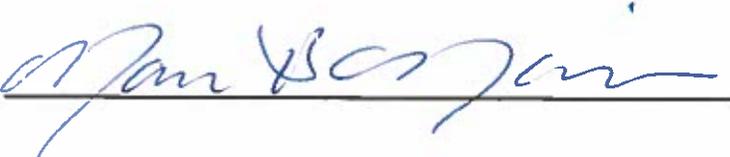


Regional Planning Commission Transmittal Checklist

Hearing Date
05/11/2016
Agenda Item No.
6

Project Number: R2013-03046-(4)
Conditional Use Permit Case No. 201400029
Case(s): Zone Change No. 201400003
Plan Amendment No. 2016001269
Environmental Assessment No.201400059
Planner: Michele Bush

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolutions / 8.5x11 Maps (ZC and PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By: 



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

PROJECT NUMBER
 R2013-03046-(4)

HEARING DATE
 May 11, 2016

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400029
 Zone Change No. 201400003
 Plan Amendment No. 2016001269
 Environmental Assessment No. 201400059

OWNER / APPLICANT

Hung Chan Tsai / Creative Design Associates (CDA)

MAP/EXHIBIT DATE

10/30/2014

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit to authorize the construction and maintenance of a 35,413sf, two-story office building with above-ground and subterranean parking located on a 1.16 acre property. The subject property is currently zoned A-1-6,000 (Light Agricultural-6,000 minimum lot area), which does not allow for office buildings. Therefore, the applicant is requesting a change from the existing zone to C-3-DP (General Commercial-Development Program). The site is located in the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The plan amendment requests to change the designation to the C (Commercial) designation to allow the office use.

LOCATION

18002 Colima Road, Rowland Heights

ACCESS

Colima Road – (two driveways proposed)

ASSESSORS PARCEL NUMBER(S)

8265-003-013 & 8265-003-014

SITE AREA

1.16 Acre

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

U1 – Urban 1 (1.1 to 3.2 du/ac)

ZONE

A-1-6,000 (Light Agricultural)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND)

KEY ISSUES

- Compliance with Los Angeles County Code Sections 22.56.040, 22.16, Part 2 and General Plan Amendment Burden of Proof
- RHCCC Opposition

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

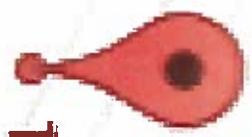
mbush@planning.lacounty.gov

Yarn Rd

Espino St

Colima Rd

18002 Colima Rd



Rio Seco Dr

Colima Rd

Colima Rd

S Larkvane Rd

Pavas Ct

E Via Amadora

Cil Madrid

PROJECT NO. R2013-03046-(4)
CONDITIONAL USE PERMIT NO. 201400029
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STAFF ANALYSIS
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ENTITLEMENTS REQUESTED

- Plan Amendment to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow office use.
- Zone Change to amend the Project Site's zoning from Zone A-1-6,000 (Light Agricultural-6,000 sq. ft. lot minimum) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. The –DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
- Conditional Use Permit (CUP) to implement the development program in connection with the –DP overlay that is a part of the Zone Change to the C-3-DP Zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2. The CUP will restrict development of the rezoned property to the proposed Project shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new CUP is first obtained.

PROJECT DESCRIPTION

The applicant is requesting the Project permit, Zone Change and Plan Amendment to authorize the construction and maintenance of a 35,413 square-foot, two-story office building with above-ground and subterranean parking. The Project Site is 1.16 acre in size and consists of two legal lots. The Project Site is triangular in shape with gentle-sloping topography and is developed with an existing plant nursery and wireless telecommunications facility, both will be removed prior to Project construction.

The site plan for the Project depicts the 1.16-acre parcel of land developed with the proposed 35,413 square foot, two-story office building with 34 above-ground, standard and six short term bicycle parking spaces. Additional parking is provided in the subterranean parking lot. The site plan also depicts a trash enclosure located at the southwest corner of the Project site. A total of 14,016 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by two driveways located along Colima Road. No signage is proposed at this time.

EXISTING ZONING

The subject property is zoned A-1-6,000.

Surrounding properties are zoned as follows:

North: A-1-6,000

South: R-1-10,000 (Single-Family Residence-10,000 sf minimum lot area)

East: A-1-6,000 and R-3-30U (Limited Density Multiple Residence-30 Units Per Acre)

West: R-4-30U (Medium Density Multiple Residence-30 Units Per Acre)

PROJECT NO. R2013-03046-(4)
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STAFF ANALYSIS
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EXISTING LAND USES

The subject property is developed with an existing plant nursery and wireless telecommunications facility. A portion of the Schabarum-Skyline Trail is located along the Project site.

Surrounding properties are developed as follows:

North: Single-Family Residential, Commercial and Trail

South: Single-Family Residential

East: Single and Multi-Family Residential

West: Multi-Family Residential and Trail

PREVIOUS CASES/ZONING HISTORY

Several zoning cases have been approved on the Project Site:

- CP 94111 was approved on March 4, 1995, to allow the operation and maintenance of a retail plant nursery.
- R2005-02283/RCUP 200500165 was approved on November 1, 2006 to allow continued use of the existing retail nursery.
- R2006-03455/RCUP 200600276 was approved on December 18, 2007 to allow a wireless telecommunications facility.

A noticed public hearing was held on January 7, 2015 before the Regional Planning Commission. During the hearing the Commission discussed and took action on the initiation of the processing of the application to amend the land use map of the Rowland Heights Community Plan associated with the subject Project. The Commission moved to initiate the Plan Amendment. Prior to the January 7, 2015 hearing staff received one letter in opposition from residents living at 17553-17989 Calle Barcelona.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The area of environmental impact found to be less than significant with Project mitigation incorporated include the following:

- **Aesthetics**

The applicant must provide evidence that the subject trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the

proposed 35,413sf, two-story office building with subterranean parking and all construction related activities over a long period of time. The Department reserves the right to provide additional input and comment after further coordination with other Departments to ensure that the County's existing trail, Schabarum-Skyline Trail, and underpass are fully improved and protected to the satisfaction of the Department.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Project site is located within the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The Plan describes this designation as suitable for low density, detached single-family dwellings, typically with 10,000 to 40,000 sq. ft. lots. The applicant is requesting to amend the Rowland Heights Community Plan by changing the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the proposed office use.

The following policies of the General Plan are applicable to the proposed Project:

- *Policy LU 1.4: In the review of Project-specific amendment(s) to the General Plan, ensure that the Project-specific amendment(s):*
 - *Is consistent with the goals and policies of the General Plan;*
 - *Shall benefit the public interest and is necessary to realize an unmet local or regional need.*

The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies. The property under consideration is a proper location for the C designation because it would meet the demand for office use development in the area. The land use designation amendment will also potentially bring in medical offices which will offer medical services to the local population that would not be available under the current land use designation.

- *Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

Currently, the underdeveloped agricultural zoned land is not compatible with the rest of the surrounding neighborhood. A zone change to C-3 will make the site visually conform with the neighborhood of offices, retail and multi-family uses. The change to C-3 will also bring more offices to the area and consequently help to bring more jobs to the area.

The following policies of the Community Plan are applicable to the proposed Project:

- *Encourage the beautification of new and existing commercial areas. This can be achieved through the combined efforts of the public and private sectors. Where practical, adhere to the following guidelines:*
 - *Provide a minimum of ten feet of landscaping along the street frontage of commercial uses.*
 - *Landscape a minimum of five percent of the parking area.*

The Project design and landscape planting plan includes full landscaping along Colima Road, which includes areas greater than ten feet. The Project proposes 7.3 percent landscaping within the parking area.

Zoning Ordinance and Development Standards Compliance

The Project Site is currently zoned A-1-6,000 (Light Agricultural-6,000 sf minimum lot area). The applicant is requesting to change the Project Site's zoning from Zone A-1 (Light Agricultural) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. The –DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area. The following analysis compares the current Project proposal with the development standards applicable in the C-3 zone.

Parking

Pursuant to Section 22.52.1070 of the County Code, all nonresidential parking lots accessible to the public shall provide parking spaces designated for persons with disabilities. The Project is required to provide three accessible parking spaces and four are proposed.

Pursuant to Section 22.52.1084 of the County Code, every nonresidential use shall provide and maintain on-site loading and unloading spaces. The Project is required to provide one Type A (12' x 24') space and one is proposed.

Pursuant to Section 22.52.1100 of the County Code, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-(U), shall provide one automobile parking space for each 250 sq. ft. of floor area of any building or structure so used; except for medical offices which shall instead provide one automobile parking space for each 400 sq. ft. of floor area of any building or structure so used. The Project proposes 19,505 square feet of business/professional office space and 15,710 square feet of medical office space, requiring a total of 112 parking spaces, which are provided.

Pursuant to Section 22.44.132 of the County Code, establishments in the Rowland Heights Community Standards District (CSD) are subject to the following development standards:

- Landscaping
Lots or parcels of land greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area. The Project site is approximately 50,693 square feet and proposes 27.6 percent landscaping.
- Parking Lot Landscaping
Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. The proposed, above-ground parking lot will consist of 34 parking spaces and proposes 7.3 percent landscaping.
- Lot Coverage
All new structures shall have a maximum cumulative 40 percent coverage of the net area of the lot or parcel of land. The Project proposes 37.2 percent lot coverage.
- Height
A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. The Project proposes a height of 42 feet.
- Limitation on Stories
Structures on lots or parcels of land with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories. The Project proposes a two-story structure.

Site Visit

Staff conducted a site visit on April 11, 2016. The Project site appeared to be in compliance with the Project request.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.16.170 and 22.16.110 of the County Code. The Burdens of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the burdens of proof.

Neighborhood Impact/Land Use Compatibility

The applicant is requesting to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to

PROJECT NO. R2013-03046-(4)
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C (Commercial) designation to allow the proposed office use. The applicant is also requesting to change the Project Site's zoning from Zone A-1 to Zone C-3-DP to allow office use.

The CUP is intended to limit new C-3 zoning to medical office and business/professional office uses only. The amount of traffic will be constrained with the Project's approval because retail and other high traffic attractions will not be allowed. The current land use designation prohibits the proposed office development Project on the site and the applicant has demonstrated the suitability of the subject property for the proposed use.

Establishment of the proposed use at such location is in conformity with good zoning practice. The property under consideration is a proper location for the C designation because it would meet the demand for office use development in the area. The surrounding area, as it exists, is a combination of commercial and residential uses. The U1 designation is no longer appropriate for the Project site, as the properties along Colima Road primarily consist of multi-family and commercial uses. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies.

