



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1930
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

MARY C. WICKHAM
County Counsel

November 22, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#38 OF NOV 22 2016 Agenda No. 6
10/25/16

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

Re: **PROJECT NO. R2014-01529-(4)**
CONDITIONAL USE PERMIT NO. 2014-00062-(4)
PARKING PERMIT NO. 2014-00006-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project permits to create three parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center, commercial center, on-site and off-site grading, and sale of two full lines of alcoholic beverages for on-site consumption on 14.85 gross acres; authorize a development program associated with the proposed Zone Change for hotel uses on two parcels; authorize shared parking and the use of 75 off-site spaces used for vehicle parking, located at 18800 Railroad Avenue in the Rowland Heights Community Standards District, within the Puente Zoned District, applied for by Parallax Investments Corporation. At the conclusion of the hearing, your Board instructed our office to prepare the necessary findings and conditions for your consideration. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Assistant County Counsel

APPROVED AND RELEASED:

Thomas J. Faughnan
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:vn
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2014-01529-(4)
CONDITIONAL USE PERMIT NO. 2014-00062-(4)
PARKING PERMIT NO. 2014-00006-(4)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on October 25, 2016, in the matter of Project No. R2014-01529-(4) (the "Project"), consisting of Conditional Use Permit No. 2014-00062-(4) ("CUP"); Parking Permit No. 2014-00006-(4) ("Parking Permit"); Vesting Tentative Parcel Map 072916-(4) ("Vesting Map"); and, Zone Change No. 2014-00008-(4) ("Zone Change"). The CUP and Parking Permit are referred to collectively as the ("Project Permits"). The Project Permits were heard concurrently with the Vesting Map and Zone Change. The County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on the Project on September 7, 2016.
2. The permittee, Parallax Investment Corporation ("permittee"), requests the Project Permits to authorize development of 155 commercial condominium units and two hotels on three parcels proposed to be created by the Vesting Map on 14.85 gross acres and for alternative parking arrangements as allowed by portions of Chapters 52 and 56 of Title 22 of the Los Angeles County Code ("County Code"). The CUP is a request to authorize:
 - a. A Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to Sections 22.40.030 and 22.40.040 of Title 22 of the County Code ("Zoning Code").
 - b. A new commercial center within one of the proposed new parcels, as required by the Rowland Heights Community Plan ("Community Plan"), and to allow restaurants and enforce relevant development standards set forth in the Rowland Heights Community Standards District ("CSD"), Zoning Code Section 22.44.132.
 - c. Structures up to 80 feet in height for the new hotels pursuant to Zoning Code Sections 22.40.030 and 22.40.040 to allow exceedance of the CSD's 45-foot height limitation.
 - d. On-site grading that exceeds 100,000 cubic yards of cut and fill and for off-site transport of grading materials, as required by Zoning Code Sections 22.28.210.A and 22.32.140.A.
 - e. Sale of two full lines of alcoholic beverages for on-site consumption, in conjunction with normal operations of the two proposed hotels, pursuant to Zoning Code Section 22.32.140.A.

The Parking Permit is a request to authorize:

- a. Use of 75 off-site vehicle parking spaces located on a 0.79-acre parcel within the City of Industry, but that is adjacent to the Project, pursuant to Chapter 22.52, Part 11, of the Zoning Code.
 - b. Provision of 1,128 on-site vehicle parking spaces, which is 381 fewer spaces than would be required if parking spaces were determined based on required parking for each proposed use due to reciprocal access between the commercial parcels and shared parking between uses of the Project, as allowed by Section 22.56.990 of the Zoning Code.
3. The Project is located at 18800 Railroad Avenue in unincorporated Rowland Heights in the Puente Zoned District and fronts on Gale Avenue ("Project Site"). The 13.3-net-acre Project Site is trapezoidal in shape with rolling gentle topography and is currently undeveloped. The Project Site is accessible via Gale Avenue to the south. Primary access for the commercial center and hotel will be from an entrance/exit on Gale Avenue. Secondary access will be from an additional entrance/exit on Gale Avenue shared with an existing shopping center along the eastern boundary of the Project Site.
 4. Due to the date when the Project application was submitted, the Project is subject to the 1980 Countywide General Plan ("General Plan"). It is also subject to the Community Plan, a component of the General Plan.
 5. The Vesting Map is a related request to subdivide 14.85 gross acres (13.3 net acres) to create three parcels to be developed with a commercial center consisting of two hotels on two of the parcels (Parcels 2 and 3) and a proposed retail shopping and office center with 155 commercial condominium units located in four detached structures on the remaining parcel (Parcel 1) pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the County Code (the "Subdivision Ordinance") and the State Subdivision Map Act. The proposed commercial condominium units would occupy approximately 8.18 net acres of the Project Site that would retain its existing industrial zoning. The proposed hotels would occupy approximately 5.15 net acres of the Project Site in a proposed newly designated commercial zone.
 6. The Zone Change is a related request to rezone proposed Parcels 2 and 3 of the Project Site that will contain the hotels from Zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to Zone C-3-DP (General Commercial-Development Program). The -DP overlay zone on those parcels is necessary to maintain consistency with the Community Plan and will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. Proposed Parcel 1 will remain zoned M-1.5-BE.

7. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has approved the Zone Change, adopts an ordinance effecting the Zone Change, and only when such ordinance takes effect.

Project Description, Location, Zoning

8. The proposed improved areas of the Project Site would include: 129,926 square feet of retail, restaurant, and office space; 1,128 vehicle parking spaces; 320,880 square feet and 472 rooms of hotel space within two separate buildings, each six stories-one a full service hotel and the other an extended-stay, limited services hotel-and, an access road. The Project proposes an additional 75 parking spaces to be located off site on an adjacent parcel within the City of Industry.
9. With respect to grading, site preparation for development of the Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the Project Site for a total of approximately 356,547 cubic yards of earth movement. Additional grading for further development and construction on the Project Site would involve 322,619 cubic yards of cut material, 274,318 cubic yards of fill material, and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement. Thus, the Project proposes a grading total volume of approximately 1,001,785 cubic yards.
10. The Project would also increase runoff and debris-producing areas, change the current drainage pattern of the Project Site, and create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County.
11. The Project Site is currently zoned M-1.5-BE and is located within the Industrial land use category of the Rowland Heights Community Plan Land Use Policy Map.
12. Surrounding zoning within a 500-foot radius includes:
 - North: City of Industry-I (Industrial);
 - South: M-1.5-BE, R-1 (Single-family Residence Zone);
 - East: M-1.5-BE; and
 - West: City of Industry-C (Commercial), IC (Industrial-Commercial Overlay).
13. Surrounding land uses within a 500-foot radius include:
 - North: Union Pacific Railroad, industrial and vacant properties;
 - South: Commercial retail uses, CA 60 - Pomona Freeway, single-family residences, and a mobile home park;

East: Commercial uses; and
West: Industrial and office uses within the City of Industry.

14. The site was rezoned in 1948 to A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986, and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.
15. The site plan for the Project depicts the Project Site on three parcels with six buildings. Parcel 1 is proposed to be developed with four detached buildings situated throughout the easterly portion of the Project Site containing office, retail, and restaurant uses. A full-service hotel is proposed for Parcel 2, and an extended-stay hotel is proposed to be developed on Parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The Project's internal roadways are paved and depicted as 28 feet wide. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the vehicular parking spaces located between the four detached structures; remaining parking spaces are sited around the two hotel structures. The 75 off-site vehicular parking spaces are proposed to be developed within the City of Industry on a parcel owned by the permittee and located adjacent to proposed Parcels 1 and 3.
16. The site plan for the Project depicts a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and historical reference elements to visually enhance the site. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping. The walls at the rear of, and located on the east and west property lines of, the Project Site are proposed to be up to 12 feet in height. The walls would not block views or impede lines of sight for safety. The common space area for community use and events was added to the Project in response to requests from the community and reduced the retail area and added parking spaces.
17. The County Subdivision Committee which consists of representatives of the County Departments of Regional Planning ("Regional Planning"), Public Works, Fire, Parks and Recreation, and Public Health reviewed the Project. Those departments cleared the Project for public hearing.

