

**PROJECT NUMBER**

R2016-002403-(4)

IST MEETING DATE

May 25, 2023

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 74574 / RPPL2016004656

Environmental Assessment No. 2016004659

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Rowland Heights Medical Plaza LLC.

MAP/EXHIBIT DATE:

April 18, 2023

REPORT DATE:

May 18, 2023

PROJECT OVERVIEW

Subdivision: To convert an existing commercial building into a commercial condominium lot with 15 condominium units.

MAP STAGETentative: ☒Revised: ☐Amendment: ☐Amended: ☐
Exhibit "A"Modification to:
☐ Recorded MapOther: ☐**MAP STATUS**Initial: ☐1st Revision: ☐2nd Revision: ☒# Revision (requires a fee): ☐**LOCATION**

19115 & 19117 Colima Road, Rowland Heights

ACCESS

Colima Road

ASSESSORS PARCEL NUMBER(S)

8761-015-026

SITE AREA

0.99 acre

GENERAL PLAN / LOCAL PLAN

Rowland Heights

PLANNING AREA**SUP DISTRICT**

4th

LAND USE DESIGNATION

C (Commercial)

ZONEC-2-BE (Neighborhood
Business-Billboard
Exclusion.)**CSD**

Rowland Heights

**PROPOSED UNITS
(DU)**

15

**MAX DENSITY/UNITS
(DU)**

15

GRADING**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

No grading proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Pending. An Initial Study may be required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Michelle Lynch (213) 974-6433 mlynch@planning.lacounty.gov
Public Works	Hold	Justin Soo Hoo (626) 458-4961 jsoohoo@dpw.lacounty.gov
Fire	Hold	Joseph Youman (323) 890-4125 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Hold	Veronica Aranda (626) 430-5380 varanda@ph.lacounty.gov

PREVIOUS CASES

TR51262, CC00-349, PP29119, RPP201300615

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details.

Deemed Incomplete ☒

Deemed Complete ☐ Date:

Environmental Determination:

Cleared ☐ Hold ☒

1. Environmental determination is currently pending. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment. For any questions related to site biology, you may contact the Environmental Planning and Sustainability Section at (213) 974-6461.
2. Project is subject to AB52, Tribal Consultation may be required, as it is within the Tongva Tribal Territory and Kizh Tribal Territory.

Tentative Map:

Cleared ☐ Hold ☒

3. This requires an Exhibit Map not an Exhibit "A". Please revise the Exhibit "A" to reflect a Condominium Exhibit Map
4. As previously requested, provide the height of the existing and proposed fences/walls on the maps.
5. As previously requested, provide a separate open space/landscaping exhibit. Ensure to include the open space and landscape calculations.

Exhibit Map:

Cleared ☐ Hold ☒

6. When serving commercial and/or industrial uses, a common walkway a minimum of five feet in width with an adjoining landscaped strip a minimum of four feet in width shall connect all main building entrance(s) with the main entrances to all other on-site buildings, the on-site parking facilities, and any sidewalk(s) within or fronting the project area. Must clearly show on the exhibit map.
7. Please show all the parking spaces, walkways, bicycle parking spaces on the Exhibit map. Provide the parking table. Each unit must show the number of parking spaces required. A parking space for every 250 sq. ft.

Administrative/Other:

Cleared ☐ Hold ☒

8. The project will be subject to design review. Recommendations pending.
 9. Provide building permits.
 10. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage. Calculate the linear feet of street frontage to determine the total number of tree plantings that shall be required for the project. Indicate such plantings on a tree planting plan to be approved by Regional Planning, prior to final map recordation. Staff has calculated street frontage of 108 linear feet for a total of 5 trees.
 11. It is advisable to conduct community outreach prior to the public hearing by consulting town council, neighbors, surrounding HOAs and other interested parties. Provide written documentation of outreach efforts.
-

RESUBMITTAL INSTRUCTIONS

- Coordinate with the Planner at mlynch@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment. Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **Map revisions and additional materials will not be taken in without a cover sheet.**
- Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
- **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found here: <https://planning.lacounty.gov/applications-and-forms/>

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

1. As previously requested, an approved sewer area study is required. Currently a sewer area study is in review. Please see attached Sewer review sheet (comment No. 1) for requirements.
2. An approved traffic impact analysis (TIA) is required. Please see attached Road review sheet (comment No. 1) for requirements. The TIA shall be submitted directly to Public Works through EPIC-LA and a review fee is also required.
3. Revisions to the tentative map are required to show the following additional items:
 - a. Show names of the holders for all existing on-site public and private easements.
 - b. Please see attached Sewer review sheet (comment No. 2) for requirements.
4. Revisions to the exhibit map are required to show the following additional items:
 - a. Provide the following title description:

“MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT”

- b. All information shown on the tentative map should be shown on the exhibit map.
 - c. Show the North arrow and the parking lot.
 - d. Please see attached Road review sheet (comment No. 2) along with the checked-print for requirements.
 - e. Please see attached Sewer review sheet (comment No. 2) for requirements.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 74574 (Rev.)