There are no active zoning violations on the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on a letter from the County of Los Angeles Department of Public Works, dated August 11, 2015, Public Works recommends approval of this Conditional Use Permit and Zone Change and has recommended conditions of approval, which are included in the Project's conditions.

Based on a letter from the County of Los Angeles Fire Department, dated August 18, 2015, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with recommended conditions of approval, which are included in the Project's conditions.

Based on a letter from the County of Los Angeles Department of Parks and Recreation, dated September 17, 2015, the Department of Parks and Recreation has no objection to the proposed Project as shown on the revised site plans, dated June 11, 2015, with recommended conditions of approval, which are included in the Project's conditions.

Based on a letter from the County of Los Angeles Department of Public Health, Environmental Health Division, dated June 6, 2014, Public Health recommends approval of this Conditional Use Permit and has recommended conditions of approval, which are included in the Project's conditions.

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STAFF ANALYSIS
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OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Based on a letter from the Rowland Water District, dated February 28, 2014, the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this Project.

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.

On June 9, 2014, prior to the Commission's public hearing on the Project, the permittee met with the Rowland Heights Coordinating Council to present the Project. On May 11, 2015, the permittee held a community outreach meeting to provide information regarding the Project and related plan amendment.

PUBLIC COMMENTS

Based on an email from the President of the Rowland Heights Community Coordinating Council (RHCCC), dated January 5, 2016, a majority of the RHCCC board has voted to oppose the medical/office building proposed for 18002 Colima Road, Rowland Heights. Some of the issues of concern were:

- The scope of the Project was felt to be excessive for this odd shaped triangular lot.
- Traffic on Colima Road between Stoner Creek and Larkvane between 3:30 p.m. to 6:00 p.m. is notoriously bad. Frequently it backs up from one signal to the next. This Project would exacerbate that problem.
- The lack of sufficient community notice given the fact this Project requires an amendment to our Rowland Heights Community Plan. There are few residential properties lying within the 500-foot radius that received mailed notices of the presentation of the Project at the RHCCC community meeting. Also, though the small notice published in the legal section of a local paper may have met the technical legal requirement of public notice for Projects requiring an amendment to our community plan the board did not think it passed the "smell test." Amendments to our community plan are taken quite seriously by our residents and there needs to be better outreach to make sure there is better community awareness.
- The board was also concerned parking would be insufficient given the fact a number of the units will be medical suites.
- The height of the building.

PROJECT NO. R2013-03046-(4)
CONDITIONAL USE PERMIT NO. 201400029
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STAFF ANALYSIS
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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 Project Number R2013-03046-(4), Conditional Use Permit Number 201400029, subject to the attached conditions. And further subject to adoption by the Board of Supervisors of Plan Amendment Number 2016001269 and Zone Change Number 201400003

SUGGESTED APPROVAL MOTIONS:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201400029 AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF PLAN AMENDMENT NUMBER 2016001269 AND ZONE CHANGE NUMBER 201400003 FOR ITS CONSIDERATION WITH THE ATTACHED RESOLUTIONS.

Prepared by Michele Bush, Principal Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statements
Correspondence
Environmental Document (Initial Study and MMRP)
Site Photographs, Aerial Image
Site Plan, Land Use Map
Zone Change Resolution, Zone Change Ordinance Map
Plan Amendment Resolution, Plan Amendment Ordinance Map

MM:MRB
05/11/16

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PLAN AMENDMENT NO. 2016001269**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Plan Amendment No. 2016001269 on May 11, 2016 and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant has requested an Amendment to the Rowland Heights Community Plan to change the land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) on the 1.16-acre subject property.
2. The subject property is located at 18002 Colima Road within the unincorporated community of Rowland Heights, Puente Zoned District, Fourth Supervisorial District.
3. The plan amendment request was heard concurrently with Zone Change No. 201400003 and Conditional Use Permit No. 201400029 at the May 11, 2016 public hearing.
4. Zone Change No. 201400003 is a related request to authorize a change of zone from A-1-6,000 (Light Agricultural-6,000 sq. ft. lot minimum) to Zone C-3-DP (General Commercial-Development Program).
5. Conditional Use Permit No. 201400029 is a related request to implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP (General Commercial-Development Program) Zone.
6. The Conditional Use Permit No. 201400029 site plan, the Exhibit "A," depicts the subject property developed with the proposed 35,413 square foot, two-story office building with 34 above-ground, standard and six short term bicycle parking spaces. Additional parking is provided in the subterranean parking lot. The site plan also depicts a trash enclosure located at the southwest corner of the project site. A total of 14,016 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by two driveways located along Colima Road. No signage is proposed at this time.
7. The applicant is requesting an amendment to the Rowland Heights Community Plan to change the land use designation of the 1.16-acre parcel from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial). The Commercial designation is suitable for office uses.
8. In reaching its decision the Regional Planning Commission considered the whole record, including testimony for and against the project.

9. A need for the proposed Community Plan Amendment exists because the current land use designation prohibits the proposed office development Project on the site and the applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies.
10. The particular amendment proposed is appropriate and proper because the surrounding properties and lots are of higher density development and the current site is an oddity in the neighborhood. Directly to the west is a property within the U5-Urban 5 (22.1 to 35 du/ac) land use designation of the Rowland Heights Community Plan, to the east is a property within the U4-Urban 4 (12.1 to 22 du/ac) designation, and to the north are properties within the C (Commercial) and U2-Urban 2 (3.3 to 6 du/ac) designations. Amending the current site for the proposed office use would be an appropriate use of the Project site compatible with the commercial and higher density use types within the surrounding area.
11. Modified conditions warrant a revision to the Rowland Heights Community Plan because the original designation of U1 would restrict the site to single-family residential uses. The property under consideration is a proper location for the C designation because it would meet the demand for office use development in the area. The surrounding area, as it exists, is a combination of commercial and residential uses. The U1 designation is no longer appropriate for the Project site, as the properties along Colima Road primarily consist of multi-family and commercial uses.
12. Approval of the proposed Rowland Heights Community Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because currently, the underdeveloped single-family designated land is not compatible with the rest of the surrounding neighborhood. A land use designation amendment to C will make the site visually conform with the neighborhood of offices, retail and multi-family uses. The change to C will also bring more offices to the area and consequently help to bring more jobs to the area. The land use designation amendment will also potentially bring in medical offices which will offer medical services to the local population that would not be available under the current land use designation.
13. The proposed plan amendment is consistent with the goals and policies of the Countywide General Plan and Rowland Heights Community Plan. The proposed office building project will benefit the public interest, realize an unmet local or regional need, encourage infill development in an urban area on an underutilized site and encourage the beautification of a new commercial area.

14. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.)

("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the project.

15. The area of environmental impact found to be less than significant with project mitigation incorporated was aesthetics.
16. The Commission adopts the Mitigated Negative Declaration and adopts the Mitigation Monitoring and Reporting Program prepared for the project and presented to the Commission; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the MND has been completed in compliance with CEQA, the CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment of the Commission as to the environmental consequences of the project; determines that the conditions of approval and mitigation measures discussed in the MMRP are the only mitigation measures for the project which are feasible; determines that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider Plan Amendment No. 2016001269, a change of classification within the Rowland Heights Community Plan from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) on approximately 1.16 acre with development restrictions as provided by the related Conditional Use Permit No. 201400029; and
2. That the Board of Supervisors certify completion of and approve the attached MND along with the MMRP dated May 11, 2016 for Plan Amendment No. 2016001269; and
3. That the Board of Supervisors adopt the above recommended Plan Amendment No. 2016001269

**PLAN AMENDMENT CASE NO. 2016001269
PROJECT NO. 2013-03046-(4)**

**PAGE 4 of 3
RESOLUTION**

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on May 11, 2016.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

DRAFT

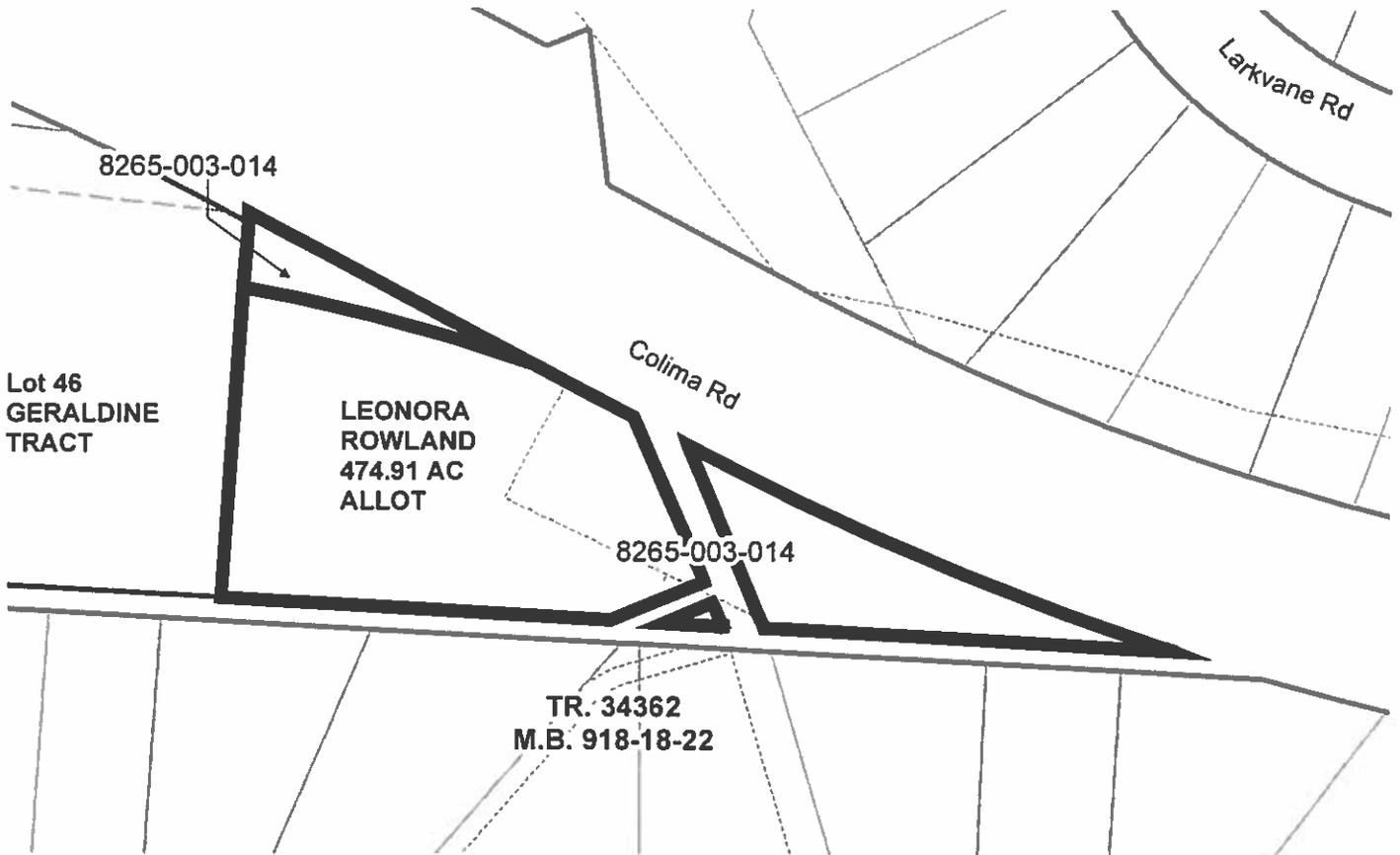
AMENDMENT TO ROWLAND HEIGHTS COMMUNITY GENERAL PLAN
ROWLAND HEIGHTS COMMUNITY

PLAN AMENDMENT: 2016001269A

ON: _____

CATEGORY U-1 TO CATEGORY C

(PROPOSED: COMMERCIAL)