CEQA Findings

18. Pursuant to the California Environmental Quality Act ("CEQA"), Regional Planning, on behalf of the County as lead agency for the Project, conducted an Initial Study for the Project and determined that an Environmental Impact Report ("EIR") was necessary and sent the involved agencies a Notice of Preparation. Areas of potentially significant environmental impacts from the Project that were assessed in the EIR included: aesthetics, air quality, biological resources,

cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking, and utilities and service systems including water supply.

19. A draft EIR ("Draft EIR") was prepared for the Project and circulated for a 45-day comment period from January 26, 2016 through March 11, 2016. The State CEQA Clearinghouse distributed the Draft EIR to relevant agencies for their comments. Both public and agency comments were received during this period. In addition, prior to the Commission hearing on the Project, a Hearing Examiner hearing was held regarding the Draft EIR by a Regional Planning hearing examiner. A final EIR ("Final EIR") was prepared and, as required by CEQA Guidelines sections 15089 and 15132, the Final EIR includes the Draft EIR, public and agency comments, identification of the commenting parties, the County's responses to the comments, a Mitigation Monitoring and Reporting Program ("MMRP"), and CEQA Findings of Fact and Statement of Overriding Considerations.
20. Significant and unavoidable impacts identified in the Final EIR after implementation of the required mitigation measures, which will be enforced as indicated in the MMRP, related to air quality and traffic. The Final EIR concluded that operations emissions levels from the Project could exceed significance thresholds established by the South Coast Air Quality Management District. Project traffic impacts are considered significant and unavoidable at the intersections of Fullerton Road and Colima Road, Nogales Street at Colima Road, and Nogales Street at La Puente Road. As a result of the above-identified remaining significant and unavoidable impacts, a Statement of Overriding Considerations is required to allow approval of the Project.
21. The Board finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations ("CEQA Findings and SOC"), and finds that they reflect the independent judgment of the Board. The CEQA Findings and SOC are incorporated herein by this reference, as if set forth in full herein.
22. The Board finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board 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 the MMRP.
23. The Board finds, as set forth in the prepared CEQA Findings and SOC, that the benefits and value of the Project outweigh the remaining significant impacts of the Project, after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area and

the expanded variety of commercial retail and hotel stay options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with diverse tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community. Providing hotel rooms accommodates the growing need for additional local lodging options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups, and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These facts, and other Project design features beyond those that are required by the General Plan and Zoning Code, more fully described in the CEQA Findings and SOC, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining and significant unavoidable impacts.

24. The Board 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.

Public Hearings

25. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting. Additionally, notices of the public hearings were posted at a local library and on Regional Planning's website.
26. The Board conducted its duly-noticed public hearing on the Project on October 25, 2016, at which staff from Regional Planning briefly outlined the Project, recommended its approval, and reported that the Commission had unanimously approved the Project Permits and Vesting Map and recommended that the Board approve the Zone Change. To address concerns raised by some in the community about "maternity" hotels, Regional Planning advised the Board that it could, as suggested by the permittee, limit stays at the proposed extended stay hotel to 30 consecutive days. There were four people who testified at the Board hearing regarding the Project, including the permittee's representative.
27. Three of the four public speakers at the Board's public hearing spoke in favor of the Project and the fourth speaker indicated neither support nor opposition. One of those in support lauded inclusion of a facility for family and community gatherings, another noted the general support in the community, and the third commended the improved aesthetics that the Project would bring to the community. Thereafter, the Board closed the public hearing, certified the Final EIR and the CEQA Findings and SOC, and adopted the MMRP. The Board also

directed that a condition be added to limit the length of stays at the extended stay hotel by one patron to 30 consecutive days. Finally, the Board indicated its intent to approve the Project with the additional condition and instructed County Counsel to prepare, for the Board's consideration, the necessary findings and conditions and any other documents necessary for Project approval.

28. Prior to the Board hearing, the Commission held a duly-noticed public hearing regarding the Project on September 7, 2016. During the Commission's hearing, Regional Planning staff gave a presentation about the Project and recommended its approval. The permittee's representatives testifying in support of approval of the Project indicated that members of the community supporting the Project were in attendance. Following questions by the Commission to the permittee's representatives, eight other speakers testified at the public hearing. Five supported the Project and three people testified in opposition to the Project. Among the concerns of Project opponents were: traffic and the traffic study, changing of the rural character of the area, lack of uniform, English-language signage, a private-property easement between the eastern boundary of the property, and alleged inadequate parking. Responses to these concerns were addressed by Regional Planning staff and the permittee to the satisfaction of the Commission. After further discussion of the Project, the Commission closed the public hearing, approved the Project Permits and Vesting Map and recommended approval of the Zone Change to the Board.

Plan Consistency Findings

29. The Board finds that the following policies from the General Plan apply to the Project: (1) emphasize channeling new intensive commercial development into multipurpose centers; (2) protect prime industrial lands from encroachment of incompatible uses; (3) assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards; (4) promote neighborhood commercial facilities, which provide convenience goods and services and complement community character through appropriate scale, design, and locational controls; and (5) ensure that future land division activity occurs in compliance with State and County subdivision laws.
30. Consistent with the General Plan policy of channeling intense commercial development into multipurpose centers, the Project locates retail, offices, and restaurants in a commercial center next to the Project's two new hotels. The uses in the Project are uses allowed in the M-1.5 Zone. Thus, locating this Project in an already disturbed infill site that is surrounded by various uses allowed in the M-1.5 Zone prevents encroachment of incompatible uses into said zone, which is consistent with the second General Plan policy identified in Finding No. 29. The Project will be located in an already-disturbed industrial site. It is located near the major intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community. Locating the Project in a commercial/industrial

area allows more efficient use of public services and facilities, reduced energy consumption and, thus, improves air quality. As such, the Project Site location is sensitive to the natural and manmade environment, as required by the General Plan.

31. Given the wide variety of uses that may be developed in the commercial center at the Project Site, such as retail, restaurants, and office uses, the Project will provide convenience goods and services to the community, consistent with General Plan policies. The two hotels also will provide a range of goods and services to the community and its visitors. The Project includes on-site common open space amenities to allow for community identification and historical reference elements to visually enhance the commercial center. Approval of the development program in conjunction with the rezoning of the hotel parcels to Zone C-3-DP will ensure that the proposed design, scale, and location of the Project will be carried through by the permittee. The subdivision of the property, as reflected by the Vesting Map, was considered under the County's Subdivision Ordinance and the State Subdivision Map Act to ensure that the subdivision complies with State and County subdivision laws, another requirement of the General Plan as set forth in Finding No. 29.
32. Based on the facts set forth in Finding Nos. 30 and 31, the Board finds that the Project is consistent with the goals and policies of the General Plan.
33. The Board finds that the following policies of the Community Plan apply to the Project: (1) prohibit residential uses in industrial areas; (2) prohibit mobile home parks in industrial areas; (3) design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features; and (4) encourage the beautification of new and existing commercial areas.
34. With respect to the first two Community Plan policies identified in Finding No. 33, no residential uses, including mobile home parks, are proposed for the Project. With respect to the third policy, the Project matches the existing pattern of development in the area because it is a commercial use surrounded by commercial or industrial uses. Utilities will be located underground to minimize visual impacts, traffic impacts mitigated to the greatest extent feasible, and the parking proposed is expected to meet the parking demand. Natural features are not impacted by the Project, due to its existing urban location. Moreover, the buildings proposed for the currently vacant Project Site will be enhanced with native vegetation landscaping throughout, and on the perimeter of, the Project Site.
35. With respect to the Community Plan policy of beautification of commercial areas, landscaping will be included on the street frontage for the Project and a minimum five percent of the surface parking areas will be landscaped. General landscaping for the Project will include native vegetation consisting of 24-inch and 36-inch trees, five- and 15-gallon size shrubs and ground cover, the maintenance of which will be required by Project conditions. The Project

exceeds the minimum requirements for landscaping. Regarding signage, only one sign reflecting the architectural type of the commercial center will be allowed for the street frontage of the commercial center portion of the Project. Project conditions will ensure that commercial area facades and signs are harmonious and compatible with existing development.

