 6, 2009. As included in the letter, Condition 21 states, "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.

The Department of Public Health (DPH) Environmental Hygiene Program submitted a letter (attached), dated May 4, 2007 that includes recommendations to reduce noise impacts of the project. Condition 22 states, *"The permittee shall implement all recommendations identified in the Department of Public Health's letter (attached), dated May 4, 2007."*

#### **PUBLIC COMMENTS**

The Rowland Heights Community Coordinating Council sent an email (attached) dated April 30, 2007 indentifying concerns about parking and emergency vehicle access. The Council also requested conditions to prohibit leasing the facilities to outside groups, limiting weekday events and prohibiting festivals and carnivals. The following proposed conditions address the Council's concerns:

27. *The subject property may not be used by outside groups for any activity.*
28. *No festivals, events or other functions requiring off-street parking may occur between the hours 5:00 PM and 9:00 AM Monday through Friday.*

**FEES/DEPOSITS**

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

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Conditional Use Permit 200600258, subject to the attached conditions because:

- The proposed project is consistent with Rowland Heights Community Plan.
- The proposed project is compliant with the A-1 Zone and Rowland Heights Community Standards District development standards, except for the southeast side-yard setback requirement which may be altered by the Regional Planning Commission.
- The proposed project is compatible with the neighborhood and adjacent land uses because sufficient parking is provided and proposed conditions address potential impacts to the neighborhood.
- To date, there is no opposition to this project.

**SUGGESTED APPROVAL MOTIONS**

I move that the Regional Planning Commission adopt the Negative Declaration.

I move that the Regional Planning Commission approve Conditional Use Permit 200600258 with findings and conditions.

**DRAFT 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**

**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. 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.
  12. 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.
  13. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
  14. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to include conditions that restrict the location of outdoor activities; fundraising activities intended to attract the general public; use of property by outside groups; and festivals, events or other functions requiring off-street parking.
  15. 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.

16. 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.

c: Each Commissioner, Zoning Enforcement, Building and Safety

**VOTE**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:de

February 3, 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 will terminate on March 3, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. This grant shall expire unless used within two 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.
9. 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 **\$3,000.00**. 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 **fifteen (15) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. 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.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission 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.

12. 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.
13. 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.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. 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.
16. 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.
17. **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 solid masonry wall not less than 30 inches and nor more than 42 inches in height, shall be constructed parallel to the front lot line. The wall shall be constructed 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 wall.
  - c. The area between the aforementioned wall 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.

18. The permittee shall implement all conditions identified in the Department of Public Works letter (attached), dated October 6, 2009.
19. 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.
20. The permittee shall implement all recommendations identified in the Department of Public Health's letter (attached), dated May 4, 2007.
21. The establishment of a daycare center, elementary school or secondary school is prohibited.
22. The use of bells, chimes or sound systems intended to be audible outdoors is prohibited.
23. Any organized church activities conducted outdoors shall be restricted to the courtyard of the education/administration building.
24. Fundraising activities intended to attract the general public are prohibited.
25. The subject property may not be used by outside groups for any activity.
26. No festivals, events or other functions requiring off-street parking may occur between the hours 5:00 PM and 9:00 AM Monday through Friday.
27. The permittee shall obtain a Department of Regional Planning Temporary Use Permit for events, festivals or other functions requiring off-street parking.
28. 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.
29. Trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.
30. A minimum of 175 parking spaces, that include 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.
31. 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.
32. 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.
33. No planting or irrigation system shall be installed within the protected zone of the oak tree.