LEGAL DESCRIPTION: THAT CERTAIN PORTION OF THE TRACT OF LAND MARKED "LEONORA ROWLAND 474.91 AC" ON MAP OF PART OF THE PUENTE RANCHO FILED IN CASE NO. 5800 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, FOR THE COUNTY OF LOS ANGELES, LYING S'LY OF COLIMA ROAD, 100' WIDE, BOUNDED ON THE WEST BY THE E'LY LINE OF LOT 46 OF THE GERALDINE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 72 OF MAPS, AND BOUNDED ON THE SOUTH BY THE N'LY BOUNDARY OF TRACT 34362, AS PER MAP RECORDED IN BOOK 918 PAGES 18-22 OF MAPS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA
- NAP NOT A PART

ASSESSOR'S PARCEL NO: 8265-003-013; 8265-003-014

DIGITAL DESCRIPTION: VZCO\PUENTE

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, VICE CHAIR
 RICHARD J. BRUCKNER, PLANNING DIRECTOR



0 50 100
 FEET

COUNTY ZONING MAP
 108H313

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03046-(4)
ZONE CHANGE NO. 201400003**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. 201400003 on May 11, 2016:

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is located at 18002 Colima Road, in the unincorporated community of Rowland Heights within the Puente Zoned District.
2. The applicant is requesting a Zone Change from A-1-6,000 (Light Agricultural-6,000 sq. ft. lot minimum) to Zone C-3-DP (General Commercial-Development Program) on a 1.16-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the Conditional Use Permit will restrict the development of the re-zoned site to an office building development. Aside from the office building, the property shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses allowed within the C-3 (General Commercial) Zone shall require a new Conditional Use Permit.
3. The Zone Change request was heard concurrently with Plan Amendment No. 2016001269 and Conditional Use Permit No. 201400029 at the May 11, 2016 public hearing.
4. Plan Amendment No. 2016001269 is a related request to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the office use.
5. Conditional Use Permit No. 201400029 is a related request to implement the development program in connection with the –DP overlay that is a part of the Zone Change to the C-3-DP (General Commercial-Development Program) Zone.
6. The Project Site is currently located within the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The Plan describes this designation as suitable for low density, detached single-family dwellings, typically with 10,000 to 40,000 sq. ft. lots. The applicant is requesting to amend the Rowland Heights Community Plan by amending the

Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the proposed office use.

7. The Project Site is currently zoned A-1-6,000 (Light Agricultural-6,000 sf minimum lot area). The applicant is requesting to change the Project Site's zoning from Zone A-1 (Light Agricultural) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area. The proposed project has been designed to meet all requirements of the Los Angeles County Code.
8. Establishment of the proposed use at such location is in conformity with good zoning practice. The property under consideration is a proper location for the C-3 zone classification because it would meet the demand for office use development in the area. The surrounding area, as it exists, is a combination of commercial and residential uses. The A-1 zoning classification is no longer appropriate for the Project site, as the properties along Colima Road primarily consist of multi-family and commercial uses. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies.
9. The Conditional Use Permit No. 201400029 site plan, the Exhibit "A," depicts the subject property developed with the proposed 35,413 square foot, two-story office building with 34 above-ground, standard and six short term bicycle parking spaces. Additional parking is provided in the subterranean parking lot. The site plan also depicts a trash enclosure located at the southwest corner of the project site. A total of 14,016 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by two driveways located along Colima Road. No signage is proposed at this time.
10. Surrounding zoning is A-1-6,000 to the north, R-1-10,000 (Single-Family Residence-10,000 sq. ft. minimum lot area) to the south, A-1-6,000 to the east and R-4-30U (Medium Density Multiple Resident-30 Units Per Acre) to the west.
11. Surrounding land uses consist of single-family residential and commercial to the north, single-family residential to the south, single and multi-family residential to the east, and multi-family residential to the west.
12. Modified conditions warrant a revision in the zoning plan as it pertains to the area under consideration because Rowland Heights is becoming increasingly developed and the demand for agricultural zoning is less than the demand for commercial zoning. Granting the request to change the

- zoning from A-1 to C-3-DP will be compatible with current development trends.
13. A need for the proposed zone classification exists within such area because the need for more commercial space will grow in the future for Rowland Heights, as it develops. The need for agricultural zoning is likely to drop or become nonexistent as Rowland Heights becomes more urbanized.
 14. The particular property under consideration is a proper location for said zone classification within such area or district because there is demand for commercial development in the area. The area is currently a combination of commercial and residential uses. A large commercial center exists approximately 500 feet northwest of the Project site and a C-3 zoned plaza exists approximately 800 feet east of the Project site.
 15. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. Currently, the underdeveloped agricultural zoned land is not compatible with the rest of the surrounding neighborhood. A zone change to C-3 will make the site visually conform with the neighborhood of offices, retail and multi-family uses. The change to C-3 will also bring more offices to the area and consequently help to bring more jobs to the area. The zone change will also potentially bring in medical offices which will offer medical services to the local population that would not be available under the current agricultural zoning.
 16. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the project. The area of environmental impact found to be less than significant with project mitigation incorporated was aesthetics.
 17. 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.
 18. 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 East Section, Los Angeles County Department of Regional Planning.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-6,000 (Light Agricultural-6,000 sq. ft. lot minimum) to Zone C-3-DP (General Commercial-Development Program).
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated May 11, 2016, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Rowland Heights Community Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on May 11, 2016.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

MRB
05/11/16

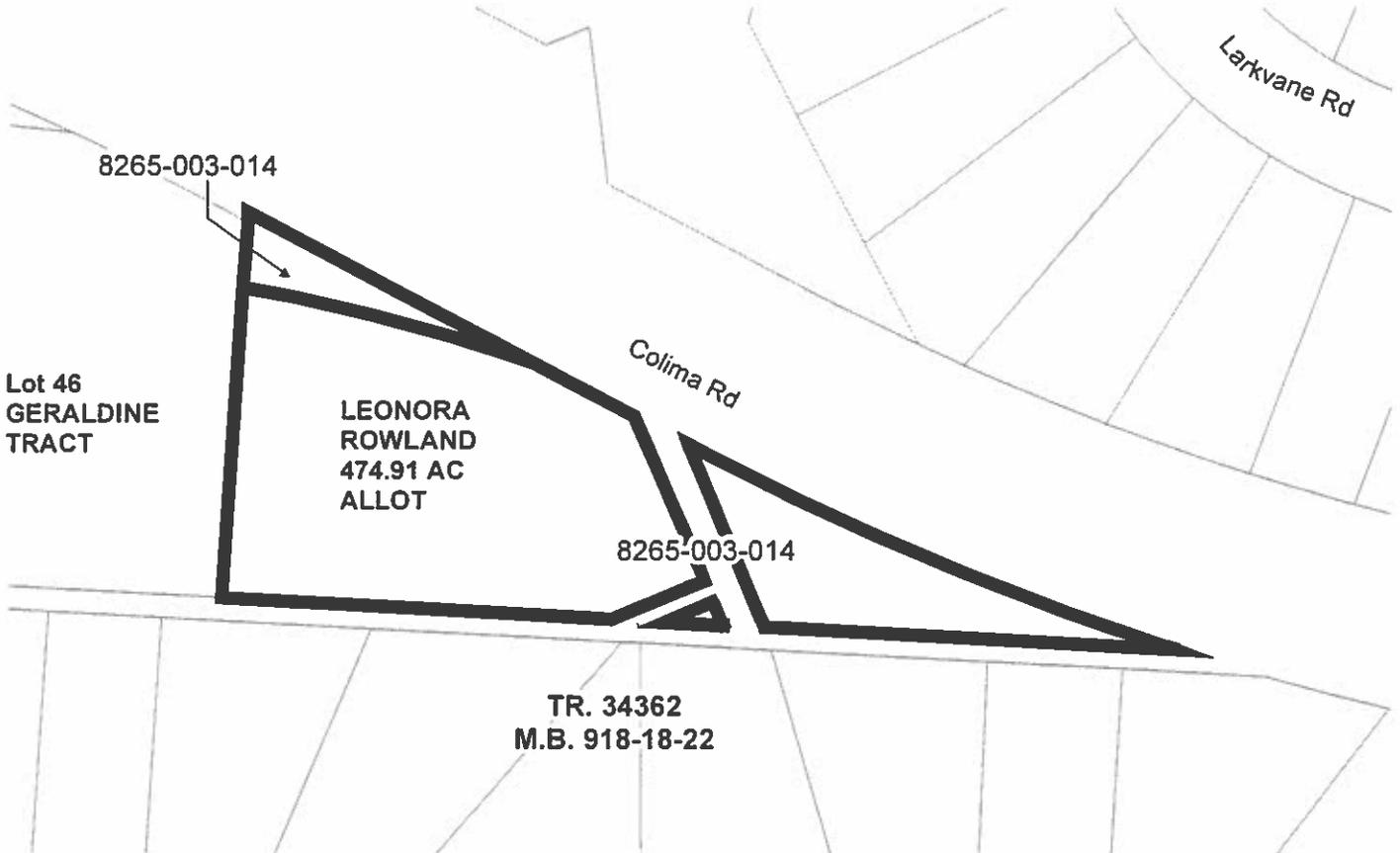
CHANGE OF PRECISE PLAN
PUENTE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC20140003**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: THAT CERTAIN PORTION OF THE TRACT OF LAND MARKED "LEONORA ROWLAND 474.91 AC" ON MAP OF PART OF THE PUENTE RANCHO FILED IN CASE NO. 5800 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, FOR THE COUNTY OF LOS ANGELES, LYING S'LY OF COLIMA ROAD, 100' WIDE, BOUNDED ON THE WEST BY THE E'LY LINE OF LOT 46 OF THE GERALDINE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 72 OF MAPS, AND BOUNDED ON THE SOUTH BY THE N'LY BOUNDARY OF TRACT 34362, AS PER MAP RECORDED IN BOOK 918 PAGES 18-22 OF MAPS.