36. Based on the facts set forth in Finding Nos. 34 and 35, the Board finds that the Project is consistent with the Community Plan.

Findings Related to the CUP Development Program and Zoning

37. To allow the requested Zone Change on a portion of the Project Site from M-1.5-BE to C-3-DP, a CUP is required to establish and implement a development program for the Project to ensure that the Project is developed and completed so that it conforms to the approved plans and exhibits submitted by the permittee. In addition, as set forth in Finding No. 2, a CUP is required: because of the amount of grading; to allow restaurants in the CSD area; to allow the hotels to exceed the 45-foot height limit established by the CSD; and, to allow sale of alcoholic beverages for on-site consumption at the two hotels.
38. The Board finds that the permittee has submitted a development program that complies with the requirements of Section 22.40.050 of the Zoning Code because the required plot plan and a progress schedule with the proposed two phases for the Project were submitted as set forth in Finding Nos. 39 and 40 below.
39. With respect to that development program, Project conditions will require the permittee to develop the Project consistent with the plot plan it submitted pursuant to Zoning Code Section 22.40.050. The plot plan showed: the location of all structures and development features including grading, yards, walls, walks and landscaping; the height, bulk and arrangement of buildings, structures, and signs; and, the color and appearance of building and structures. As reflected therein, the amount of landscaping proposed exceeds the minimum required by the CSD and includes landscaping around the perimeter of the Project Site to provide a buffer from neighboring uses. Also, the plan depicts harmonious building facades and a sign program in which the font, materials and architectural accents are similar. Adequate parking will be provided as set forth below regarding the Parking Permit.
40. The proposed commercial center would contain approximately 43,600 square feet of restaurants and approximately 82,220 square feet of retail shops and appurtenant uses. Pursuant to the development schedule, the hotels, containing 498 guest rooms, are to be developed in two phases. The first phase would include construction of the 273-room full service hotel also containing a conference center, restaurant and bar use and a swimming pool and parking facilities. Phase 2 involves construction of the 225-room extended-stay, limited

services hotel that also contains a restaurant/bar and parking facilities. Phasing of the construction of the Project will lessen impacts at any one time in the area.

41. The Project, as proposed, will be consistent with the development standards of the proposed C-3 Zone, as set forth in Zoning Code Section 22.28.220. Specifically, the Project has a total floor area ratio ("FAR") of .78, which is lower than the maximum allowable 1.0 FAR in the C-3 Zone. It also complies with the outdoor display and storage requirements set forth in Zoning Code Section 22.28.220.C and D, which require that all displays be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. Consistent therewith, no outside display or storage is proposed or authorized as part of the Project.
42. Regarding signage, pursuant to Zoning Code Section 22.52.870, business signs are permitted in Zones C-3 and M-1.5-BE, subject to the restrictions outlined in Sections 22.52.880 – 22.52.920 and subject to the CSD requirement that a sign program be developed for any commercial center with three or more businesses. The permittee's sign program depicts a freestanding sign and wall business signs to coordinate business signage within the commercial center. A freestanding monument sign is proposed adjacent to the intersection of the access driveway and Gale Avenue. Wall business signs are proposed along separate business frontage entrances to match the style, color and materials of the structure. All signs will match in style, size, color, font and materials so that they will be compatible with one another, as required by the CSD. The Board finds that the Project as designed and conditioned will comply with sign requirements in the Zoning Code.
43. Similarly, the Board finds that the Project complies with lot coverage and landscaping requirements set forth in the Zoning Code. Pursuant to Zoning Code Section 22.28.220.A, not more than 90 percent of the net area may be occupied by buildings, and a minimum of 10 percent of the net area must be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a Project total of approximately 33 percent of the net area of the Project Site occupied by buildings with landscaping covering up to 63,497 square feet of the 577,814 net square feet of land area, or 11 percent of the Project Site. Part of the Project's landscaping is proposed to be located around the perimeter of the currently vacant Project Site, both improving aesthetic appearances of the area and buffering the Project from neighboring uses.
44. The CSD requires that for parcels of land that adjoin a street, at least 25 percent of each structure's façade facing the street shall consist of materials or designs that are distinguishable from the rest of that façade through varied use of designs such as recessed windows, offset planes or similar architectural accents and long, unbroken facades are prohibited. The Project Site adjoins Gale Avenue

and, thus, is subject to this CSD provision. Project plans reveal that at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of varied design and no unbroken facades are proposed, thereby complying with the CSD.

45. The CSD also requires that if a project contains at least 600 feet of continuous street frontage on a single street, as does this Project, a dedicated deceleration/acceleration lane shall be required, subject to the dedication, design, and improvement requirements of the County Department of Public Works ("Public Works"). The Project will provide such a lane to adjoin the private drive and fire lane entrance along Gale Avenue.
46. Zoning Code Section 22.40.030 allows a development program to address height variation requests, such as the permittee's request to allow the two proposed hotels to reach up to 80 feet in height, exceeding the 45-foot height maximum set forth in the CSD. The Project Site is bordered by industrial and commercial uses and the 60 Freeway ("Pomona Freeway") is located to its south. There are no protected views in the area that would be impacted by the height of Project structures. The Project buildings will match existing patterns of development in the vicinity, which includes other buildings that exceed 45 feet in height. Moreover, no residences are within 300 feet of the Project Site, with the closest residential uses (a mobile home park) located on the opposite side of the freeway. As such, the Board finds that allowing two hotels up to 80 feet in height on two of the parcels will not negatively impact the community.

CUP Grading Finding

47. To address impacts from extensive grading required for the Project, the Project conditions will regulate hours of hauling operations and require mitigation such as noise minimization and reduction.

CUP-Alcohol Sale Findings

48. The Project Site is located at a major intersection that is developed with commercial uses on all four corners of the intersection. There are no places of worship, schools, parks, playgrounds, or other similar uses located within a 600-foot radius. Accordingly, the Board finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius of the Project Site.
49. The County Sheriff's Department ("Sheriff's Department") was consulted regarding the Project's proposal for selling alcohol for on-site consumption at the hotels. The Sheriff's Department confirmed that the crime incidents in the area reported to the Sheriff's Department were low, and therefore, did not object to the sale of a full line of alcoholic beverages at this location.

50. The Project Site is located in Census Tract No. 4082.11. The Board finds that, based on information from the California Department of Alcoholic Beverage Control ("ABC"), a total of five licenses for the sale of alcoholic beverages for on-site consumption are permitted within this census tract, and five such licenses exist. There is no undue concentration of licenses in the census tract, and the Project will not create an over-concentration of licenses within the census tract pursuant to the provisions of ABC because, based on the information provided, the Project Site is located within a low-crime reporting district. ABC would require, however, a finding of public convenience and necessity to issue the alcohol license.
51. Although there are five other establishments that sell alcohol for on-site consumption within 500 feet of the Project Site, the Project provides a public convenience because it allows sale of full lines of alcohol in conjunction with the operation of hotels. The Project will provide the public with a convenient location for transient stays, dining and a full line of alcoholic beverages, in a safe and well-lit environment. The proposed hotels represent a major financial investment in the area and will actively contribute to the community by both the creation of employment and economic stimulation to the area. Allowing the sale of a full line of alcoholic beverages incidental to the on-going operations enhances the economic vitality of the hotels. In addition, the Project will provide a convenient location for customers to purchase alcohol, in connection with the operations of the hotels. Accordingly, the Board finds that the five licenses that currently exist within a 500-foot radius of the site are compatible and complimentary to the two proposed hotels and to the requested alcohol licenses and allowing sale of alcoholic beverages at the hotels provides a public convenience.
52. The Board further finds that the sale of alcoholic beverages is incidental to the proposed hotels and will not appreciably change the existing operations in a manner that will impact the surrounding community.
53. In connection with the review by the Sheriff's Department, the Walnut/Diamond Bar Station of the Sheriff's Department recommended the locations have security cameras installed inside and outside facing the parking lot, and that a bar setting have a security guard. It was additionally recommended that alcohol for sale be kept away from front doors and measures be taken to prevent burglaries. Pursuant to these recommendations, the Project conditions will require security cameras and require a security guard for bar settings.
54. The Board finds that the sale of a full line of alcohol for on-site consumption at each of the proposed hotels will improve their economic vitality and is necessary to implement a Project objective to provide goods and services to hotel guests. The Board further finds that the proposed location will not adversely affect the economic welfare of the nearby community.