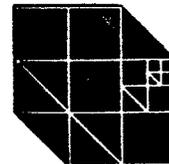
34. Utility trenches shall not be routed within the protected zone of the oak tree unless the serving utility requires such locations. Proof of utility's requirement for trenching must be submitted to the Department of Regional Planning Zoning Enforcement Section prior to work commencing. Any utility required trenching shall be done with the use of hand tools or air-spade.
35. Equipment, materials and vehicles shall not be stored, parked or operated within the protected zone of the oak tree.
36. No temporary structures shall be placed within the protected zone of the oak tree.
37. Parking spaces shall be clearly marked with paint or other similar distinguishable material.
38. Each compact parking space shall be clearly marked with the words "Compact Only."
39. 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

February 18, 2010

January 24, 1990

**CERTIFIED-RECEIPT  
REQUESTED**



Steve Crowther  
c/o First Chinese Baptist Church  
942 Yale Street  
Los Angeles, CA 90012

**RE: CONDITIONAL USE PERMIT CASE NO. 89318-(1) and  
PARCEL MAP 20814**

The Regional Planning Commission, by its action of January 10, 1990,  
**GRANTED** the above described permit. Documents pertaining to this  
grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteluh, Executive Officer, Room 383, Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless this period has passed without an appeal;
3. The commission's grant affects the following described property:  
  
Portion of Lot 2, Tract No. 2888, Map Book 30, Page 1,  
Los Angeles County Records.

Page 2

If you have any questions regarding this matter, please contact  
Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



John Schwarze, Administrator  
Current Planning Branch

JS:RF:mm

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety, Board of Supervisors, Zoning Enforcement,  
Harold Hedlund, Carl Gaddy, Pastor Jackson Lau

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

**CONDITIONAL USE PERMIT NO. 89318-(1) and  
PARCEL MAP 20814**

**COMMISSION HEARING DATE: December 20, 1989**

**SYNOPSIS:**

The applicant requested a conditional use permit and parcel map to construct a church and subdivide a 4.08 acre parcel into two lots on property located at 1504 Brea Canyon Cut-off Road, Rowland Heights.

**PROCEDURE BEFORE THE COMMISSION:**

The applicant's representatives testified in favor of the project and responded to questions from the Commission. One person asked for clarification of the project's access and parking.

There being no further testimony, the Commission closed the public hearing and, by a vote of 5-0, instructed staff to prepare findings for approval.

**FINDINGS:**

1. The subject property is a 2.68 acre parcel of land located at 1504 Brea Canyon Cut-off Road, Rowland Heights. It is currently improved with a single family residence.
2. The request is to establish a church facility on the subject property. The proposed development would be in two phases. The first phase would consist of a multi-purpose building (occupancy 390) and a two story administrative and church school building. The second phase would consist of a sanctuary having an occupancy of 660 persons. The existing single family residence would be on a separate lot and would not be a part of the church facilities.
3. The subject property is zoned A-1-10,000 (Light Agriculture - 10,000 square foot lots) and A-1-15,000 (Light Agriculture - 15,000 square foot lots). A conditional use permit is required for a church in these zones.
4. The subject property lies within an area designated "Low Density Residential" on the Los Angeles County General Plan. Property so designated may be used for church purposes if the facilities are of a design and scale compatible with the planned residential character.
5. The project site is bounded on all sides by single family residential. A proposed shopping center is to the southwest. The proposed church and its parking are designed so that minimal noise from the site will reach adjacent residences.

CONDITIONAL USE PERMIT NO. 89318-(1)  
and PARCEL MAP 20814

6. The total building coverage will occupy 20 percent of the overall site. Landscaping will cover 28 percent of the site.
7. The parking proposed exceeds minimum requirements, as follows: Phase 1 - 89 proposed versus 78 required; Phase 2 - 155 proposed versus 130 required. However, to further ensure adequate parking, a minimum of 130 parking spaces will be required as a condition of grant for Phase 1.
8. Primary access to the site will be taken from Fairway Street, a County Major Highway. Secondary access will be taken from Brea Canyon Cut-off Road, a collector street.
9. The necessary public and private utilities are available to the site.
10. An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental or service factor and, as a result, will not have a significant effect on the physical environment.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:**

- A. The proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area.
- B. With the attached restrictions and conditions, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation or property or other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area.
- D. The proposed site has adequate traffic access and said site is adequately served by other public and private service facilities which it requires.

And, therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of Title 22 of the Los Angeles County Code, the Zoning Ordinance.