ASSESSOR'S PARCEL NO: 8265-003-013; 8265-003-014

DIGITAL DESCRIPTION: \ZCOZD_PUENTE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, VICE CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
108H313

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03046-(4)
CONDITIONAL USE PERMIT NO. 201400029
ENVIRONMENTAL ASSESSMENT NO. 201400059**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 11, 2016, in the matter of Project No. 2013-03046-(4), consisting of Conditional Use Permit No. 201400029 ("CUP"), Zone Change No. 201400003 ("Zone Change"), and Plan Amendment No. 2016001269 ("Plan Amendment").
2. The permittee, Creative Design Associates (CDA) ("permittee"), requests the CUP to authorize the construction and maintenance of a 35,413 square-foot, two-story office building with above-ground and subterranean parking ("Project") on a property located at 18002 Colima Road in the unincorporated community of Rowland Heights ("Project Site").
3. The CUP is a request to implement the development program in connection with the –DP overlay that is a part of the Zone Change to the C-3-DP (General Commercial-Development Program) Zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2. The CUP will restrict development of the rezoned property to the proposed Project shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new CUP is first obtained.
4. The Plan Amendment is a related request to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the office use.
5. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1-6,000 (Light Agricultural-6,000 sq. ft. lot minimum) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. The –DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
6. The approval of the CUP will not become effective unless and until the Los Angeles County Board of Supervisors has adopted an ordinance effecting the proposed Plan Amendment and Zone Change and both have become effective.
7. The Project Site is 1.16 acre in size and consists of two legal lots. The Project Site is triangular in shape with gentle-sloping topography and is developed with an existing plant nursery and wireless telecommunications facility, both will be removed prior to Project construction.
8. The Project Site is currently located within the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. Concurrent with this

approval the Planning Commission is recommending the Board of Supervisors approve Plan Amendment No. 2016001269. If approved by the Board of Supervisors, the subject property will be located in the C (Commercial) land use designation.

9. The Project Site is located in the Puente Zoned District and is currently zoned A-1-6,000 (Light Agricultural-6,000 sf minimum lot area). Concurrent with this approval, the Planning Commission is recommending the Board of Supervisors approve Zone Change No. 201400003. If approved by the Board of Supervisors, the subject property will be zoned C-3-DP.

10. Surrounding Zoning within a 500-foot radius includes:

North: A-1-6,000
South: R-1-10,000 (Single-Family Residence-10,000 sf minimum lot area)
East: A-1-6,000 and R-3-30U (Limited Density Multiple Residence-30 Units Per Acre)
West: R-4-30U (Medium Density Multiple Residence-30 Units Per Acre)

11. Surrounding land uses within a 500-foot radius include:

North: Single-Family Residential, Commercial and Trail
South: Single-Family Residential
East: Single and Multi-Family Residential
West: Multi-Family Residential and Trail

12. Several zoning cases have been approved on the Project Site:

- CP 94111 was approved on March 4, 1995, to allow the operation and maintenance of a retail plant nursery.
- R2005-02283/RCUP 200500165 was approved on November 1, 2006 to allow continued use of the existing retail nursery.
- R2006-03455/RCUP 200600276 was approved on December 18, 2007 to allow a wireless telecommunications facility.

13. The site plan for the Project depicts the 1.16-acre parcel of land developed with the proposed 35,413 square foot, two-story office building with 34 above-ground, standard and six short term bicycle parking spaces. Additional parking is provided in the subterranean parking lot. The site plan also depicts a trash enclosure located at the southwest corner of the Project site. A total of 14,016 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by two driveways located along Colima Road. No signage is proposed at this time.

14. The Project will contain a total of 26 office spaces; 19,505 square feet of office uses and 15,710 square feet of medical office space uses.

15. The Project will provide a total of 113 parking spaces, consisting of 11 business dedicated office use parking spaces, 97 standard spaces, four accessible spaces and one loading space. Pursuant to Section 22.52 Part 11 of the county Code, 113 (including the loading space) parking spaces are required.
16. A noticed public hearing was held on January 7, 2015 before the Regional Planning Commission. During the hearing the Commission discussed and took action on the initiation of the processing of the application to amend the land use map of the Rowland Heights Community Plan associated with the subject Project. The Commission moved to initiate the Plan Amendment. Prior to the January 7, 2015 hearing, staff received one letter in opposition from residents living at 17553-17989 Calle Barcelona.
17. On June 9, 2014, prior to the Commission's public hearing on the Project, the permittee met with the Rowland Heights Coordinating Council to present the Project. On May 11, 2015, the permittee held a community outreach meeting to provide information regarding the Project and related Plan Amendment and Zone Change.
18. Based on a letter from the County of Los Angeles Department of Public Works, dated August 11, 2015, Public Works recommends approval of this Conditional Use Permit and associated Zone Change and has recommended conditions of approval, which are included in the Project's conditions.
19. Based on a letter from the County of Los Angeles Fire Department, dated August 18, 2015, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with recommended conditions of approval, which are included in the Project's conditions.
20. Based on a letter from the County of Los Angeles Department of Parks and Recreation, dated September 17, 2015, the Department of Parks and Recreation has no objection to the proposed Project as shown on the revised site plans, dated June 11, 2015, with recommended conditions of approval, which are included in the Project's conditions.
21. Based on a letter from the County of Los Angeles Department of Public Health, Environmental Health Division, dated June 6, 2014, Public Health recommends approval of this Conditional Use Permit and has recommended conditions of approval, which are included in the Project's conditions.
22. Mitigated Negative Declaration
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project

will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

The area of environmental impact found to be less than significant with Project mitigation incorporated include the following:

- Aesthetics

The applicant must provide evidence that the subject trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the proposed 35,413sf, two-story office building with subterranean parking and all construction related activities over a long period of time. The Department reserves the right to provide additional input and comment after further coordination with other Departments to ensure that the County's existing trail, Schabarum-Skyline Trail, and underpass are fully improved and protected to the satisfaction of the Department.

23. Based on a letter from the Rowland Water District, dated February 28, 2014, the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this Project.

24. Based on an email from the President of the Rowland Heights Community Coordinating Council (RHCCC), dated January 5, 2016, a majority of the RHCCC board has voted to oppose the medical/office building proposed for 18002 Colima Road, Rowland Heights. Some of the issues of concern were:

- The scope of the Project was felt to be excessive for this odd shaped triangular lot.
- Traffic on Colima Road between Stoner Creek & Larkvane between 3:30 p.m. to 6:00 p.m. is notoriously bad. Frequently it backs up from one signal to the next. This Project would exacerbate that problem.
- The lack of sufficient community notice given the fact this Project requires an amendment to our Rowland Heights Community Plan. There are few residential properties lying within the 500-foot radius that received mailed notices of the presentation of the Project at the RHCCC community meeting. Also, though the small notice published in the legal section of a local paper may have met the technical legal requirement of public notice for Projects requiring an amendment to our community plan the board did not think it passed the "smell test." Amendments to our community plan are taken quite seriously by our residents and there needs to be better outreach to make sure there is better community awareness.
- The board was also concerned parking would be insufficient given the fact a number of the units will be medical suites.
- The height of the building.

25. *To be inserted after the public hearing to reflect hearing proceedings.*
26. The Commission finds that the Project Site is currently located within the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The Plan describes this designation as suitable for low density, detached single-family dwellings, typically with 10,000 to 40,000 sq. ft. lots. The applicant is requesting to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the proposed office use.
27. The Commission finds that the Project Site is currently zoned A-1-6,000 (Light Agricultural-6,000 sf minimum lot area). The applicant is requesting to change the Project Site's zoning from Zone A-1 (Light Agricultural) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
28. The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 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. The request for the -DP overlay will limit the use of the site to medical and business/professional offices. This will ensure that there will be limited traffic issues/congestion to the area. There are a number of existing offices located in the surrounding area. Business/medical offices will not be a danger to public health. Medical offices could elevate general health and welfare within the community.
29. The Commission finds 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 propose Project has been designed to observe all Los Angeles County Code requirements based on the C-3 zoning designation.
30. The Commission finds 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. The CUP is intended to limit new C-3 zoning to medical office and business/professional office uses only. The amount of traffic will be constrained with the Project's approval because retail and other high traffic attractions will not be allowed. The site is located along Colima Road, which allows access by necessary public and private services.
31. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 20 years.

32. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the library located in the vicinity of the Rowland Heights community. On March 24, 2016, a total of 113 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
33. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
34. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
35. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
36. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

WITH REGARD TO THE CONDITIONAL USE PERMIT

- A. The proposed use with the attached conditions will be consistent with the adopted Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- F. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration or substantially diminish or impair property values within the neighborhood.
- G. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of this site for the particular use or development intended, is arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- H. That the development program will provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 201400029, subject to the attached conditions and further subject to approval by the Board of Supervisors of Plan Amendment No. 2016001269 and Zone Change No. 201400003.

ACTION DATE: MAY 11, 2016

VOTE:

MM:MRB
05/11/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03046-(4)
CONDITIONAL USE PERMIT NO. 201400029
ENVIRONMENTAL ASSESSMENT NO. 201400059**

PROJECT DESCRIPTION

The project is a request to authorize the construction and maintenance of a 35,413 square-foot, two-story office building with above-ground and subterranean parking subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
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 Los Angeles County ("County") Department of Regional Planning ("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 No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 11, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for eleven (11) (one the first year and 10 biennial) 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends **May 30, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.25 (\$2,210.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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.
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 11, 2016**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
24. No existing building or structure which under the program is to be demolished shall be used.
25. All improvements shall be completed prior to the occupancy of any structures.
26. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
27. Where specifically so indicated in approval of the development program, such schedule may permit development to be completed in phases.