Additional Findings Regarding the CUP

55. The Board finds that the exterior appearance of the proposed structures will not be inconsistent with the exterior appearance of the proposed commercial structures and hotels within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood, because new construction will meet the development program standards. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program insures that the Project will not be replaced by a lesser type of development contrary to the public convenience, welfare, or development needs of the area.
56. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Rowland Heights. The Project will provide a service that will be used by residents living, working, shopping and recreating in the surrounding area. The Board further finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.
57. Development is proposed to be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the Project Site. In addition, the Project Site is in an existing urbanized area that is served by existing and recently improved road/street infrastructure and with nearby services and other employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. The Project also minimizes impact by grading only that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project constitutes compatible design and complimentary visual quality.

Findings Related to the Parking Permit

58. The Project will provide 1,203 vehicle parking spaces, which includes 1,128 spaces on the Project Site and 75 spaces off-site in the City of Industry on a .79 acre parcel, which is adjacent to proposed Parcels 1 and 3 of the Project. Project parking includes surface and subterranean parking and parking structures. Most of the parking is located between the four detached structures on the commercial center site, with other spaces located around the two hotel structures. Without the Parking Permit, the Zoning Code would require 1,509 parking spaces, if parking was calculated based on each business as a stand-alone use. The proposed parking reflects an approximate 20 percent reduction of that amount.

59. A parking permit provides flexibility in parking requirements for uses with particular characteristics, pursuant to Zoning Code Section 22.56.990 that allows for shared use parking facilities by two or more uses to conserve land and promote efficient land use. A parking permit may authorize reduction in parking spaces when it can be shown that there is no need for the usually required parking, that there will be no conflicts arising from the special parking arrangements and the requested parking permit will not result in traffic congestion, excessive unauthorized off-site parking, or unauthorized use of parking facilities developed to serve the surrounding property.
60. The Project proposes compatible uses that create captive markets. For example, some patrons of the commercial uses are expected to be guests of the hotels and restaurants. Likewise, hotel guests are expected to visit the commercial businesses and Project restaurants. As such, separate parking typically required for each use would not be necessary. In addition, parking demand at the hotels and commercial center portion of the Project will vary throughout the day and a single space may adequately serve different uses during different times of the day. A shared parking analysis, based on methodology and parking statistics from the Urban Land Institute conducted by the permittee, showed that, at peak times, 1,130 parking spaces would be required for the Project. Thus, the 1,203 vehicle parking spaces proposed would provide a surplus of 73 parking spaces above the Project's forecasted peak parking demand and, therefore, would be sufficient to meet demand on the Project Site. Utilization of the shared parking concept will minimize the need to duplicate parking supply.
61. The permittee proposes to use parking attendants/valets at the full service hotel to help manage vehicle arrivals and departures, which will also assist the permittee to maximize on-site parking and vehicular circulation. In addition, the Project's internal drive aisle and driveway configurations are expected to ensure safe and efficient vehicular circulation, into, out of, and through the Project Site. Thus, based on these factors, in conjunction with the provision of more spaces than needed, as determined by the parking analysis, the Board finds that no parking spillover or unauthorized use of parking facilities in nearby neighborhoods is expected to occur.
62. During Project construction, the Project will be phased to ensure satisfactory parking for construction workers. As the Project approaches build-out, temporary parking arrangements to meet parking required for construction work and Project Site businesses may be required.
63. The Board finds that it is necessary to limit the occupancy rate of restaurants in the Project to ensure that parking demands do not exceed the Project's supply of parking. Accordingly, Project conditions shall limit the occupancy load of all restaurant and entertainment uses on the Project Site to 1,561 occupants.

64. The permittee owns both the Project Site and the off-site parking parcel. Project conditions will require the permittee to record a covenant on the off-site parking parcel dedicating use of 75 parking spaces for the Project.
65. Based on the foregoing, the Board finds that there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 of the Zoning Code, because the Project proposes compatible uses that create captive markets where a single space satisfies the need of multiples occupants, and because different uses generate parking needs at different times of the day.
66. The Board finds that there will be no conflict arising from special parking arrangements allowing shared vehicle parking facilities, because the uses will be developed in phases and uses sharing vehicle parking spaces will operate at different times of the day and have differing demands during different times of the day.

Record of Proceedings

67. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 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 Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD FINDS AND CONCLUDES THAT:

- A. The Project is consistent with applicable policies of the Rowland Heights Community Plan, because its impact on community character, surrounding neighborhoods and natural features is minimized by Project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the Project, as set forth in Finding Nos. 33 through 36. As set forth in Finding Nos. 29 through 32 above, the Board finds that the Project is consistent with the General Plan. Thus, with the attached conditions, the Project is consistent with both the General Plan and Community Plan.
- B. The Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare, because security will be in place and Sheriff and Fire protection are available to the Project Site. The Project is sufficiently buffered from neighboring uses by buildings, structures such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

- C. The Project complies with all applicable development standards in the underlying zoning. The Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in the Zoning Code, or as otherwise required to integrate the Project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in Zone M-1.5-BE and Parcels 2 and 3 of the Project are consistent with development standards applicable in Zone C-3-DP, as set forth in the Zoning Code.
- D. The Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the Project Site, the property fronts a public street, Gale Avenue, and is situated in an urban area with developed and improved road infrastructure.
- E. The Project Site is physically suitable for the type of development being proposed. The Project design provides landscaping and building and structures including walls as buffers along the Project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.
- F. The 75 off-site parking spaces to be provided on an adjacent lot will be ensured because the off-site parking facility is controlled through the permittee's ownership, is conveniently accessible to the main use, and it is designed to minimize adverse effects on surrounding properties.
- G. The requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property, because adequate parking is provided by the Project.
- H. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Zoning Code.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the Final EIR 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 information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; adopts the CEQA Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those CEQA Findings of Facts and Statements of

Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the Project, as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Conditional Use Permit No. 2014-00062-(4) and Parking Permit No. 2014-00006-(4), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. R2014-01529-(4)
CONDITIONAL USE PERMIT NO. 2014-00062-(4)
PARKING PERMIT NO. 2014-00006-(4)**

1. This grant authorizes development of two hotels and construction of 155 business condominium units that may include retail, restaurant and office uses pursuant to a development program associated with a zone change that ensures compliance with the Rowland Heights Community Standards District, extends the height limit for the hotels to up to 80 feet, allows grading that exceeds 100,000 cubic yards, and permits sale of full lines of alcoholic beverages for on-site consumption at the hotels. This grant also authorizes use of an off-site parcel to provide 75 parking spaces, as well as use of shared parking on the Project Site to reduce the number of required on-site parking spaces to 1,128 spaces. The Project is subject to the following conditions.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. 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. 8, and until all required monies have been paid pursuant to Condition Nos. 11, 12, and 16. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 10, and 13 shall be effective immediately upon the date of final approval of this grant by the County.
4. 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 Title 22 of the County Code ("Zoning Code").
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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.

6. 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, 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.
 - a. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.
7. 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.
8. 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.
9. If the permittee proposes any modifications to the use, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. 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.
10. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Parcel Map No. 072916-(4). In the event that Vesting Tentative Parcel Map No. 072916-(4) should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

11. 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 \$1,600. 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 eight inspections every other year for 15 years. Inspections shall be unannounced.
12. 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 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Within five working days from the date of final approval, the permittee shall remit processing fees at the County Recorder, 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 \$3,145 (\$3,070 for an Environmental Impact Report, plus \$75 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
14. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is attached hereto and incorporated by this reference as if set forth fully herein.
15. Within 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 MMRP and agrees to comply with the mitigation measures identified in the Environmental Impact Report 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.