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TENTATIVE MAP DATED 04-18-2023
EXHIBIT MAP DATED 04-18-2023

Prepared by Justin Soo Hoo

Phone (626) 458-4921

Date 05/11/2023

Tr74574L-rev2-RPPL2016004656.doc

<https://case.planning.lacounty.gov/case/view/2016-002403/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 74574

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TENTATIVE MAP DATED 04-18-2023
EXHIBIT MAP DATED 04-18-2023

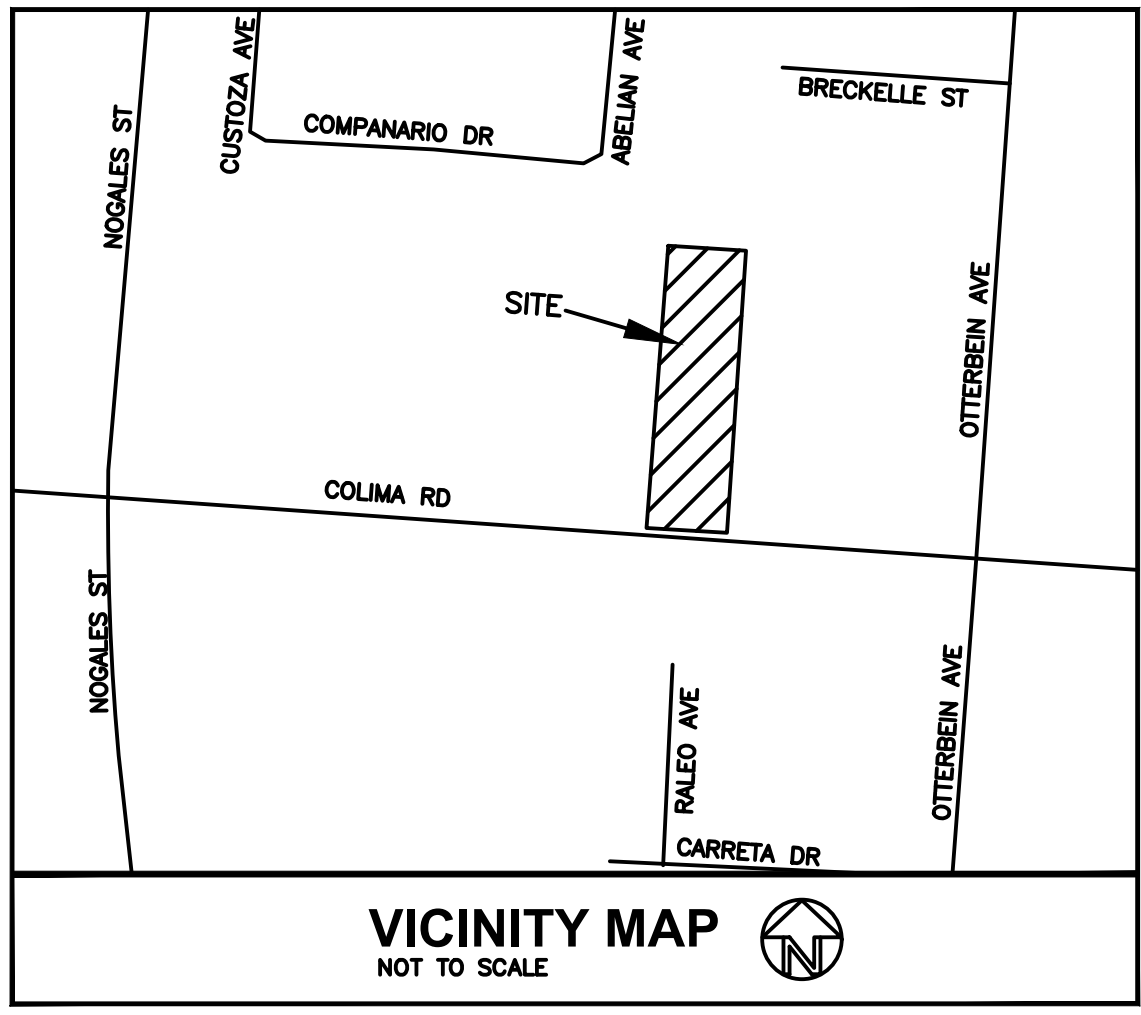