CONDITIONAL USE PERMIT NO. 89318-(1) and  
PARCEL MAP 20814

COMMISSION ACTION:

1. The Regional Planning Commission approves the negative declaration for the project, certifies that it has reviewed and considered the environmental information contained in the Initial Study, and determines that the proposed project will not have an adverse effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit 89318-(1) is GRANTED with the attached conditions.

JS:RF:mm  
010490  
Var9

VOTE: Approve

Concurring: Ternstrom, Fisher, Clark, Robinson, Strong

Dissenting: None

Absent: None

Date of Action: January 10, 1990

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 property involved (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.
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 65907.  
The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. The subject property shall be developed, 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.
6. This grant allows the construction of a place of religious worship subject to the following restrictions as to use:
  - a. The establishment of a day care center or elementary school or secondary school is not permitted.
  - b. The use of bells, chimes or sound systems intended to be audible outdoors is prohibited.
  - c. Any organized church activities conducted outdoors shall be restricted to the courtyard of the education - administrative building.
  - d. Fundraising activities intended to attract the general public are prohibited.

- e. Phase 1 parking shall be increased to a minimum of 130 spaces.
  - f. A hedge shall be used for screening the parking area along the northwest property line where a wall would be inappropriate.
  - g. No building permits shall be issued until Parcel Map 20814 is filed with the County Recorder.
7. Three copies of revised plans, similar to Exhibit "A" as presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning:
- a. Show all signs set back at least ten feet from the road right of way.
  - b. Show screening of the parking lot along the northwesterly property line.
  - c. Show a minimum of 130 proposed parking spaces for Phase 1.
- The property shall be developed and maintained in substantial conformance with the approved plan. All revised plans must be accompanied by the written authorization of the property owner.
8. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
9. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
10. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden 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. Complete or guarantee completion of all requirements to the satisfaction of the Department of Public Works before obtaining building permits.
13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.



# 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](mailto: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](mailto: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](mailto: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.

Mark Child  
October 6, 2009  
Page 4

- 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](mailto: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](mailto:tduong@dpw.lacounty.gov) or Ruben Cruz at (626) 458-4910 or by e-mail at [rcruz@dpw.lacounty.gov](mailto: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

---

## FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, California 90040

### *TRANSMITTAL*

**DATE:** July 6, 2009

**TO:** DRP - Dean Edwards, FPD - Industry, Agent - Eric Au

**FROM:** Scott Jaeggi, Inspector  
(323) 890-4243  
sjaeggi@fire.lacounty.gov

A handwritten signature in black ink, appearing to be "S. Jaeggi", written over the printed name and contact information.

**SUBJECT:** CUP 89-318 / 1555 Fairway Drive, Walnut

**ATTACHED PLEASE FIND THE CONDITIONS OF APPROVAL FOR THE ABOVE REFERENCED PROJECT. IF YOU HAVE ANY ADDITIONAL QUESTIONS PLEASE FEEL FREE TO CONTACT ME BY E-MAIL OR TELEPHONE.**



# 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

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](http://www.lapublichealth.org)

RECEIVED  
MAY 22 2007

BOARD OF SUPERVISORS

Gloria Molina  
First District  
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Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

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 # ~~2~~2006-00258 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*

CUP # R2006-00258

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,

A handwritten signature in black ink, appearing to read 'Cole Landowski', written over a horizontal line.

Cole Landowski, MS CIH  
Head, Environmental Hygiene Program

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed additions is in the existing church property which is next to existing commerical retail centers, 100 feet within a elementary school. Although there are residents across the street at the south and adjacent to the west, the proposed use is consistency with the allowable use in the neighborhood. The proposed addition does not create addition functions compared with existing uses of the Church facilities. Therefore, the proposed addition will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. It will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the vicinity site.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed structure is next to the existing adjacent commerical retail center. The center is 2 stories with an basement. The proposed structure is smaller and lower in size. The proposed structure is also shelve from the existing two story

Church facilities away from the resident from the west. The newly involved parcel next to the resident at the west is proposed to be surface parking spaces with adequate landscape and paving. The proposed building is 20 feet from the front property line and 2 feet from the side yard next to existing retail commerical building. The proposed development also add 151 additional parking to the church facilities. Which will make the new facilities to be close to 100 more parkings than the required parking per this Title 22. The parking and the site will provide excessive amount of landscape compared with the required minimum standard.