16. The permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant 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.
17. 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 Zoning Code.
18. 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 ("Fire Department").
19. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said Department.
20. 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.
21. 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.
22. 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.
23. All development pursuant to this grant shall comply with the requirements of the Zoning 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").

24. The Project Site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated October 28, 2015, or a Revised Exhibit "A"/Amended Exhibit Map approved by the Director. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, five copies of a modified Exhibit "A"/Exhibit Map shall be submitted to Regional Planning within 60 days of the date of final approval. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required for reasons other than instruction given at the public hearing, the permittee shall file an Amended Exhibit Map or the appropriate entitlement for review.
25. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three 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.
26. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 25, 2015, consisting of letters and reports from the Fire Department and the Departments of Parks and Recreation and Public Health.
27. The permittee shall comply with all conditions set forth in the attached Public Works letter for tentative map dated February 3, 2016.
28. Prior to final map approval and recordation, the permittee shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall establish a retail condominium owners' association and shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the landscaping, lighting parking areas, and private drive and fire lane. All applicable Project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.
29. Prior to final map approval and recordation, the permittee shall provide in the CC&Rs a method for the continuous maintenance of common areas and facilities to the satisfaction of the Director. Said CC&Rs shall indicate programming for on-site common open space amenities including community use and identification and visual enhancement of the site to the satisfaction of the Director.

30. Prior to final approval, the permittee shall submit to the Director for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. A minimum of five percent of the surface parking areas shall be landscaped.
31. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.
32. In addition to the review and approval by the Director, the landscaping plans will be reviewed by Regional Planning's staff biologist. Review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.
33. The landscaping plan shall indicate that at least 50 percent of the area covered by landscaping shall consist of locally indigenous species. However, if the permittee proves to the satisfaction of the Director that 50 percent or more coverage by locally indigenous species is not possible due to County fire safety requirements, a lower percentage of such planting may be allowed. In those areas where the Director approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent of the landscaped area. The landscaping shall include 24-inch and 36-inch box trees, five-gallon and 15-gallon size shrubs and ground cover at a mixture and density determined by Regional Planning and the Fire Department. Fire retardant plants shall be given first consideration.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (DEVELOPMENT PROGRAM, AUTHORIZATION TO EXCEED STRUCTURE HEIGHT)

34. 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.
35. No existing building or structure, which under the program is to be demolished, shall be used.
36. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
37. All improvements shall be completed prior to the occupancy of any structure.
38. 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.

39. This permit authorizes development to be completed in phases. Each such separately designated phase shall be considered a separate development program.
40. This permit authorizes hotel structures to exceed the structure height limitation set forth in the Rowland Heights Community Standards District, which is set forth in the Zoning Code. Hotel structure heights shall not exceed 80 feet.
41. Stays by patrons of the extended stay hotel shall be limited to 30 consecutive days. Guest logs/registries shall be maintained and shall be made available to Regional Planning at its request.
42. A dedicated deceleration/acceleration lane should be provided for the Project at its Gale Avenue entrance.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (COMMERCIAL CENTER - ROWLAND HEIGHTS COMMUNITY STANDARDS)

43. Complete landscaping of the public rights-of-way fronting the project is required, subject to the satisfaction of Public Works.
44. The permittee shall provide a minimum of ten feet of landscaping along the street frontage of the commercial and hotel uses. This landscaping shall include plants and landscaped berms that are capable of providing screening up to a height of 42 inches.
45. Street frontage signing for the commercial center parking of the Project (Parcel 1) is limited to one sign which identifies the businesses within the center. Said sign shall reflect the architectural type of the commercial center.
46. The permittee must develop a sign program that coordinates business signage within the commercial center in which new businesses are required to comply with the location, style, size, color, font, and materials as shown in the architectural renderings and noted on the Exhibit "A."

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (GRADING)

47. Grading for the site preparation is authorized as follows: 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement. Grading for further development of the Project is authorized as follows: 322,619 cubic yards of cut material, 274,318 cubic yards of fill material and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement. A total volume of approximately 1,001,785 cubic yards of grading is authorized.
48. Grading permits from Public Works are required for all project grading.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

49. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
50. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52, Part 10 of the Zoning Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
51. The permittee, and all managers and designated employees of the establishments, who will directly serve or will be in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee, and all managers shall be available upon request.
52. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences, or similar structures.
53. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
54. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
55. This grant authorizes the sale of alcoholic beverages at the two hotel restaurants from 7:00 a.m. to 2:00 a.m. daily.
56. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
57. The permittee shall develop and implement a Designated Driver program (i.e., free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval

- of the Exhibit "A." A printed two-sided card explaining this program shall be placed on all tables in the restaurant, or an explanation regarding the program shall be printed on the menu.
58. All servers of alcoholic beverages must be at least 18 years of age.
 59. There shall be no music or other noise audible beyond the restaurants' premises. No live entertainment, dancing, or dance floor is authorized in or outside of the two hotel restaurants. Employees of the hotel bar on duty after 10:00 p.m. shall be at least 21 years of age.
 60. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the two subject restaurants only. Food service shall be continuously provided during operating hours.
 61. The sale and serving of alcoholic beverages for consumption outside the two hotel restaurants, the hotel bars, hotel pool areas, and hotel guest rooms/suites are prohibited. Sale of alcoholic beverages in the restaurants and bar shall be located away from the entrances and exits of such facilities.
 62. The restaurant and bar shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
 63. Not less than 51 percent of the income from the restaurant and bar businesses shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to Regional Planning, the Department of Alcoholic Beverage Control, or the County Sheriff's Department, on demand.
 64. The permittee may hold "happy hour" drink specials, specials or similar promotions on weekdays Monday through Thursday from 3:00 p.m. until 8:00 p.m. only in conjunction with the sale of food.
 65. Payphones shall be prohibited on the premises.
 66. A security guard shall be provided from 5:00 p.m. to 2:00 a.m. nightly for each hotel restaurant or bar serving alcoholic beverages.
 67. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low-level lighting along all pedestrian walkways leading to and from the parking lot.
 68. Security cameras shall be installed inside and outside the hotels facing the parking lot.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

69. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load based on Building and Safety occupancy loads for such use shall be established; this grant authorizes a maximum of 40,113 square feet for areas used for entertainment, assembly, and dining within the commercial shopping center located on Parcel 1 of the Project Site. Occupancy load for restaurant and entertainment uses is limited to 1,561 occupants.
70. If the restaurant uses substantially changes their 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.
71. Adjacent land located within the boundary of the City of Industry (.79 acres) is required to be reserved to ensure that sufficient area is available to meet the 75-space off-site parking allotment, and deed restrictions for such parking use through a recorded covenant shall be imposed on such land.
72. Hours of operation for each use sharing parking facilities shall be made available from the permittee upon request by the Director, and parking associated with such hours shall cumulatively be in substantial compliance with the shared parking requirements, including the associated parking exhibit and analysis approved with this parking permit.
73. Off-site automobile facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.
74. In the event that any permittee and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed, unless some other alternative method to provide the required parking is approved by the Director.
75. The permittee shall provide bicycle parking as required by the Zoning Code, calculated at a parking ratio of one space per each 5,000 square feet of gross floor area for short-term bicycle parking, and one space for each 12,000 square feet for long-term bicycle parking. The commercial uses have a square footage of 129,926 square feet, which requires not less than 25 short-term bicycle parking spaces and 10 long-term bicycle parking spaces.

76. 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.