PROJECT SITE SPECIFIC CONDITIONS

28. This grant shall authorize the construction and maintenance of a 35,413 square-foot, two-story office building with above-ground and subterranean parking.
29. Aside from the office building, the property shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses allowed within the C-3 (General Commercial) Zone shall require a new Conditional Use Permit.
30. The permittee shall provide and continuously maintain 113 parking spaces as required by the County Code, to include 11 business dedicated office use parking spaces, 97 standard spaces, four accessible spaces and one loading space (12' x 24'). If the permittee changes the operation of the office building so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" (REA) within 90 days of such occurrence.

If the office building substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

31. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of 1/20,000 sq. ft. of gross floor area, for short-term bicycle parking, and 1/10,000 sq. ft. of gross floor area, for long-term bicycle parking. The office use has a square footage of 35,413 which would require not less than two short-term spaces and four long-term spaces be provided based on the applicable ratio.

If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

32. The height of the new structure shall not exceed 45 feet above grade, excluding chimneys and rooftop antennas.
33. The new structure shall be limited to not more than two stories.
34. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscaping provided shall be a minimum of ten percent of the net lot area of the subject property.
35. Parking lot landscaping provided shall be a minimum of five percent of the gross area of the parking lot.
36. The new structure shall not exceed 40 percent coverage of the net area of the lot.
37. All roof-top mechanical equipment, on-site, such as air conditioning units, shall be screened from public view.
38. The permittee and its contractor(s) shall comply with Title 12 Section 12.08.440 of the County Code regarding building construction noise.
39. The permittee shall provide a "hotline" number clearly visible from the street frontage of the premises showing a telephone number of the person(s) with responsibility over construction activities, to answer inquiries and complaints during construction hours regarding construction activities and/or construction personnel. A log shall be kept of all such inquiries and complaints, along with any resolution of such complaints.
40. All clearing, grading, earth-moving and excavation activities shall cease during periods of high winds (i.e. winds greater than 15 miles per hour).
41. Dust and mud generated by project construction shall be kept on site with dust and/or mud control measures. Such measures shall include watering or sprinkling the site at least twice daily, covering or watering exposed pits, erecting dust fences, tarping debris transport trucks, washing the tires of any vehicle leaving the construction site, and/or any other appropriate measure.
42. If the proposed project were to minimize or damage the subject trail in any way, the applicant shall incur all costs associated with the restoration of the Schabarum-Skyline Trail to the satisfaction of the Department of Parks and Recreation.
43. To reduce the potential for glare impacts all non-glass reflective surfaces must be sanded down to reduce the project's reflectivity and on all glass surfaces, the developer must apply a low reflective coating, or use tinted windows.

44. The permittee shall submit an application and fees associated with a REA for any proposed signage on the project site.
45. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated August 11, 2015.
46. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated August 18, 2015.
47. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Parks and Recreation dated September 17, 2015.
48. The permittee shall comply with all conditions set for the in the attached County of Los Angeles Department of Public Health, Environmental Health Division letter dated June 6, 2014.

Attachments:

Applicant's Development Plan

Mitigation Monitoring Program

Public Works letter dated August 11, 2015

Fire Department letter dated August 18, 2015

Parks and Recreation dated September 17, 2015

Public Health, Environmental Health Division letter dated June 6, 2014

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
 PROJECT NO. R2013-03046-(4) / CONDITIONAL USE PERMIT NO. 201400029 / ZONE CHANGE NO. 201400003 / PLAN AMENDMENT NO. 2016001269 / ENV NO. 201400059**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	The applicant must provide evidence that the Schabarum-Skyline Trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the proposed 35, 413 sf, two-story office building with subterranean parking and all construction related activities over a long period of time. The Department reserves the right to provide additional input and comment after further coordination with other departments to ensure that the County's existing trail and underpass are fully improved and protected to the satisfaction of the Department of Parks and Recreation.	Provide evidence to the County of Los Angeles Department of Parks and Recreation that the Trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the project.	As determined by the County of Los Angeles Department of Parks and Recreation	Applicant and subsequent owner(s)	County of Los Angeles Department of Parks and Recreation
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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P O BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

GAIL FARBER, Director

August 11, 2015

IN REPLY PLEASE

REFER TO FILE LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Michele Bush

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400029
ZONE CHANGE (ZC) NO. 201400003
PROJECT NO. R2013-03046
18002 COLIMA ROAD
ASSESSOR'S MAP BOOK NO. 8265, PAGE 3, PARCEL NOS. 13 AND 14
UNINCORPORATED COUNTY COMMUNITY OF ROWLAND HEIGHTS

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 18002 Colima Road in unincorporated County community of Rowland Heights. The applicant is requesting authorization for a zone change from Zone A-1 to Zone C-3 (Unlimited Commercial) and a CUP to allow the construction and use of a proposed 2-story office building with subterranean parking. Estimated earthwork quantities for the project include 20,000 cubic yards of cut and 20,000 cubic yards of export material.

- Public Works recommends approval of this CUP and ZC.
- Public Works does **NOT** recommend approval of this CUP and ZC.

Upon approval of the site plan, we recommend the following conditions:

1. Road
 - 1.1 Close the unused driveway located on Colima Road, approximately 230 feet from the westerly property line, with standard curb, gutter, and sidewalk.
 - 1.2 Construct two driveway approaches at the site to comply with current Americans with Disabilities Act guidelines.

- 1.3 Plant street trees along the property frontage on Colima Road to the satisfaction of Public Works. Please contact Anthony Brown of Public Works' Road Maintenance Division, Maintenance District 1, at (626) 337-1277 or abrown@dpw.lacounty.gov to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.4 Provide and continuously maintain adequate sight distance from all proposed driveways to the sidewalk fronting the site. This means there shall be no solid structures more than 3 feet high within 10 feet of the right of way.
- 1.5 Execute a drainage covenant for the maintenance of any parkway drains/curb drains that are installed as part of the project.
- 1.6 Submit street improvement plans and acquire street plan approval before obtaining a grading permit.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Street Lights

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Colima Road. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting districts, per approved plans, prior to issuance of a Certificate of Occupancy.

Annexation is required into a County lighting maintenance district. Street lighting plans cannot be approved prior to completion of annexation process.

- 2.1.1 Request the Street Lighting Section to commence annexation and levy assessment balloting proceedings.
- 2.1.2 Provide business/property owner name, mailing address, site address, Assessor's parcel number, and parcel boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
- 2.1.3 Submit a map of the proposed project, including any roadways conditioned for street lights, to the Street Lighting Section.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Untimely compliance with the above conditions will result in delay in the annexation of street lighting.

- 2.2 The following are conditions of acceptance for street light transfer of billing:
 - 2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.
 - 2.2.2 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.

For questions regarding the street lighting conditions, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

3. Drainage/Grading

- 3.1 Submit a drainage and grading plan for review and approval that complies with the approved hydrology study dated January 15, 2015 (or the latest revision), to the satisfaction of Public Works. The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties and comply with the current MS4 Permit, which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml. The plans need to call out the construction of at least all drainage devices and details, paved driveways, elevation of all pads, water quality devices, Low-Impact Development (LID) features, and existing easements. Additionally, the applicant is required to obtain the necessary easement holder approvals for the proposed work.
- 3.2 Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>.
- 3.3 Acquire permits and/or letters of non-jurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

For questions regarding the grading conditions, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

4. Sewer

- 4.1 Extend the mainline sewer that is located under Colima Road to the easterly end of the project site, secure a sewer lateral connection permit from Public Works, and pay all impact fees.
- 4.2 Submit sewer plans and acquire sewer plan approval before obtaining a grading permit.

For questions regarding the sewer conditions, please contact Imelda Ng of Land Development Division at (626) 458-4921 or ing@dpw.lacounty.gov.

5. Water

- 5.1 Comply with all requirements stipulated by the local water purveyor. The attached Will Serve letter was issued by the Roland Water District on June 18, 2015. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter, if required, and abide by all requirements of the water purveyor.

For questions regarding the water condition, please contact Tony Khalkhali of Land Development Division at (626) 458-4910 or tkhalkh@dpw.lacounty.gov.

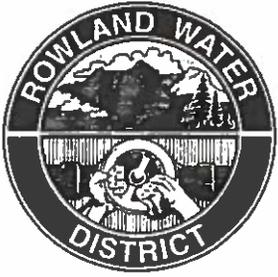
6. Building and Safety

- 6.1 Submit building plans to Public Works' Building and Safety Division, La Puente District office, for review, approval, and permit issuance.

For questions regarding the building and safety condition, please contact Mazen Dudar of Building and Safety Division at (626) 961-9611 or mdudar@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb



ROWLAND WATER DISTRICT

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June 18, 2015

Mr. Ramoncito Ronquillo
Cal Land Engineering, Inc.
576 E. Lambert Road
Brea, CA 92821

RE: 18002 Colima Road, Rowland Heights, CA 91748

Mr. Ronquillo:

We hereby state that the proposed water system for the above-captioned property will be operated by:

Rowland Water District
3021 South Fullerton Road
Rowland Heights, CA 91748

The facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this subdivision.

Yours truly,

TOM COLEMAN
General Manager



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

September 17, 2015

Ms. Michele Bush, Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, CA 90012

Dear Ms. Bush:

**COUNTY PROJECT NO. R2013-03046
CONDITIONAL USE PERMIT NO. 201400029
18002 COLIMA RD. ROWLAND HEIGHTS, CA 91748
APNs: 8265-003-013 & 8265-003-014**

In review of the Proposed Colima Office Project (proposed project), staff has identified that the proposed project may affect the Schabarum-Skyline Trail, an existing multi-use (hiking, equestrian, and mountain biking) trail. The subject trail is located within an existing underground culvert/tunnel encumbered by a 20-ft wide easement (for storm drain and equestrian purposes) to the County of Los Angeles and a 12-ft wide easement (for equestrian trail purposes) to the County of Los Angeles per TR 34362 M.B. 918-18-22 (see attached map). The Department of Parks and Recreation has no objection to the proposed project as shown on the revised site plans, dated June 11, 2015.

The Department of Parks and Recreation requests that the Department of Regional Planning condition the above mentioned project as follows:

- Applicant shall comply with the items stipulated in the County Department of Public Works' Letter of Non-Objection, Proposed Surface Improvements -CDR 117.029, dated January 8, 2015 (see attached), prior to the start of any construction activity.

If you have any questions regarding this letter, please contact Olga Ruano at (213) 351-5154 or oruano@parks.lacounty.gov.