Adequate height fence is already provided around the existing facilities. New fence will comparable height will be added in the addition area. Therefore, the proposed

- C. That the proposed site is adequately served: development will integrate with the uses in the surrounding area.
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required

The church facilities locates at Fairway Drive which is one of the exit of highway 60. The exit ramp is within a block distant from the suggest site. Fairway Drive is 100 feet wide street. Therefore, the facilities is already served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate. The most traffic of the facilities generate is on Sunday morning. However, at that time the demand of traffic is the surface street and the highway will be lightest. The facilities also served with adequate water, power, storm drain, sewer and other public or private service facilities since the area is already developed years before.

Department of Regional Planning  
County of Los Angeles  
320 West Temple Street  
Los Angeles, Ca 90012  
January 18, 2007

RE: Modify easterly side yard setback of five feet required to zero setback

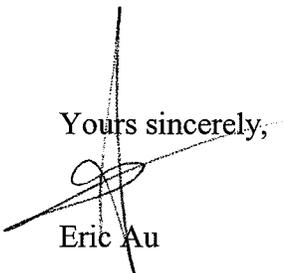
PROJECT NO. 89318-(4)  
CONDITIONAL USE PERMIT NO. 200600258-(4)  
1555 FAIRWAY DRIVE, WALNUT

The submitted application is for additional of multi-purpose rooms, Sunday school classroom and additional office spaces for the existing church facilities. The zoning of the property is in A-1-15000 zone. In the A-1 zone, the required setback is 5 feet at the side yard. However, at the easterly neighbor property, there is a retail shopping center with 35 feet height more than 235 feet long running along the easterly side property line of subject property.

The proposed new addition is approximate 234 feet long along the easterly side property of subject property. The height of the building in this portion is also approximate 35 feet. Since both buildings are not residential, there are no openings required for the buildings along the common property line. If a 5 feet setback is provide, the 5 feet small strip will not has adequate sun light. The strip will also hard to maintain any landscape and hard to keep it clean. Also with the 5 feet setback, there will create a potential crime hazardous since this area will create a hiding place for the potential criminal. Therefore, we decided to make a zero setback in this particular area and submit this letter to clarify our intention.

If you have any question, I can be reached at 909-559-3629 or my email at [ericau@lbcci.com](mailto:ericau@lbcci.com).

Yours sincerely,

  
Eric Au



**\*\*\* INITIAL STUDY \*\*\***  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**

**GENERAL INFORMATION**

**I.A. Map Date:** 10/16/06 and Data 1/18/07 **Staff Member:** Kim Szalay / Dean Edwards

**Thomas Guide:** 679 E-4 **USGS Quad:** Yorba Linda

**Location:** 1555 Fairway Drive, Walnut, CA 91789

**Project Description**

*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.*

**Gross Acres:** 4.49 acres

**Environmental Setting**

*The site slopes slightly to the northeast. The northwesterly parcel is vacant and vegetated with an oak tree and walnut tree that will remain and ruderal grasses. The northeasterly portion of the property is developed with existing church facilities that include a 10,440 square foot single-story multi-purpose building, a two-story 21,121 square foot Sunday school building with offices and a central court and a 149 space (three spaces to be removed) parking lot. The southeasterly parcel is developed with a single-family residence (to be demolished). Two temporary structures (to be removed) are located on the northeasterly portion of the site. Vehicle access is provided by Fairway Drive and Brea Canyon Cut-off Road. A pedestrian access leads to Brea Canyon Cut-off Road. The property is secured by fencing and gates.*

**Zoning:** A-1-15,000 (Light Agricultural-15,000 square feet minimum required area)

**Community/Area wide Plan:** Rowland Heights Community General Plan - Urban 1 (1.1 to 3.2 DU/AC)

**MAJOR PROJECT IN AREA**

**Project Number**

**Description & Status**

R2008-00549

*Conditional Use, Zone Change and Plan Amendment to allow 775 apartment and townhome units. Case filed April 1, 2008. Pending.*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