Attachments:

Mitigation Monitoring and Reporting Program
Subdivision Committee Report
Public Works Report dated February 3, 2016

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP), which is provided in **Table 1, Mitigation Monitoring and Reporting Program**, has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMRP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. Los Angeles County is the Lead Agency for the proposed Rowland Heights Plaza and Hotel Project and therefore is responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the Project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Draft and Final EIR (designated by the respective environmental issue within Chapter 4.0 of the Draft EIR) are implemented, thereby minimizing identified environmental effects. The MMRP also includes the proposed Project Design Features (PDFs) listed throughout Chapter 4.0 the Draft EIR. The PDFs are specific design elements proposed by the Applicant that have been incorporated into the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State *CEQA Guidelines* (California Code of Regulations, Title 14, Section 15000 et seq.). However, PDFs are included in this MMRP to ensure their implementation as a part of the Project. The Project would include PDFs related to: Air Quality, Noise, Transportation and Parking, and Water Supply.

The MMRP for the Project will be in place through all phases of the Project, including design (pre-construction), construction, and operation (both prior to and post-occupancy). Los Angeles County Department of Regional Planning (LADRP) is responsible for administering the MMRP. The LADRP will ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

Each mitigation measure and PDF is categorized by impact area, with an accompanying identification of:

- The action required, including the phase during which the mitigation measure/PDF should be monitored;
- The timing of implementation of the mitigation measure/PDF;
- The responsible party; and
- The monitoring/enforcement agency

Table 1

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
4.B Air Quality							
<p>PDF-AQ-1: The Project would be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and achieve the equivalent of USGBC LEED® Silver Certification. These measures would also include consistency with the Los Angeles County Green Building Standards and Low Impact Development requirements. The Project would incorporate measures and performance standards which include but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ The Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of nonhazardous construction debris or minimize the generation of construction waste to 2.5 pounds per square foot of building floor area. ▪ The Project would be designed to optimize energy performance and reduce building energy cost by 10 percent for new 	Pre-Construction and Construction	Prior to issuance of construction permit and periodic Site Inspections during construction	Project Applicant	County Department of Public Works			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
construction compared to ASHRAE 90.1-2010, Appendix G, and the Title 24 Building Standards Code. <ul style="list-style-type: none"> The Project would reduce indoor water use by a minimum of 35 percent by installing water fixtures that exceed applicable standards. 							
PDF-TRAF-2	Pre-Construction and Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
4.B Air Quality							
PDF-AQ-1, Green Building Measures	Design/Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
PDF-TRAF-2	Design/Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
PDF-AQ-1, Green Building Measures	Design/Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
PDF-TRAF-2	Design/Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
4.C Biological Resources							

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>MM-BIO-1: Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project Applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The Project would impact: 1) 0.035 acres of federal wetland, 0.120 acres of USACE drainage, and an additional 0.089 acres of USACE concrete/grouted riprap for a total of 0.209 acres of USACE jurisdictional resources; and 2) 0.316 acres of CDFW drainage, and an additional 0.089 acres of CDFW concrete/grouted riprap for a total of 0.405 acres of CDFW jurisdictional resources. The following would be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ul style="list-style-type: none"> On- or off-site restoration or enhancement of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" and wetlands at a ratio no less than 	Pre-Construction	Prior to issuance to grading permit	Project Applicant	County Department of Regional Planning			

County of Los Angeles
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Rowland Heights Plaza and Hotel Project

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>1:1 for permanent impacts, and for temporary impacts, restore impact area to pre-Project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County.</p> <ul style="list-style-type: none"> On- or off-site restoration or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 1:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County. 							

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required and Construction (as necessary)	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>MM-BIO-2: Prior to the issuance of any grading permit that would require removal of potential habitat for raptor or other bird nests, the Project Applicant shall demonstrate to the satisfaction of the County of Los Angeles that either of the following have been or will be accomplished:</p> <ul style="list-style-type: none"> Project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. 			Project Applicant	County Department of Regional Planning			

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications			
					Initial	Date	Comments	
<p>▪ If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning 30 days prior to the initiation of Project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of Project activities. If a protected native bird is found, the Project Applicant shall delay all Project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, Project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor,</p>								

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Initial	Compliance Date	Verifications Comments
<p>must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the Project activities and the nest. Project personnel, including all contractors working on Site, shall be instructed on the sensitivity of the area. The Project Applicant shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.</p> <ul style="list-style-type: none"> If the biological monitor determines that a narrower buffer between the Project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and 							

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>birds' lines of sight between the Project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <ul style="list-style-type: none"> The biological monitor shall be present on Site during all grubbing and clearing of vegetation to ensure that these activities remain within the Project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fall due to Project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if Project activities damage active avian nests. 							

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
4.D.1 Archaeological Resources							
MM-ARCHAEO-1: The Applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards to oversee an archaeological monitor who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be determined by the archaeological monitor based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus fill or young versus old soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Excavations into the Puente/Monterey Formation are not required to be monitored by the archaeologist since these sediments are too old to contain archaeological resources. Full-	Pre-Construction and Construction	Prior to issuance of grading permit and periodic site inspections (as necessary)	Project Applicant	County Department of Regional Planning			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>MM-ARCHAEO-2: In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources if they are determined to be potentially eligible for the California Register or potentially qualify as unique archaeological resources pursuant to CEQA. The treatment plan may include preservation in place (if feasible) and/or the implementation of archaeological data recovery</p>	<p>Construction (as necessary)</p>	<p>Upon discovery of potential archaeological resources</p>	<p>Project Applicant</p>	<p>County Department of Regional Planning</p>			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications			
					Initial	Date	Comments	
excavations to remove the resource along with subsequent laboratory processing and analysis. The developer, in consultation with the archaeologist and the County, shall designate repositories that meet State standards to curate the archaeological material recovered. Project material shall be curated in accordance with the State Historical Resources Commission's <i>Guidelines for Curation of Archaeological Collections</i> .								
MM-ARCHAEO-3: The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Applicant or developer to the County, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the	Construction (as necessary)	Upon discovery of potential archaeological resources	Project Applicant	County Department of Regional Planning				

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>MM-ARCHAEO-4: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the developer, inspect the site of the discovery of the Native American remains and may recommend means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete inspection and make a recommendation within 48 hours of being granted access by the developer to inspect the discovery. The recommendation may include the scientific removal</p>	<p>Construction (as necessary)</p>	<p>Upon discovery of human remains</p>	<p>Project Applicant</p>	<p>County Department of Regional Planning</p>			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Initial	Date	Compliance Verifications Comments
<p>and nondestructive analysis of human remains and items associated with Native American burials.</p> <p>Upon the discovery of the Native American remains, the developer shall ensure that the immediate vicinity where the Native American human remains are located, according to generally accepted cultural or archaeological standards or practices, are not damaged or disturbed by further development activity until the developer has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The developer shall discuss all reasonable options with the descendants regarding the descendants' preferences for treatment.</p> <p>Whenever the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the developer or the authorized representative rejects the recommendation of the descendants and the mediation</p>							

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
provided for in Subdivision (k) of PRC Section 5097.94, if invoked, fails to provide measures acceptable to the Applicant, the developer or the authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.							
4.D.2 Paleontological Resources							
MM-PALEO-1: A qualified paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter the Puente/Monterey Formation. The paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified paleontologist shall supervise a paleontological monitor who shall be present during construction excavations into Puente/Monterey Formation.	Pre-Construction and Construction	Prior to issuance of grading permit and periodic Site Inspections (as necessary)	Project Applicant	County Department of Regional Planning			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the paleontologist and shall be based on the rate of excavation and grading activities, proximity to known paleontological resources or fossiliferous geologic formations, the materials being excavated (native sediments versus artificial fill), and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified paleontologist.	Construction (as necessary)	Upon discovery of fossils	Project Applicant	County Department of Regional Planning			
MM-PALEO-2: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. A buffer area of at least 25 feet shall be							