Sincerely,

Kathline J. King, AICP
Chief of Planning

FM:OR:ner

Attachments

c: Public Works (G. Farber, A. E. Nyivih, E. Berhan, S. Marjanian)
Parks and Recreation (N. E. Garcia, F. Moreno, C. Ricci, D. Thorne, J. Yom)



GAIL FARBER, Director

COUNTY OF LOS ANGELES

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE. **LD-6**

January 8, 2015

Creative Design Associates
c/o Mr. Kenneth Pang
17528 Rowland Street, 2nd Floor
City of Industry, CA 91748

Dear Mr. Pang:

**PROPOSED SURFACE IMPROVEMENTS-CDR 117.029
18002 COLIMA ROAD, UNINCORPORATED
COUNTY AREA OF ROWLAND HEIGHTS
PCFL T201403306**

This letter is in response to your request for the Los Angeles County Flood Control District to review your conceptual proposal to construct surface improvements (walkway, access road, parking, etc.) and landscaping over an existing underground storm drain (CDR 117.029). We have found your proposal to be acceptable in concept. A flood control permit is required prior to the start of any construction activity within the flood control easement. To initiate the permit process, please submit a permit application (enclosed) and 4 sets of construction drawings for our review and approval. Additional permit deposits will be collected upon submittal of the application package. Please ensure that the following items are addressed:

1. The proposed construction must meet the requirements set forth in the Land Development Division's Overbuilding Standards (enclosed).
2. The additional loading due to the proposed improvements of parking spaces, loading zones, etc., shall not impact the structural integrity of the existing drain. Submit supporting calculations verifying this information.
3. Landscaping must be limited to low-growing shrubs and ground cover within the District's easement.
4. The equestrian trail/tunnel itself is maintained by the Department of Parks and Recreation. The developer is responsible for obtaining the necessary approvals and permits from Parks and Recreation.

Creative Design Associates
January 8, 2015
Page 2

If you have any questions regarding this matter, please contact Ms. Seta Marjanian at (626) 458-3132 or smarjanian@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

SM:Ih

P:\dpub\Permits\Letters\Flood Letters and Comments\Non Objection Letters\NonObjection-Letter-T201403306SM.docx

Enc.

bc: Flood Maintenance (South)
Land Development (Berhan, Chinn, Madrid, Marjanian)



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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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June 6, 2014

TO: Michele Bush
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: CUP Consultation
PROJECT NO. R2013-03046/ RZC 201400003
Colima Office
18002 Colima Road, Roland Heights

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for a proposed 35,413 sf, two-story office building with subterranean parking. The Department has no objection to the approval of the CUP contingent upon the following requirements:

Potable Water Supply

The proposed project shall be connected to public water. Prior to Public Hearing, the applicant shall provide a current "Will Serve Letter" from the proposed water purveyor.

Sewage Disposal

The proposed project shall be connected to public sewer for sewage disposal.

Noise

The surrounding residential properties will be significantly impacted temporarily by noise generated during construction. Adherence to Title 12, Noise Control Ordinance for the County of Los Angeles and following best management practices should minimize noise levels.

Construction: (Title 12 applications, sections)

- Section 12.08.440: Operating tools or equipment used in construction is prohibited between the hours of 7 pm and 7 am, or at any time on Sundays, or Holidays.
- Section 12.08.440 B: The contractor shall conduct construction activities in such a manner that the maximum noise levels allowed at affected buildings is not exceeded.
- Section 12.08.440 C: All mobile or stationary internal-combustion-engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers in proper working order.

Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.

Operations: (Title 12 applications, sections)

- Building mechanical or mechanical equipment (HVAC, compressors, etc.) shall not exceed the exterior noise standards in Section 12.08.390.
- Section 12.08.460: Loading and or unloading operations between the hours of 10 pm and 6 am in such a manner as to cause noise disturbance is prohibited.
- Section 12.08.520: Operating a refuse compaction mechanism and collection of refuse with collection vehicle is prohibited between the hours of 10pm and 6am.

For questions regarding the Noise section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213) 738-3220.

For any other questions regarding this report, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

1. The request for CUP to limit the uses of the site (APN: 8265-003-013 & 8265-003-014) to medical office and business/professional offices only IS to ensure that there will be limited traffic issues/congestion to the area.

2. There are already a number of offices in the area. About a block north is an existing business office complex.

3. Business/medical offices will not be a danger to public health. Medical offices could elevate general health and welfare.

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 plan observes all code requirements under C3 zoning.

C. That the proposed site is adequately served:

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.

1. CUP is intended to limit new C3 zoning to medical office and business office use only. The amount of traffic will be constrained with the CUP approval because retail and other high traffic-attractions will not be allowed.

2. The site is by main road Colima Rd. which allows access by necessary public/private services.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. A need for the proposed General Plan exists because:

There is a proposal for a office development on the site which is not allowed under U1 designation.

B. The particular amendment proposed is appropriate and proper because:

The surrounding properties and lots are of higher density development. The current site applying for general plan is an oddity in the neighborhood. To the west is a U5 designation, to the east is a U4 designation, and to the north is C & U2 designations. Amending the current site for higher density uses would make the site more consistent with the current neighborhood.

C. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

The original designation of U1 would restrict site to single-family, agricultural uses. The property under consideration is a proper location for C designation because there is demand for commercial development in the area. Also the area is already currently a mix of commercial and residential use. A large commercial center already lay approx. 500 ft northwest of the property and about 800 ft east of the site a large C zoned plaza is already in existing. The old U1 designation is no longer appropriate for this neighborhood in Rowland Heights since it has developed into a multi-family, commercial district.

D. Approval of the proposed General Plan Amendment will be in the interested of public health, safety and general welfare and in conformity with good planning practices because:

Currently the underdeveloped agricultural land is out of place with the rest of Rowland Heights neighborhood. A zone change to C will make the site visually conform with the neighborhood of offices, retail, and multifamily use. The change to C will also bring more offices to the area and consequently help to bring more jobs to the area. C will also potentially bring in medical offices which will offer medical services to the local population it would not have access to under the original agricultural zoning.



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

Rowland heights is becoming more and more developed. The demand of agricultural zoning is less than the demand for commercial zoning. Thus we request a zone change from A1 zoning to C3 zoning for APN 8265-003-013 & 8265-003-014. This will be in line with current development trend.

B. That a need for the proposed zone classification exists within such area or district; and

The need for more commerical space is/will grow in the future for Rowland Heights as it develops. Meanwhile, the need for agricultural zoning is likely to drop or become nonexistent as Rowland Heights is an urbanized area.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The property under consideration is a proper location for C-3 zoning because there is demand for commercial development in the area. Also the area is already currently a mix of commercial and residential use. A large commercial center already lay approx. 500 ft northwest of the property and about 800 ft east of the site a large C-3 zoned plaza is already in existing.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

Currently the underdeveloped agricultural land is out of place with the rest of Rowland Heights neighborhood. A zone change to C3 will make the site visually conform with the neighborhood of offices, retail, and multifamily use. The change to C3 will also bring more offices to the area and consequently help to bring more jobs to the area. C3 will also potentially bring in medical offices which will offer medical services to the local population it would not have access to under the original agricultural zoning.

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: “Colima Office” / R2013-03046-(4) / RCUP 201400029 / RZC 201400003 / PLAN AMENDMENT 2016001269 / RENV 201400059

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Michele Bush (213) 974-6435

Project sponsor’s name and address: CDA (Kenneth Pang), 17528 Rowland Street, 2nd Floor, City of Industry, CA 91748

Project location: 18002 Colima Road, Rowland Heights, CA 91748
APN: 8265-003-013 & 8265-003-014 USGS Quad: La Habra

Gross Acreage: 1.16

Community Plan designation: Rowland Heights Community Plan – U1-Urban 1 (1.1 to 3.2 du/ac)

Zoning: A-1-6,000 (Light Agricultural) / Rowland Heights Community Standards District

Description of project: The project is a request for a Conditional Use Permit to authorize the construction and maintenance of a 35,413sf, two-story office building with subterranean parking. The subject property is currently zoned A-1 (Light Agricultural), which does not allow for office buildings. Therefore, the applicant is requesting a change from the existing zone to C-3-DP (Unlimited Commercial-Development Program). The site is locate in the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The Plan Amendment requests to change the designation to the C (Commercial) designation to allow the office use. Earthwork consists of 20,000 cubic yards of cut and 20,000 cubic yards of export.

Surrounding land uses and setting: The site is located within Los Angeles County within the unincorporated community of Rowland Heights. The area is north of the City of La Habra Heights, south of the City of Industry, east of Hacienda Heights and west of the City of Diamond Bar. The project site is approximately 1/3 mile south of the Pomona (60) Freeway. The current use of the property is a commercial nursery. Surrounding land uses include single-family residential and commercial to the north, single-family to the south, single-family to the east and multi-family to the west.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>PM065342</u>	<u>4 lot subdivision (time extension)</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Rowland Water Company
- Santa Monica Mtns. Area
- City of Industry
- Rowland Unified School District

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Staff Biologist

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michelle R. Bush
Signature (Prepared by)

3/23/16
Date

[Signature]
Signature (Approved by)

3/23/16
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is developed with a plant nursery and wireless telecommunication facility. It is not located along a scenic vista or highway, or area with scenic resources and historic buildings.

Based on a letter from the County of Los Angeles Department of Parks and Recreation, dated June 18, 2014, the proposed project may impact an existing County trail, the Schabarum-Skyline Trail. The applicant must provide evidence that the subject trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the proposed 35,413sf, two-story office building with subterranean parking and all construction related activities over a long period of time. The Department reserves the right to provide additional input and comment after further coordination with other Departments to ensure that the County's existing trail, Schabarum-Skyline Trail, and underpass are fully improved and protected to the satisfaction of the Department.

The project site is located toward the end of a commercial corridor and surrounded by commercial and residential (single and multi-family) uses. The proposed project would be located downhill from a number of single-family residences. The proposed office building might be visible from those properties. Apartment units located to the west of the subject property are multi-level. The height/bulk of the proposed project could negatively impact the surrounding area if the project is not integrated well with the surrounding neighborhood.

The proposed project will be designed to meet County Code requirements to minimize substantial shadows, light or glare which would adversely affect day or nighttime views in the area. The proposed project is a two-story structure and would be located downhill from single-family residential uses, it is unlikely that it will generate shadows of sufficient size to be cast upon nearby sensitive uses.