**Responsible Agencies**

None

**Trustee Agencies**

None

**Special Reviewing Agencies**

None

**Regional Significance**

None

**County Reviewing Agencies**

*Sheriff's Department*

DPW:

*Land Development Division*

*Traffic and Lighting*

*Geotechnical Division*

Health Services:

*Environmental Hygiene/Noise*

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
<b>HAZARDS</b>	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>RESOURCES</b>	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER</b>	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Kim Szalay / Dean Edwards

Approved by: Mohamed Date: 1/14/10

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5). Applicant shall provide verification documentation from the Department of Fish and Game.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Plate 1 Fault Rupture and Historic Seismicity</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Plate 5 Landslide Inventory</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Maximum 3 percent slope present.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project site is located in a liquefaction zone. Source: Yorba Linda Quadrangle Seismic Hazards Map, August 11, 2005; Plate 3 Shallow and Perched Groundwater – 50 feet</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>1,200 cubic yards of balanced grading is proposed for the site.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>Plate 2 Engineering Geologic Materials – Hs (Holocene fine to medium-grained alluvial soil is present in this area)</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Approval of Geotechnical Report by DPW

The consultation response from DPW does not include a requirement for a Geotechnical Report.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>Source: Yorba Linda Quadrangle</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: FEMA Q3 Flood Zone Map</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

Lot Size     Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Project is supplied by public water.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>Church activities are proposed on the site.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Water Ordinance No. 7834    Fire Ordinance No. 2947    Fire Regulation No. 8  
 Fuel Modification/Landscape Plan

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

Project Design    Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant    Less than significant with project mitigation    Less than significant/No

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>The project includes existing and proposed church uses. A school is located nearby to the northwest and single-family residences are located adjacent to the east.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>Additional parking is proposed near residences to the east of the site. A wood fence six feet in height is depicted on the site plan along an undefined portion of the parking area.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Grading and construction on the site may create temporary noise impacts.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Noise Ordinance No. 11,778       Building Ordinance No. 2225--Chapter 35

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

Lot Size     Project Design     Compatible Use

*Project design should include impermeable sound barrier wall to the northeast of the site at the boundary of adjacent residences.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant impact     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>Public sewage facilities are available to the site.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

Lot Size     Project Design     Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

Potentially significant impact     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Temporary dust may be present during grading and construction activities.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code – Section 40506  
 **MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**  
 Project Design     Air Quality Report

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>One oak tree is present and proposed to remain onsite without project impacts to the tree.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

Lot Size       Project Design       ERB/SEATAC Review       Oak Tree Permit

*Protective measures for the oak tree shall be taken during construction. No encroachment into the protected zone of the oak tree allowed without an approved Oak Tree Permit.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |
- 
- 
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**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

Lot Size       Project Design

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**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

Lot Size       Project Design

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**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  <i>The two-story structures proposed do not exceed 35 feet in height.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Similar existing church facilities are present on the site. Retail uses to the southwest and south, and school facilities to the north, are of similar scale and bulk.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>1,200 cubic yards of balanced grading is proposed.</i>

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Visual Report       Compatible Use

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>Adequate parking is provided.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Two vehicle accesses are provided and a 26 foot wide fire lane is proposed.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**  
 Project Design     Traffic Report     Consultation with Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant impact     Less than significant with project mitigation     Less than significant/No

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Public sewage facilities are available.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**  
 Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant impact     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Nearest fire station is located at 1525 S Nogales Ave. Rowland Hts., 1.25 miles from the site. Nearest Sheriff's station is located at 21695 Valley Blvd., Walnut, 2.9 miles from the site.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/>

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Fire Mitigation Fee

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant impact     
  Less than significant with project mitigation     
  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Public water supply is available.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>Public utilities are available to the site.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

Lot Size       Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?                           |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |
- 
- 
- 