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing and/or removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are curated. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository.							
MM-PALEO-3: The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these	Construction (as necessary)	Prior to issuance of building permits	Project Applicant	County Department of Regional Planning			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the Lead Agency and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the Project and required Mitigation Measures.</p>							
4.1 Noise							
<p>MM-NOISE-1: A temporary noise barrier shall be used to block the line-of-sight between construction equipment and the Best Western Plus Executive Inn hotel to the south across Gale Avenue (Location R1) during Project construction. The noise barrier shall be at least 12 feet tall with noise blankets capable of achieving sound level reductions of at least 9 dBA and placed along the southern boundary of active Project construction sites to reduce construction noise at the hotel, and may be combined with security fencing.</p>	Construction	Periodic Site inspections during construction	Project Applicant	County Department of Regional Planning			
<p>PDF-NOISE-1: The Project contractor(s) would equip all construction equipment, fixed and</p>	Construction	Periodic Site inspections during construction	Project Applicant	County Department of Regional Planning			

County of Los Angeles
SCH #2015061003

Rowland Heights Plaza and Hotel Project

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
mobile, with properly operating and maintained noise mufflers, consistent with manufacturers' standards.							
PDF-NOISE-2: As required by LACC, an acoustical analysis of the mechanical plans of the proposed buildings will be prepared by a qualified acoustical engineer, prior to issuance of building permits, to ensure that all mechanical equipment would be designed to meet noise limits in Table 4.1-7.	Design/Plan Check	Prior to issuance of building permits	Project Applicant	County Department of Regional Planning			
PDF-NOISE-3: As warranted based on ambient CNEL levels at the Project Site, an acoustical analysis of the architectural plans of the proposed hotel buildings will be prepared by a qualified acoustical engineer prior to issuance of building permits to ensure that the building construction and design (i.e., exterior wall, window, and door) would include the required noise insulation features to demonstrate land use compatibility.	Design/Plan Check	Prior to issuance of building permits	Project Applicant	County Department of Regional Planning			
4.1 Fire Protection and Emergency Services							
PDF-TRAF-1	Construction	Prior to issuance of grading permit	Project Applicant	County Department of Public Works			
PDF-TRAF-2	Construction	Prior to issuance of	Project Applicant	County Department			

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
PDF-TRAF-3	Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
4.1.2 Sheriff Protection							
PDF-TRAF-1	Construction	Prior to issuance of grading permit	Project Applicant	County Department of Public Works			
PDF-TRAF-2	Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Public Works			
PDF-TRAF-3	Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			
4.1.3 Traffic/Transportation							
PDF-TRAF-1: Prior to the issuance of grading permits, the Project Applicant, in coordination with LADPW, will prepare a Construction Staging and Traffic Management Plan to be implemented during construction of the Project. The Construction Staging and Traffic Management Plan will identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of construction activities associated with the	Construction	Prior to issuance of grading permit	Project Applicant	County Department of Public Works			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>Project. The Construction Staging and Traffic Management Plan will also consider construction traffic and associated construction traffic noise from nearby simultaneous construction activities and pedestrian safety related to school routes. The Construction Staging and Traffic Management Plan will be subject to final approval by LADPW.</p>							
<p>PDF-TRAF-2: The Project Applicant will install a three-way traffic signal at the primary Project Site entrance and Gale Avenue (Intersection No. 7), to provide traffic control for westbound/eastbound Gale Avenue and the southbound ingress/egress Project driveway.</p>	Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Public Works			
<p>PDF-TRAF-3: The Commercial Center's maximum permitted occupancy load for all restaurant uses will never exceed 1,561 occupants (including both customer and staff), and total restaurant floor area will not be less than 40,113 square feet nor more than 47,000 square feet. Restaurant occupancy loads will be determined by the County Division of Building and Safety in</p>	Design/Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning			

Table 1 (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications			
					Initial	Date	Comments	
<p>accordance with the California Building Code. In effect at the time when restaurant floor plans are submitted for Director's Review, as required by the Department of Regional Planning. Restaurant occupancy restrictions will be controlled through the Commercial Center Association's CC&R. The Commercial Center Association (as maintained by the property manager) will:</p> <ul style="list-style-type: none"> - Keep records of each restaurant unit's maximum occupancy load; - Track the Commercial Center's total occupancy load; and - Have the authority to enforce each restaurant unit's maximum permitted occupancy load. <p>- Prior to applying for Director's Review, each restaurant unit owner will obtain written authorization from the Commercial Center Association that confirms the occupancy load sought for permit complies with that unit's maximum permitted occupancy in accordance with the CC&R. Restaurant owners will be prohibited from applying for a</p>								

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications	
					Initial	Date
<p>permit that seeks an occupancy load in excess of what is allowed or building out a unit in excess of that unit's permitted maximum occupancy.</p> <p>- Once the Commercial Center Association has approved restaurant uses within the Commercial Center with a total of 1,561 occupants, no further restaurant uses may be approved by the Commercial Center Association. Occupant loads may be reallocated among restaurant unit owners with the prior approval of the Commercial Center Association (and such approvals from the County and Director's Review as are required by the County), but under no circumstances will the total occupant load for all restaurant uses in the Commercial Center exceed 1,561 occupants.</p>						
<p>MM-TRAF-1: The Project Applicant shall pay a fair-share contribution to LACDPW Traffic and Lighting to implement the following physical improvements identified at the five intersections that would be potentially significantly impacted by the Project under Future (2020) With</p>	Construction	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Public Works		

Table 1. (Continued)
Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
<p>Project Plus Cumulative Traffic conditions:</p> <ul style="list-style-type: none"> Intersection No. 1 (Fullerton Road/Gale Avenue): The Project Applicant shall coordinate with LACDPW Traffic and Lighting to arrange a fair-share contribution towards the construction of an additional westbound left-turn lane at this intersection. The fair-share contribution shall be made in accordance with Table B, Project Fair Share Contributions, of the approved Rowland Heights Plaza Traffic Impact Analysis (Traffic Impact Analysis), which requires the Applicant to contribute 97.9 percent of the estimated LACDPW Traffic and Lighting cost to implement this improvement. Intersection No. 3 (Fullerton Road & SR-60 Freeway Eastbound Ramps): The Project Applicant shall coordinate with LACDPW Traffic and Lighting to arrange a fair-share contribution towards the construction of a northbound through travel lane at this intersection. The fair-share contribution shall be made in 							

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications			
					Initial	Date	Comments	
<p>accordance with Table 8, <i>Project Fair Share Contributions</i>, of the approved Traffic Impact Analysis, which requires the Applicant to contribute 81.1 percent of the estimated LACDPW Traffic and Lighting cost to implement this improvement.</p> <ul style="list-style-type: none"> Intersection No. 10 (Nogales Street & La Puente Road): The Project Applicant shall coordinate with LACDPW Traffic and Lighting to arrange a fair-share contribution towards the construction of a westbound left-turn lane at this intersection. The fair-share contribution shall be made in accordance with Table 8, <i>Project Fair Share Contributions</i>, of the approved Traffic Impact Analysis, which requires the Applicant to fund the entire estimated LACDPW Traffic and Lighting cost to implement this improvement. 								
4.12 Water Supply								
<p>PDF-WATER-1: The Project will use drought-tolerant and water efficient landscaping in accordance with the County's Green Building Standards and the U.S. Green Building Council's</p>	Design/Landscape Plan Check	Prior to issuance of certificate of occupancy	Project Applicant	County Department of Regional Planning				

Table 1 (Continued)

Mitigation Monitoring and Reporting Program

Project Design Features/ Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency	Compliance Verifications		
					Initial	Date	Comments
Leadership in Energy and Environmental Design (LEED®) Program, and will use low-flow fixtures (e.g., toilets, urinals, faucets, showerheads, etc.) and smart irrigation controls in accordance with the LEED® Program and Titles 20 and 24 of the CCR.							
PDF-WATER-2: Because existing recycled water pipelines are located in the Project vicinity, the Project Applicant will consult with the Rowland Water District regarding potential use of recycled water for Project Site landscape and irrigation as required by RWD's Mandatory Recycled Water Connection Policy (Ordinance No. 0-7-2005 as updated by Ordinance No. 0-9-2010).	Design/Landscape Plan Check	Prior to issuance of building permit	Project Applicant	County Department of Regional Planning			