Potential Mitigation

The applicant must provide evidence that the subject trail infrastructure (underground culvert/tunnel) is and will be structurally sound to withstand the proposed 35,413sf, two-story office building with subterranean parking and all construction related activities over a long period of time. The Department reserves the right to provide additional input and comment after further coordination with other Departments to ensure that the County's existing trail, Schabarum-Skyline Trail, and underpass are fully improved and protected to the satisfaction of the Department.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project includes a request for a zoning classification change from A-1 (Light Agricultural) to C-3 (Unlimited Commercial). Offices, business and professional, are permitted within the C-3 zone. There is no Williamson Act contract on the project site.

The project site is in an urbanized area that is disturbed and not located on land designated as prime, unique or farmland of Statewide Importance.

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The air quality index reading within the project area is moderate. The proposed project is not expected to substantially contribute to or violate any existing air quality standard. The project site is located in a developed area at the end of a commercial corridor. The nearest single-family residential property is located approximately 100 feet uphill from the proposed project site. The slope of the property will serve as a buffer between the office and residential uses. There might be an increase in odors during construction. However, once the project is constructed there will be no substantial increase in odors perceptible to the surrounding area.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Based on the review of the California Natural Diversity Database (CNDDDB) the project site does not contain any species on the federal or state listing and will not have a substantial adverse effect on any identified species. There are no known sensitive natural communities identified on the project site. The project site is not located within a Significant Ecological Area or Sensitive Environmental Resource Area. The proposed project is not expected to interfere with any migratory patterns or wildlife corridors. There are no oak trees located on the project site.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is disturbed and in an urbanized area. It currently consists of a plant nursery. There are no known national or state-designated historic resources, or tribal cultural resources on the project site. There are no sites, features, places, cultural landscapes, sacred places or objects with cultural value to a California Native American Tribe on the project site.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is designed to meet all requirements of the Los Angeles County Code, adopted ordinances and policies of the Department of Regional Planning. The project will be constructed to use and consume energy efficiently.

7. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of the State of California Department of Conservation Earthquake Fault Zones Map, the project site is not located along an earthquake fault line or a seismic zone. The nearest fault trace is approximately 2¼ miles south of the subject property. The project site is located within a liquefaction zone which has the potential for permanent ground displacements such that mitigation would be required.

The project site is not located in a landslide zone. However, portions of the properties located to the south of the project site, uphill approximately 60 feet, are within the landslide zone. The project site is located within an urbanized, developed area. The project proposes to connect to the existing public sewer system. The proposed project is not subject to the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site has previously been developed and is located in an urbanized area that is primarily built out. The proposed construction must comply with the requirements of the Los Angeles County Green Building Ordinance and all applicable plans, policies and regulations of the County of Los Angeles.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed project is a 35,413 square foot, two-story office building. The project site has previously been developed and is located in an urbanized area that is primarily built out. The proposed project will not create a significant hazard through the routine transport, storage, production, use or disposal of hazardous materials or use of pressurized tanks on-site. New construction must comply with all requirements of the County of Los Angeles and the Department of Toxic Substances Control. The proposed project will not create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

The current use on the property is a plant nursery. As a part of discontinuing the current use, there is the possibility that landscaping chemicals will be removed. However, these items are not likely to result in any accidental conditions that could affect the public or environment significantly.

Based on the review of the California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List, the project site is not listed as a hazardous materials site. There are sensitive uses within 500 feet of the project site. However, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste.

Based on the review of the Los Angeles County Airport Land Use Plan and the California Department of Forestry and Fire Protection, Los Angeles County FHSZ Map, the project site is not located within an airport influence area or in the vicinity of an airport, is not located within an airport influence area or in the vicinity of a private airstrip; and is not located within a Very High Fire Hazard Severity Zone and is accessible from Colima Road.

The project site is currently served by emergency and fire protection services. The County of Los Angeles Fire Department will determine fire flow requirements for new construction. Based on the review of the project's Land Use Map, and Southern California Association of Governments (SCAG) Land Use Mapping (2005), the project site is surrounded by residential and commercial uses within a 500-foot radius.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Based on the review of a letter from the County of Los Angeles Department of Public Health, dated November 5, 2014, the proposed project will be connected to a public water system and public sewer (Los Angeles County Department of Public Works).

Based on a letter from the Rowland Water District, dated February 28, 2014, the proposed water system for the project site will be operated by Rowland Water District, and the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this project site.

The proposed commercial structure must comply with all requirements of the Los Angeles County Zoning Code. Based on the review of the California State Water Resources Board, Water Quality Protection Areas of Biological Significance Map and the State of California, Department of Conservation Los Angeles County Tsunami Inundation Maps, the project site is not located in a designated Area of Special Biological Significance and is not located within a tsunami inundation zone. Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently a commercial use. The site is located in an area that is located toward the end of one commercial corridor and the entrance into another, and is surrounded by commercial and residential uses. The proposed project will not substantially change the character of the community. The Rowland Heights Community Plan designation of the subject property is U1-Urban 1 (1.1 to 3.2 du/ac). The project is not consistent with the current plan designation. However, the proposed use is consistent with the previously approved commercial use on the project site. The site is located in the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The plan amendment requests to change the designation to the C (Commercial) designation to allow the office use. The current zoning designation is A-1-6,000 (Light Agricultural-6,000 minimum lot area), the applicant has applied for a Zone Change to the C-3-DP (Unlimited Commercial-Development Program) zone. The project is consistent with the proposed zoning designation. The project site is not located in a Hillside Management or SEA Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The subject property is currently developed and there are no known mineral resources on the site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of a letter from the County of Los Angeles Department of Public Health, dated June 6, 2014, the surrounding residential properties will be significantly impacted temporarily by noise generated during construction. Adherence to Title 12, Noise Control Ordinance for the County of Los Angeles and following best management practices would minimize noise levels. The finished project, office building, will not generate noise levels beyond what is allowed based on the Los Angeles County Noise Control Ordinance. The proposed project does not include any amplified sound systems.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a new office building and will not generate substantial population growth in the area. The project site currently consists of a retail nursery and wireless telecommunications facility. The proposed project will not displace any housing and no housing is proposed.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently served by Fire and Sheriff protection services. The non-residential project will not create capacity problems in the school district (s) serving the project area. No new park facilities will be created. The project will not create capacity or service problems for the local library. The project is a commercial use. No public facilities are proposed as a part of the project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site and adjacent properties are currently developed. The proposed project is a commercial use and will not substantially increase the use of any existing neighborhood, regional park or other recreational facilities. The project does not include or require the expansion of recreation facilities.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Access to the site is located along Colima Road. Colima Road is designated a Major Route in the 1978 County Highway Plan and the Rowland Heights Community Plan. The project site is not located within a Transit Oriented District and will provide short and long term bicycle parking.

There is an existing curve on Colima Road within the frontage of the property and a sight distance analysis was submitted and approved by Public Works. The locations of the proposed driveways are adequate for sight distances purposes. The Traffic Impact Study was also approved by the Public Works without mitigation.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site will be served by public water and sewer. There are no existing sewer connections for the property and the extension of the existing sewer mainline shall be required to provide sewer services to the project. The sewer area study was approved by the Department of Public Works on September 4, 2014 without any mitigation. Further review of the hydrology report is required by the Department of Public Works. The project will be designed to comply with all federal, state and local statutes and regulations related to solid waste.

Based on a letter from the Rowland Water District, dated February 28, 2014, the proposed water system for the project site will be operated by Rowland Water District, and the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this subdivision.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is currently developed and within an urbanized area. There are no known sensitive natural communities identified on the project site. The proposed project will not have environmental effects which will cause substantial adverse effects on human beings.



ROWLAND WATER DISTRICT

BOARD OF DIRECTORS

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President

Robert W. Lewis
Director

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Director

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Vice President

Teresa P. Rios
Director

Ken Deck
General Manager

Ted Carrera
Assistant General Manager

Janet Morningstar
Legal Counsel

February 28, 2014

Mr. Jack C. Lee
Cal Land Engineering, Inc.
576 East Lambert Road
Brea, CA 92821

RE: 18002 Colima Road, Rowland Heights, CA 91748

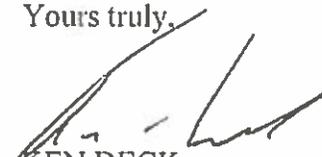
Gentlemen:

We hereby state that the proposed water system for the above-captioned property will be operated by:

Rowland Water District
3021 South Fullerton Road
Rowland Heights, CA 91748

The facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this subdivision.

Yours truly,


KEN DECK
General Manager

DATE: DEC, 29, 2014

PAGE 1/1

FROM: PEOPLE WHO LIVE AT 17553~17989 CALLE BARCELONA, ROWLAND HTS, CA 91748

TO: MICHELE BLISH, LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING (DRP)
320 WEST TEMPLE STREET, LOS ANGELES, CA 90012.

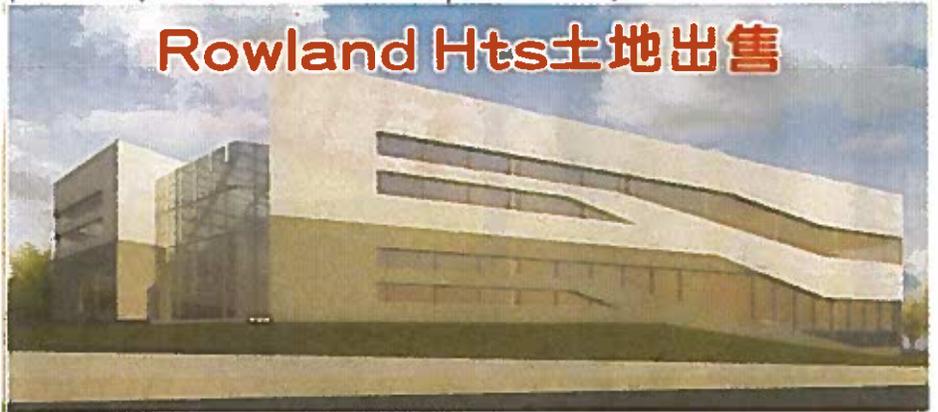
REF. PROJECT LOCATION: 18002 COLIMA RD, ROWLAND HTS CA 91748

PROJECT PERMIT: R 2013-03046 (4), RCUP 201400029, R2C 20140003

DETAIL: WE UNAGREED THE EXIST'G 30' WIDTH BY-PASS DRIVE WAY (SEE * INDICATED ON PLAN) FROM REAR LANE OF 50 HOUSES AT CALLE BARCELONA TO COLIMA RD TO CHANGE AS PARKING LOT FOR NEW OFFICE BLD'GS WILL BE INSTALLED.