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Compatible Use

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>The proposed project areas were formerly used by existing single-family residences. No known evidence of toxic uses is present.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The project is consistent with the U1 (Urban 1) designation.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project is consistent with the A-1-15,000 zoning subject to a conditional use permit and subject to applicable development standards.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES /  OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant impact     
  Less than significant with project mitigation     
  Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents? <i>The project proposes to provide expanded recreational facilities for participating members of the community.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>One single-family residence will be demolished.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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MITIGATION MEASURES /  OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant impact       Less than significant with project mitigation       Less than significant/No impact

## Szalay, Kim

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**From:** David Rodriguez [drodriguez@strategiccounsel.com]  
**Sent:** Wednesday, May 02, 2007 10:09 AM  
**To:** Szalay, Kim  
**Subject:** RE: 89318-(4) 1555 Fairway Drive, Walnut/Rowland Heights Church Expansion

Kim:

Here is the response from the Church. I will forward you whatever are their additional comments etc.

---

David C. Rodriguez  
Strategic Counsel, PLC  
523 West Sixth Street, Suite 1128  
Los Angeles, California 90014  
tel: 213-895-7010 x 203  
e-mail: [drodriguez@strategiccounsel.com](mailto:drodriguez@strategiccounsel.com)

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**From:** Ting, Louis [mailto:Louis.Ting@ladwp.com]  
**Sent:** Monday, April 30, 2007 3:26 PM  
**To:** David Rodriguez  
**Cc:** ericau@pwcci.com; louisandgrace@yahoo.com; derrick.ma@gmail.com; eckhong@yahoo.com; gcint@charter.net; joeindi57@hotmail.com; scrowther@pcmagic.net; jwu2ewu@aol.com  
**Subject:** RE: First Chinese Baptist

Dear Mr. Rodriguez,

Thank you and the Development Committee's time and efforts in reviewing our expansion project. We understand the Committee's and Council's concerns, and our goal is to mitigate the potential negative impacts to the community. We will further study these with our architects in great detail, and address them accordingly.

**Thanks,  
Louis Ting**

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**From:** David Rodriguez [mailto:drodriguez@strategiccounsel.com]  
**Sent:** Monday, April 30, 2007 2:32 PM  
**To:** Ting, Louis; ericau@pwcci.com  
**Subject:** First Chinese Baptist

Louis and Eric:

We apologize for not forwarding you the Rowland Heights Community Coordinating Council's comments earlier.

5/2/2007

After our development committee meeting, we met with our board and discussed it among our members. In short, our fears are twofold:

1) Expansion of parking lot is not objected to, although again concern was expressed with the expansion of the use/structures (new hall/multi-purpose + classrooms +amphitheatre) on the site and the possibility for additional functions or expansion in the capacity that could create additional future parking issues. Currently, church goes use Fairway, Brea Cyn Cutoff, the commercial lots (Hing Wa Lee and Canyon Point) and Ybarra grade school for additional parking. Additional parking would in theory greatly reduce the stress of street etc. parking – however, in practice, because the Church is expanding its usage, in practice what likely will occur is that these negative impacts will be increased with the increased use.

2) While increasing the number of compact spaces would allow for additional spaces, as an architect, who serves on our board has pointed out, other communities have stricter parking standards and lower allowances for compact parking spaces. He asked that you reduce the number of “compact” parking spaces but at the same time you provide for more on site parking.

Moreover, additional comments in a nutshell were as follows:

- There was also a comment that the entrance on Fairway did not appear to provide for sufficient turning radius required by emergency vehicles.

You might recall that we also discussed in theory the possibility of conditions limiting the use of outsiders (e.g. leasing the hall etc. to other churches etc.), and limiting the weekday functions/events to control potential parking problems, prohibiting festivals/carnivals. We would also need to have these set forth in any conditional approval from the County.