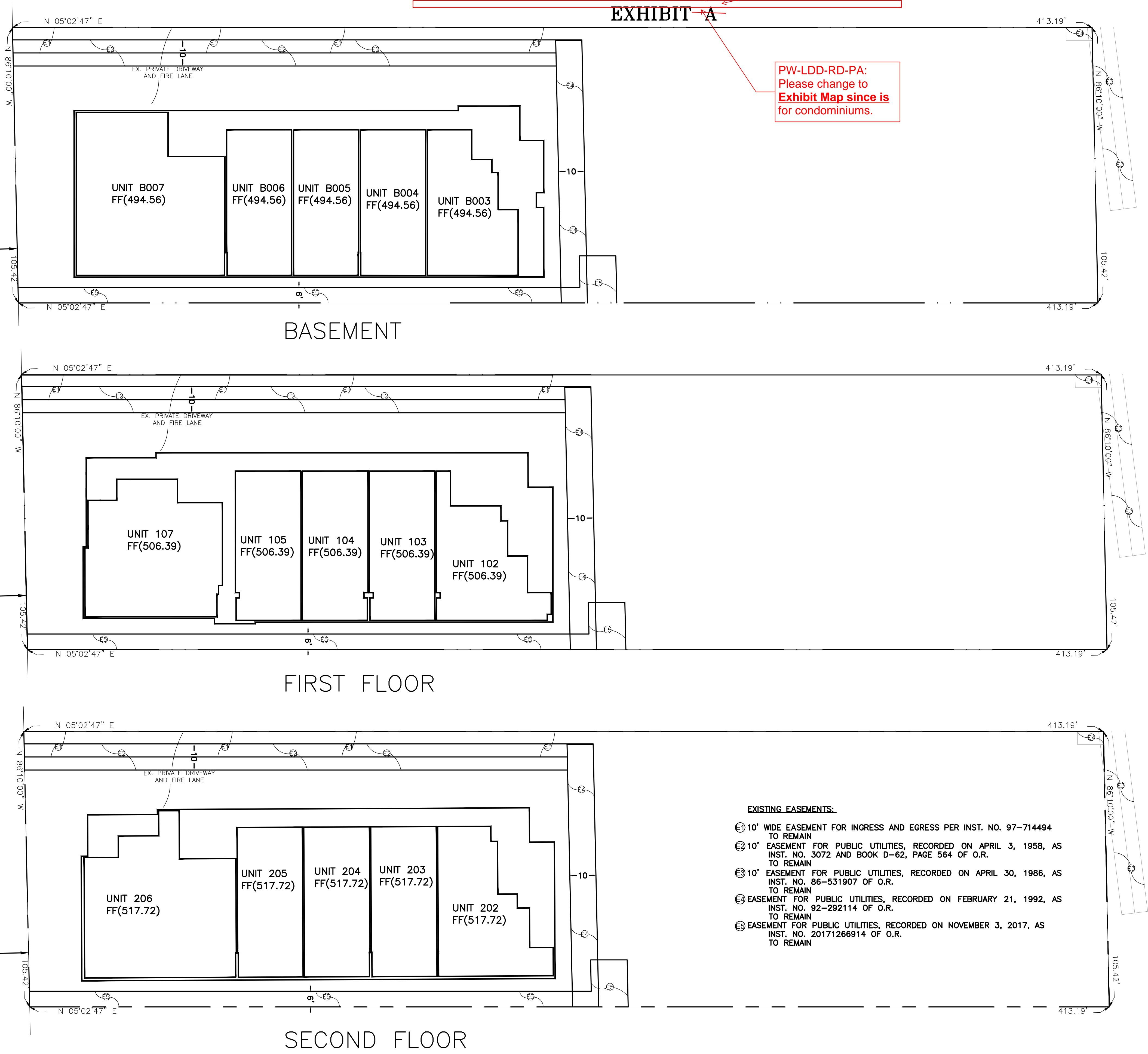
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- An approved traffic study is required prior to tentative map approval. The traffic study with a review fee shall be submitted directly to Public Works for review and approval. Please contact Mr. Kent Tsujii at (626) 414-7582 of our Traffic and Mobility Division for additional information.
- A revised exhibit map is required. See additional road comments on the submitted exhibit map.