THIS LETTER FOR HEARING
ON JAN. 07, 2015

RECEIVED
DEC 31 2014
BY:



EXIST'G REAR LANE/DRIVE WAY AT BACK OF THOSE 50 HOUSES OF 17553~17989 CALLE BARCELONA, ROWLAND HTS, CA 91748.

PARKING LOT ON PLAN WAS EXIST'G 30' WIDTH BY-PASS LANE/DRIVE WAY TO CONNECT BOTH OF EXIST'G REAR LANE OF 50 HOUSES AT 17533~17989 CALLE BARCELONA, ROWLAND HTS CA 91748, AND COLIMA RD.

THE 30' WIDTH BY-PASS LANE WAS REMODELED, BLOCKED AND INSTALLED FRONTAL & BACK GATE DOOR AND ALL FENCE/TREES ON EAST SIDE OF THE LANE WAS MOVED WE BELIEVE THIS REMODELED CHANGE W/O PERMIT OF CITY HALL, FINISHED 7 YEAR AGO.

Michele Bush

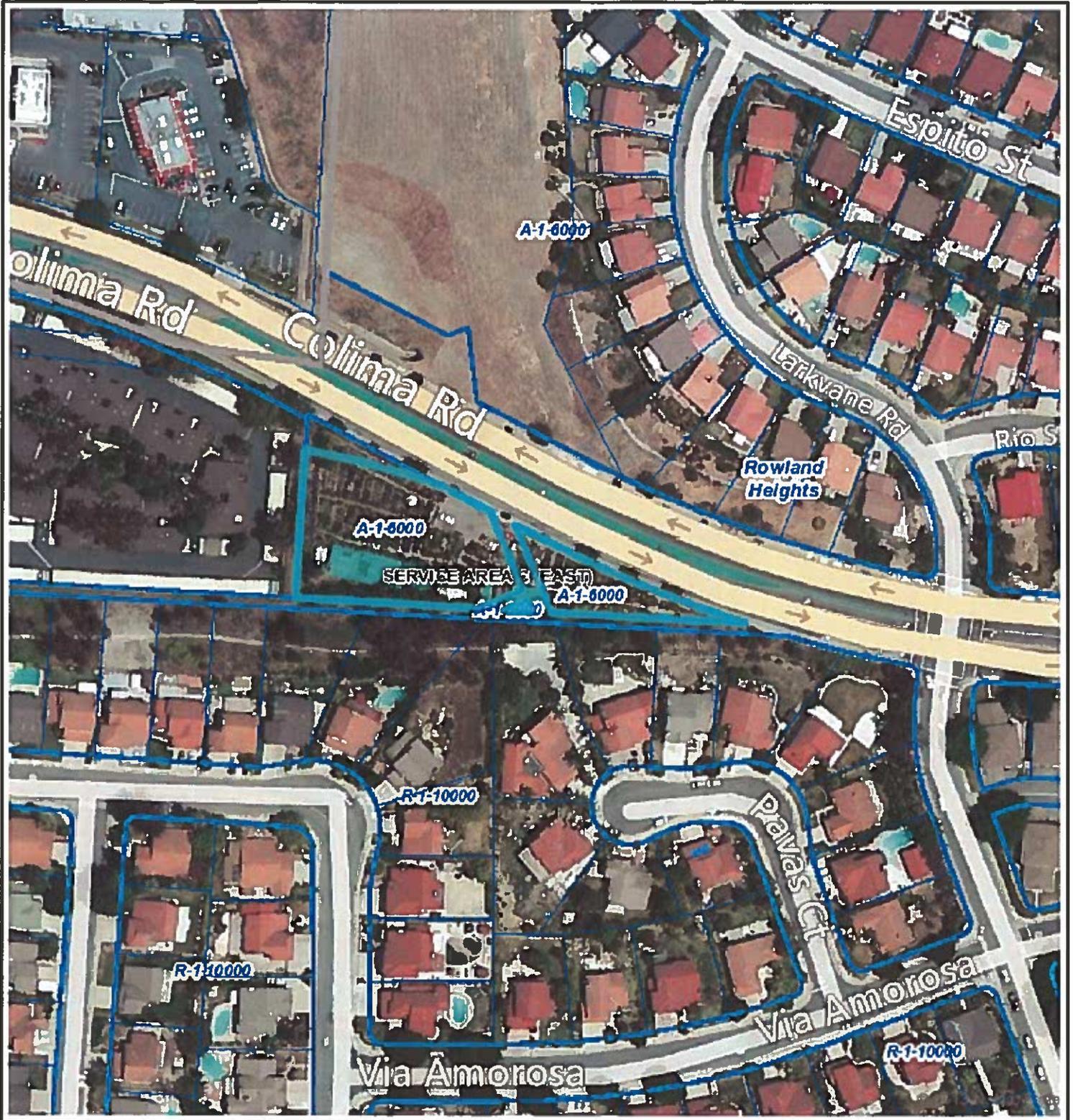
From: Ted Ebenkamp [te44444@hotmail.com]
Sent: Tuesday, January 05, 2016 3:36 PM
To: Michele Bush; Carla Sanchez; Charles Liu; David Koo; deann joyce; Debbie Enos; Henry Woo; Kingdon Chew .. wife's number; Roland Sanchez; ted ebenkamp
Subject: Medical building at 18002 Colima Rd.

Ms. Bush,

A majority of the RHCCC board has voted to oppose the medical/office building proposed for 18002 Colima Road, Rowland Heights. Some of the issues of concern were:

1. The scope of the project was felt to be excessive for this odd shaped triangular lot.
2. Traffic on Colima Road between Stoner Creek & Larkvane between 3:30 p.m. to 6:00 p.m. is notoriously bad. Frequently it backs up from one signal to the next. This project would exacerbate that problem.
3. The lack of sufficient community notice given the fact this project requires an amendment to our Rowland Heights Community Plan. There are few residential properties lying within the 500 foot radius that received mailed notices of the presentation of the project at the RHCCC community meeting. Also, though the small notice published in the legal section of a local paper may have met the technical legal requirement of public notice for projects requiring an amendment to our community plan the board did not think it passed the "smell test". Amendments to our community plan are taken quite seriously by our residents and there needs to be better outreach to make sure there is better community awareness.
4. The board was also concerned parking would be insufficient given the fact a number of the units will be medical suites.
5. The height of the building.

Ted Ebenkamp
President, Rowland Heights Community Coordinating Council



Department of Regional Planning

Printed: Nov 07, 2013

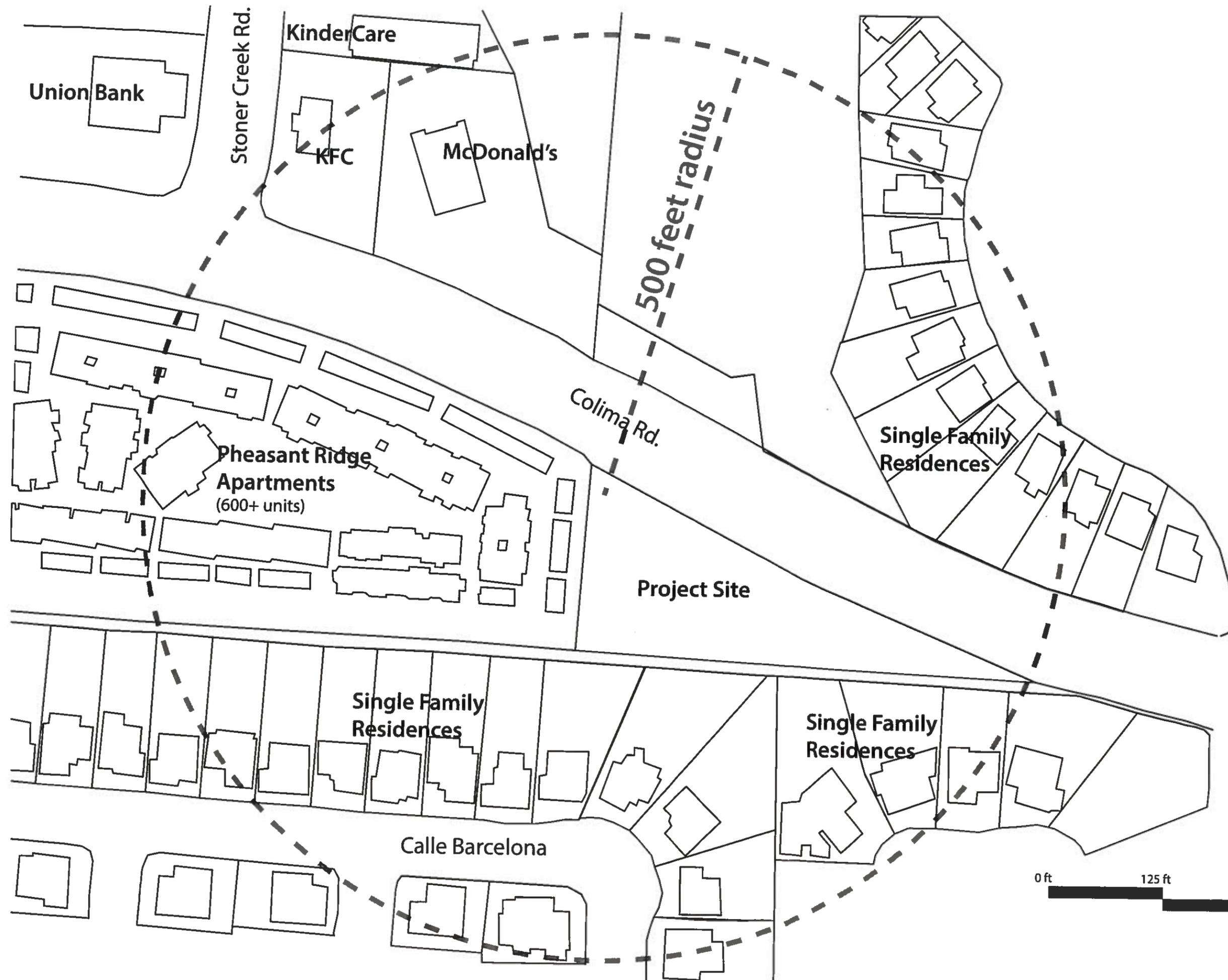


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Land Use Map

18002 Colima Rd.
Rowland Heights, CA 91748



Scale



SITE PHOTOS COLIMA OFFICE

18002 COLIMA RD, ROWLAND HEIGHTS, CA 91748

CD/A

CREATIVE DESIGN
ASSOCIATES
17528 E. Rowland St.
City of Industry, CA 91748
O > [626] 913.8101
F > [626] 913.8102

Architecture - Interior Design - Planning