---

David C. Rodriguez  
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e-mail: [droduiguez@strategiccounsel.com](mailto:droduiguez@strategiccounsel.com)

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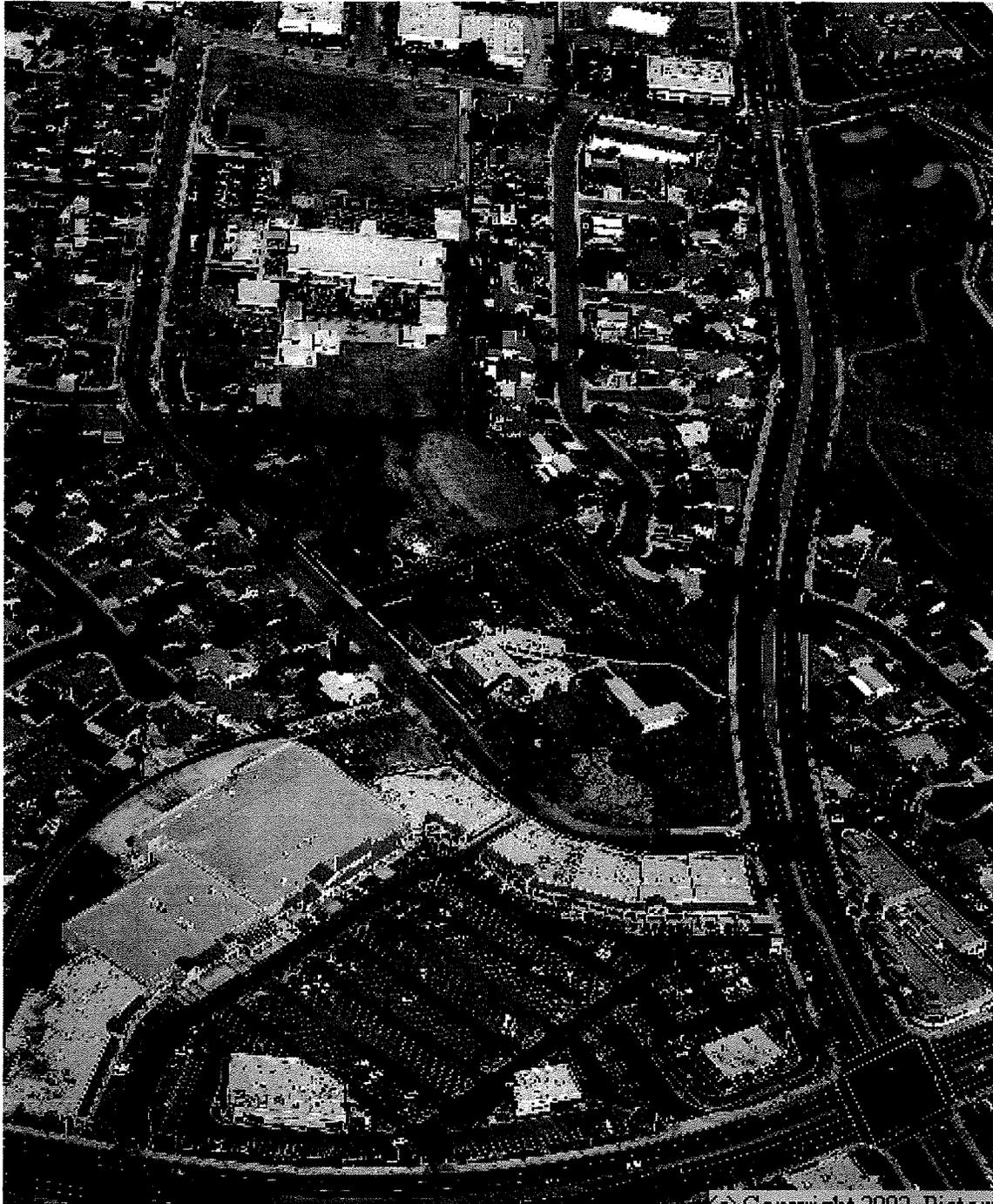
**Project No. 89318-(4)  
RCUP 200600258-(4)  
1555 Fairway Drive, Walnut (Rowland Heights)  
Chinese Baptist Church Expansion**

**Looking North**



**Project No. 89318-(4)**  
**RCUP 200600258-(4)**  
**1555 Fairway Drive, Walnut (Rowland Heights)**  
**Chinese Baptist Church Expansion**

Looking North





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