Prepared by Pemaneh N Abaghi^{PA} Phone (626) 979-5417
TR74574-rev2

Date 05-11-2023

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT A



LEGAL DESCRIPTION:
A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.
APN: 8761-015-026

OWNER:
ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748
ENGINEER:
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

PROJECT INFORMATION:
APN#: 8761-015-026
EXISTING ZONE : C-2-BE
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
LOT SIZE : 0.9997 ACRES (43,549 S.F.)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION
UTILITIES:
WATER - WALNUT VALLEY WATER DIST. (562-964-6551)
SEWER - EAST YARD (626-300-3399)
GAS - SOUTHERN CALIFORNIA GAS CO. (1-800-427-2200)
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (1-800-409-2365)
TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

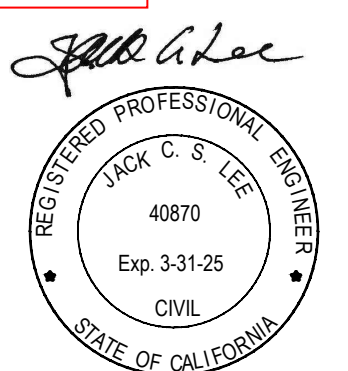
UNIT FLOOR AREA SUMMARY:

UNIT	FLOOR AREA (NET)
UNIT B003	1574 SF
UNIT B004	1326 SF
UNIT B005	1384 SF
UNIT B006	1384 SF
UNIT B007	3179 SF
UNIT 102	1532 SF
UNIT 103	1429 SF
UNIT 104	1429 SF
UNIT 105	1429 SF
UNIT 107	2466 SF
UNIT 202	1740 SF
UNIT 203	1431 SF
UNIT 204	1431 SF
UNIT 205	1431 SF
UNIT 206	2931 SF

FLOOR AREAS INDICATED ARE AS PER ARCHITECTURAL PLANS

EXISTING EASEMENTS:
① 10' WIDE EASEMENT FOR INGRESS AND EGRESS PER INST. NO. 97-714494 TO REMAIN
② 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 3, 1958, AS INST. NO. 3072 AND BOOK D-62, PAGE 564 OF O.R. TO REMAIN
③ 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 30, 1986, AS INST. NO. 86-531907 OF O.R. TO REMAIN
④ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON FEBRUARY 21, 1992, AS INST. NO. 92-292114 OF O.R. TO REMAIN
⑤ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON NOVEMBER 3, 2017, AS INST. NO. 20171266914 OF O.R. TO REMAIN

Add construction notes for existing and proposed (if any) improvements



CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JVL
CHECKED:
DATE: 03/16/2023
JOB NO.: 19-019-043
SCALE: 1"=10'
FILE NAME:

A-1
SHEET 1 OF 1 SH.

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

1. Prior to tentative map approval the sewer area study PC 12596AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Industry.
2. An updated tentative map is required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC number.

Prepared by ^{P.R.}Pedro Romero
RPPL2016004656 Denial Comments v2.doc

Phone (626) 458-4921


Date 05-03-2023

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 74574 (Rev.)

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TENTATIVE MAP DATED 04-18-2023
EXHIBIT MAP DATED 04-18-2023

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

Prepared by Justin Soo Hoo 

Phone (626) 458-4921

Date 05-11-2023

Tr74574L-rev2-RPPL2016004656.doc

<https://case.planning.lacounty.gov/case/view/2016-002403>

The following report consisting of ____ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
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 final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 74574

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TENTATIVE MAP DATED 04/18/2023

1. Approval of this map pertaining to grading is recommended with no improvements.

Name David Esfandi ^{ms} Date 05/04/2023 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 074574\GP 74574\2020-11-02 Submittal\Tentative Map Conditions Rev 2.doc

PCA LX001129/A867
EPIC LA RPPL2016004656
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 Tract Map	<u>74574</u>	Tentative Map Dated	<u>4/18/2023 (Rev.)</u>	Parent Tract	_____
Grading By Subdivider? [N] (Y or N)	_____ yd ³	Location	<u>Rowland Heights</u>		
Geologist	---	Subdivider	<u>Rowland Heights Medical Plaza</u>		
Soils Engineer	---	Engineer/Arch.	<u>Calland Engineering</u>		

Review of:

Geologic Report(s) Dated: -
Soils Engineering Report(s) Dated: -
Geotechnical Report(s) Dated: -
References: -

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading 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>.