Project No. R2014-01529-(4)
 CUP No. 2014-000062-(4)
 Parking Permit No. 2014-00006-(4)
 Rowland Heights Hotels & Plaza Development
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The following reports consisting of 14 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

HW

ls

Prepared by Aissa Carrillo

pm72916L-rev4-rev'd02-03-2016.doc
<http://planning.lacounty.gov/case/014/R2014-01529>

Phone (626) 458-3126

Date Rev. 02-03-2016



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 072916

TENTATIVE MAP DATE: 10/28/15
EXHIBIT MAP DATE: 10/28/15

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 01/13/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

(11)

Name  Date 01/13/16 Phone (626) 458-4921

VILONG TRUONG

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

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

Sheet 1 of 1

Tentative Parcel Map 72916 Tentative Map Dated 10/28/15 (Rev.) Parent Tract _____
Grading By Subdivider? [Y] (V of T) 184,094 yd³ Location Rowland Heights APN _____
Geologist Southern California Geotechnical Subdivider Rowland Ranch Properties, LLC
Soils Engineer Southern California Geotechnical Engineer/Arch. Thienes Engineering

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 9/10/14, 2/3/14

References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

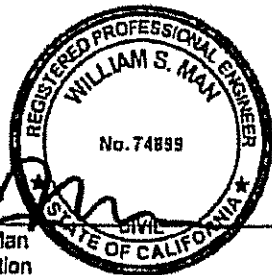
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical reports(s) may be required prior to approval of grading and/or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.

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

Prepared by

William Man
William Man
Soils Section



Charles Nestle

Charles Nestle
Geology Section

Date 11/25/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State Building Permit No. C2014-000364-4.

Rowland Heights Hotels & Plaza Development

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

DR

Name Diego Rivera Date 02/03/16 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

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

1. Remove existing detour road and intersection improvements within the project site on Gale Avenue to the satisfaction of Public Works.
2. Provide offsite easement documents for the proposed easterly fire lane (existing Access Road) on Gale Avenue from the easterly property to the satisfaction of Public Works.
3. Dedicate variable right-of-way on Gale Avenue along the project frontage to the satisfaction of Public Works.
4. Dedicate adequate right-of-way for road purposes and easements for traffic signal purposes at the middle driveway to the site on Gale Avenue to the satisfaction of Public Works.
5. Provide adequate right-of-way for corner cut-off based on a 35 feet curb return radius at the northwest corner of the existing easterly fire lane and Gale Avenue.
6. Provide property line return radii and corner cut-off based on 25 feet radius at the middle driveway on Gale Avenue to the satisfaction of Public Works.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. The typical sections are not necessarily approved as shown.
9. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.
10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.
11. Construct driveway approaches at the site to the satisfaction of Public Works.
12. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
13. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study as stipulated in their letter dated November 23, 2015.
14. Install traffic signal at the project middle driveway as a site access requirement.
15. Provide full scale (1"=20') traffic signal plan for all proposed new and modified signalized intersections consistent with the approved site plan.

16. Provide full scale (1"=40') signing and striping plans to our Traffic and Lighting Division for review and approval. Please contact Andrew Ngumba at 626 300-4851 for their requirements.
17. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
18. Install postal delivery receptacles in groups to serve two or more residential units.
19. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
20. No monuments or pylon sign shall obstruct the line of sight.
21. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Sam Richards
pm72916r-rev4 doc

Phone (626) 458-4921

Date 11-25-2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 413-5100
<http://dpw.lacounty.gov>

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

November 23, 2015

IN REPLY PLEASE
REFER TO FILE T-4

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

Dear Mr. Kunzman:

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

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

Project-Specific Impacts

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

Fullerton Road at Colima Road

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

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

Project No. R2014-01529-(4)
CUP No. 2014-000062-(4)
Parking Permit No. 2014-00006-(4)
Rowland Heights Hotels & Plaza Development
Page 35 of 47

Nogales Street at La Puente Road

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

Nogales Street at Colima Road

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

Cumulative Transportation Impacts

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

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

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

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

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

Ingress and Egress Access

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

Mr. William Kunzman
November 23, 2015
Page 3

Impacts to Other Jurisdictions

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

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

California Department of Transportation

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

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

Very truly yours,

GAIL FARBER
Director of Public Works



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

SFL:mrh

P:\TLPUB\STUDIES\EIR 15-0201 - ROWLAND HEIGHTS PLAZA DOCK

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


1. The subdivider shall install and dedicate main line sewers and serve each building/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12243AS, dated 12-21-2015) was reviewed and approved. No additional mitigation measures are required if the sewer point of connection is at MH 281, E-2305 B1. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
5. Outlet approval from the City of Industry is required.

Prepared by Imelda Ng
pm72016s-rev-1|Rev'd 12-28-2015 doc

Phone (626) 458-4921 Date 12-28-2015 (Rev.)

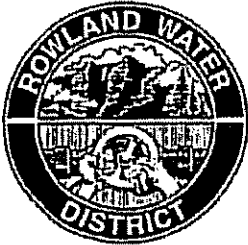
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements of Rowland Water District per attached will serve letter dated 10-07-2015 to the satisfaction of Public Works.
3. Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.
4. Submit landscape and irrigation plans with landscape area greater than 500 square feet in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

 Prepared by Tony Khalkhali
pm72916w-rev4.doc

Phone (626) 458-4921 Update Date 11-19-2015

P. 172916



ROWLAND WATER DISTRICT

BOARD OF DIRECTORS

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David Warren
Director of Operations

Rosemarie Perea
Director of Administrative Svcs

October 7, 2015

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

RE: Gale Avenue Project Water Supply Analysis Determination

Dear Ms. Frabizio:

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

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

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

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

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

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

Yours truly,

DAVE WARREN
Project No. R2014-01529-(4)
Director of Operations
CUP No. 2014-000062-(4)

Parking Permit No. 2014-00006-(4)
Rowland Heights Hotels & Plaza Development
Page 40 of 47



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

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

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

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Fifth District

November 25, 2015

Tentative Parcel Map No. 072916

Vicinity: Rowland Heights

Tentative Tract Map Date: October 28, 2015

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

Prepared by:
VICENTE BAÑADA, REHS *V. Bañada*
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

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

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	50

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of 50 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

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

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

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

By

Kathleen J. King, Chief of Planning

Project No. R2014-01529-(4)
CUP No. 2014-000062-(4)
Parking Permit No. 2014-00006-(4)
Rowland Heights Hotels & Plaza Development
Page 42 of 47

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November 25, 2015 07:05:32
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

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

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

$(P)\text{people} \times (0.003)\text{Ratio} \times (U)\text{units} = (X)\text{acres obligation}$

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U S Census* Assume * people for detached single-family residences Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

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

Park Planning Area = 10 ROWLAND HEIGHTS

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

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

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



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916

MAP DATE: October 28, 2015

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

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement is required for all driveways being shared within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all required fire lanes within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla

Date: November 24, 2015

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916

MAP DATE: October 28, 2015

**PROJECT
CONDITIONS OF APPROVAL**

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site fire lanes shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The on-site fire lanes around the propose hotel buildings shall provide a minimum paved unobstructed width of 28 feet, clear to the sky, due to the heights of the buildings. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The proposed buildings within this development being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: November 24, 2015



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Land Development Unit
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PROJECT: PM 72916

MAP DATE: October 28, 2015

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5. The gradient of the fire lanes shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. Any change of direction within the fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. The surface of the fire lanes shall be designed and maintained to support the live load of a fire apparatus weighing 75,000 pounds. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. Per the fire flow test performed by Rowland Water District dated 02-05-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 9. Install 2 PUBLIC fire hydrant(s) as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
 10. Install 12 PRIVATE fire hydrant(s) as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
 11. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 12. All required fire hydrants shall provide a fire flow of 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
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Land Development Unit
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PROJECT: PM 72916

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13. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
 14. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 15. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 16. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 17. All driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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

Reviewed by: Juan Padilla

Date: November 24, 2015

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