Prepared by



Jose J Urquiza
Soils Section



Matthew Cruz
Geology Section

Date 04/27/2023

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\74574, Rowland Heights, 2023-04-27, TM-3.docx



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

TRACT NO.: 074574

TENTATIVE MAP DATE: 04/18/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

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.

Review by:

A handwritten signature in black ink, appearing to be 'AM' or similar initials.

Alex Mikhailpoor

Date: 05/01/2023 Phone: (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 74574

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TENTATIVE MAP DATED 04-18-2023
EXHIBIT MAP DATED 04-18-2023

Preliminary Conditions:

The Site Plan for the construction of the on-site buildings and the street improvements plan for the site were approved in 2014 and 2015 respectively. The building has been constructed and received Certificate of Occupancy in July 2019.

Road improvements have been constructed per the aforementioned project. We recommended approval without Road Conditions.

Traffic impact analysis (TIA) is required; the applicant shall comply with all requirements stated in the approved TIA.

Prepared by Pemaneh N Abaghi^{PA} Phone (626) 979-5417
TR74574-rev2

Date 05-11-2023

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
TRACT NO. 74574

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TENTATIVE MAP DATED 04-18-2023
EXHIBIT MAP DATED 04-18-2023

The Site Plan for the construction of the on-site buildings and the street improvements plan for the site were approved in 2014 and 2015 respectively. The building has been constructed and received Certificate of Occupancy in July 2019.

Water improvements have been constructed per the aforementioned project. We recommended approval without Water Conditions.

Prepared by Pemaneh Abaghi ^{PA}
TR74574w-rev2

Phone (626) 979-5417

Date 05-09-2023



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2016004656	PROJECT NUMBER:	TR74574
CITY/COMMUNITY:	Rowland Heights	STATUS:	Not Cleared
PROJECT ADDRESS:	19115 Colima Road Rowland Heights, CA 91748	DATE:	05/17/2023

CONDITIONS

1. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
2. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. (Fire Code 503.2.5) Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access, including emergency providers. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided through EPIC-LA in the project's Final Map plan number.
4. Provide the square footage, type of construction and indicate the installation of automatic fire sprinklers per NFPA. Fire flow to be calculated per Table B105.1 of the CFC following the required information being shown.
5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
6. Provide a form 196 signed and completed by the local water purveyor.
7. Show all existing public fire hydrants to within 300' of all property lines. Provide the distance dimensions and show the location of all public fire hydrants on the site plan.
8. Provide the architectural elevation drawings showing the dimensions the top of the parapet or at the beginning of the eave height.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **74574**
Park Planning Area # **10**

DRP Map Date: **04/18/2023**
CSD: **ROWLAND HEIGHTS CSD**

SCM Date: **05/25/2023**

Report Date: **05/08/2023**
Map Type: **Tentative Map - Tract**

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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

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

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

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Non-residential subdivision

Trails:


No Trails

Comments:

Commercial project. No Quimby Obligation

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,
California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **74574**
Park Planning Area # **10**

DRP Map Date: **04/18/2023**
CSD: **ROWLAND HEIGHTS CSD**

SCM Date: **05/25/2023**

Report Date: **05/08/2023**
Map Type: **Tentative Map - Tract**

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

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
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

Park Planning Area = **10**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.33	0.0030	0	0.00
M.F. < 5 Units	2.81	0.0030	0	0.00
M.F. >= 5 Units	3.05	0.0030	0	0.00
Mobile Units	3.25	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$303,652	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$303,652	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health


5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

May 16, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: TENTATIVE MAP - TRACT
CASE: RPPL2016004656
PROJECT: TR74574
19115 COLIMA ROAD ROWLAND HEIGHTS CA 91748**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to convert the existing commercial facility into 15 commercial condominium units at the above location.

- ☐ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- ☒ Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

1. Drinking Water Program: Potable Water

- 1.1 When a public water system is intended to be utilized as a potable water source, submit a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 The project will be required to have an approved safe and reliable method of wastewater disposal from a permitted nearby public sewer system that meets load demands of the proposed project.
- 2.2 When connecting to a public sewer system is intended to be utilized for wastewater disposal, submit a copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from the approved public sewer system in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.
- 2.3 Provide proof of completion of the annexation process to ensure that the entire project and all dwellings will have wastewater treatment services from the Sanitation District.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program, at (626) 430-5380 or xsantana@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the project.

3.1 Noise

- 3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or varanda@ph.lacounty.gov.