



**Los Angeles County  
Department of Regional Planning**

Director of Planning James E. Hartl, AICP

August 6, 2002

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

Dear Supervisors:

**HEARING ON AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING)  
RELATED TO THE ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT (CSD)  
(4<sup>th</sup> SUPERVISORIAL DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Consider the previously adopted Negative Declaration and find that there is no substantial evidence the project will have a significant effect on the environment;
2. Approve the recommendation of the Regional Planning Commission to adopt the amendment to the Rowland Heights Community Standards District that establishes specific recreational vehicle parking standards for residential and agricultural zones;
3. Find that adoption of the proposed ordinance is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. Adopt the attached ordinance, previously approved as to form by County Counsel, to amend Title 22 of the Los Angeles County Code as recommended by the Regional Planning Commission, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the County's Strategic Plan.

**PURPOSE OF RECOMMENDED ACTION**

The proposed Zoning Ordinance amendment is in response to a Board motion instructing the Regional Planning Commission to consider appropriate locations for recreational vehicle (RV) parking on residentially and agriculturally zoned properties that recognizes the unique lot configuration and improvements in Rowland Heights.

**JUSTIFICATION**

The proposed amendment to the Rowland Heights Community Standards District will establish recreational vehicle parking standards for Rowland Heights that preserve the public health and safety of the community while providing more parking options for RV owners.

The proposed amendment to the Rowland Heights Community Standards District (CSD) will ensure that RVs are parked with appropriate setbacks from the public right-of-way to prevent obstructing pedestrian and motorist lines-of-sight. Many residentially and agriculturally zoned properties in Rowland Heights preclude the parking of RVs due to lot size and shape and location of improvements. Furthermore, commercial storage facilities for RVs are not available within a reasonable distance of the community.

#### **IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS**

The proposed ordinance promotes the County's strategic planning goals of "service excellence" by developing clear and reasonable standards for parking RVs in the front yard and corner side yard areas of residentially and agriculturally zoned properties. The goal of "organizational effectiveness" is also promoted by providing continuous quality improvements to our services.

#### **FISCAL IMPACT**

Implementation of the proposed ordinance will not result in any significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance provision will not result in the need for additional staffing.

#### **FINANCING**

The ordinance will not result in additional net County costs, therefore a request for financing is not being made at this time.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed amendment to the Rowland Heights Community Standards District would establish RV parking standards for residential and agricultural zones in Rowland Heights by increasing the area where RVs may be parked to include the front yard and corner side yard.

The Regional Planning Commission conducted public hearings regarding this matter on April 25, 2001, September 10, 2001 and December 5, 2001. The Commission heard testimony in support of and in opposition to the proposed standards for parking recreational vehicles in the front and corner side yards of residentially and agriculturally zoned properties. On January 30, 2002, the Commission recommended approval of establishing RV parking standards in residential and agricultural zones in the Rowland Heights area as contained in the attached ordinance.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090 and 65856 of the Government Code relating to notice of public hearing.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed ordinance will not have an impact on county services.

**NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS**

The proposed amendment to the Rowland Heights Community Standards District constitutes a regulatory action that will not have a significant adverse effect on the environment. The attached Negative Declaration, previously adopted by your Board on November 27, 2001, shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance may have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP  
Director of Planning

JEH:SA:MC

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Recommended Amendment to the Ordinance for Board Adoption
4. Negative Declaration/Initial Study Adopted November 27, 2001
5. Summary of RPC Proceeding
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor - Controller

## RESOLUTION

### THE REGIONAL PLANNING COMMISSION

#### COUNTY OF LOS ANGELES

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on April 25, 2001, on the matter of amending Title 22 (Zoning Ordinance) of the Los Angeles County Code pertaining to the Rowland Heights Community Standards District (CSD). The Commission further considered the amendment at a continued public hearing in the community on September 10, 2001 and at a regular meeting in downtown Los Angeles on December 5, 2001.

**WHEREAS**, the Commission finds as follows:

1. On June 20, 2000, the Board of Supervisors directed the Department of Regional Planning to initiate the preparation of a Community Standards District (CSD) ordinance for the unincorporated community of Rowland Heights. The Board motion requested that the ordinance include provisions to increase areas where recreational vehicles may park on residential properties.
2. Due to the restrictive nature of the Zoning Ordinance, most residential properties in Rowland Heights cannot accommodate a recreational vehicle within permitted areas.
3. There is a substantial recreational vehicle constituency in Rowland Heights that has expressed a desire to amend the Zoning Ordinance to increase the area on residential properties where a recreational vehicle may be parked.
4. The issue of recreational vehicle parking in residential areas was subject to intensive citizen review at four public meetings held in Rowland Heights on September 28, 2000, October 19, 2000, March 1, 2001 and September 10, 2001.
5. Expanding the area where a recreational vehicle may be parked on a residential property will not constitute public safety hazards provided a minimum ten-foot setback is maintained in the front and corner side yards for recreational vehicles above 36 inches in height or a five-foot setback for recreational vehicles 36 inches or less in height, or that the Director of Planning has reviewed the proposed parking location and determined a safety hazard is not created by parking a recreational vehicle within the ten-foot setback area provided it is not closer than five feet to the front or corner side yard property lines.

6. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act, and the Initial Study showed that there is no substantial evidence that expanding the area where parking recreational vehicles may be parked on residential properties will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed amendment to the Zoning Ordinance will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines. The Commission further finds that the project is *de minimus* in its effect on fish and wildlife resources and the project is exempt from the payment of State Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

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

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 of the Los Angeles County Code (the Zoning Ordinance) related to the Rowland Heights Community Standards District;
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and find that the proposed amendment to the Rowland Heights Community Standards District will not have a significant effect on the environment;
3. That the Board of Supervisors find that the adoption of the proposed amendment is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. That the Board of Supervisors adopt an ordinance containing modifications to Title 22 (the Zoning Ordinance) as recommended by this Commission, and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on January 30, 2002.

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Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

DEPARTMENT OF REGIONAL PLANNING

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** Proposed amendment to the Rowland Heights Community Standards District (CSD), Section 22.44.132 of the Zoning Ordinance to include provisions for RVs to be parked in the front yard and corner side yard areas of residential properties provided certain safety standards are maintained.

**REQUEST:** Approve the proposed amendment to the Rowland Heights CSD.

**LOCATION:** The unincorporated community of Rowland Heights.

**APPLICANT:** Board of Supervisors directive.

**STAFF CONTACT:** Sorin Alexanian at (213) 974-6425.

**RPC HEARING DATE:** April 25, 2001, September 10, 2001; December 5, 2001.

**RPC RECOMMENDATION:** Board hearing and approval of proposed ordinance amendment.

**MEMBERS VOTING AYE:** Bellamy, Helsley, and Rew

**MEMBERS ABSTAINING:** Modugno

**KEY ISSUES:** Safety - maintain adequate line-of-sight clearance around RVs for pedestrians and motorists using the public right-of-way.

**MAJOR POINTS FOR:** The provisions contained in the amendment to the CSD will provide flexibility for some recreational vehicle owners to park their RVs in the front or corner side yard areas of their property.

There is not sufficient commercial storage space available in the Rowland Heights area to accommodate the RVs that are presently parked illegally on residential lots.

**MAJOR POINTS AGAINST:** RVs parked in front yard areas are considered unattractive to some neighbors. The ordinance would permit RVs to be parked close to the property line and therefore impede the neighbor's light and air circulation.

**DETAILS OF PROPOSED AMENDMENT TO THE ROWLAND HEIGHTS  
COMMUNITY STANDARDS DISTRICT RELATED TO RECREATIONAL  
VEHICLE PARKING/ STORAGE IN RESIDENTIAL AREAS**

<b>PRESENT ORDINANCE</b>	<b>PROPOSED ORDINANCE</b>
<b>Parking of RVs on residential property</b> – Prohibited within required front yard and corner side yard areas. Allowed within rear yard.	<b>Parking of RVs on residential property</b> - Allowed in front yard and corner side yard areas. Required setbacks – 10’ front yard or corner side yard, or 5’ for RVs below 36” in height. 5’ front or corner side yard with the approval of a yard modification. Allowed within rear yard.
<b>Number of RVs permitted on a residential property</b> – None permitted within the front and corner side yard areas. Unlimited in rear yard.	<b>Number of RVs permitted on a residential property</b> – One RV permitted in setback areas mentioned above. Unlimited in rear yard.
<b>Health/Safety Hazard</b> – Not addressed under present code as the parking of RVs in the front and corner side yards is prohibited.	<b>Health/Safety Hazard</b> – Areas where RVs obstruct motorists’ views would be prohibited under the yard modification review criteria. Setbacks ensuring unobstructed line-of-sight for motorists and pedestrians are preserved.
<b>Definition of RVs</b> – excludes boats, off-road vehicles and tow trailer.	<b>Definition of RVs</b> – to include boats, off-road vehicles and tow trailer.
<b>RV ownership</b> - Not specified.	<b>RV ownership</b> - RV must be stored on premises owned or occupied by the RV owner.
<b>Access to Garage</b> - Not specified.	<b>Access to Garage</b> - RV may not block access to required covered parking.

## **ANALYSIS**

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to amend the Rowland Heights Community Standards District to provide development standards that allow for the keeping, parking, and storage of recreational vehicles in residential and agricultural zones in the Rowland Heights community.

LLOYD W. PELLMAN  
County Counsel

By  
JUDITH A. FRIES  
Principal Deputy County Counsel  
Public Works Division

05/28/02 (requested)

06/05/02 (revised)



**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to amend the Rowland Heights Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Subsection A of Section 22.44.132 is hereby amended to read as follows:

A. Intent and Purpose. The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.20.025 in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District establishes development standards ~~that~~ (1) to ensure that new development retains the residential character of the area, that the appearance of signs in commercial areas is appropriate for the community, and that increased landscaping requirements and building setbacks are implemented to protect the health, safety, and welfare of the community; and (2) to allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

**SECTION 2.** Section 22.44.132 is hereby amended to add subsection D.6 as follows:

**22.44.132 Rowland Heights Community Standards District.**

...

D. Zone Specific Development Standards.

...

6. Recreational Vehicle Parking – Residential and Agricultural Zones.

a. Definition. As used in this subsection D.6, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

b. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

i. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

ii. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within ten feet of the front lot line or corner side lot line;

iii. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

iv. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;

v. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

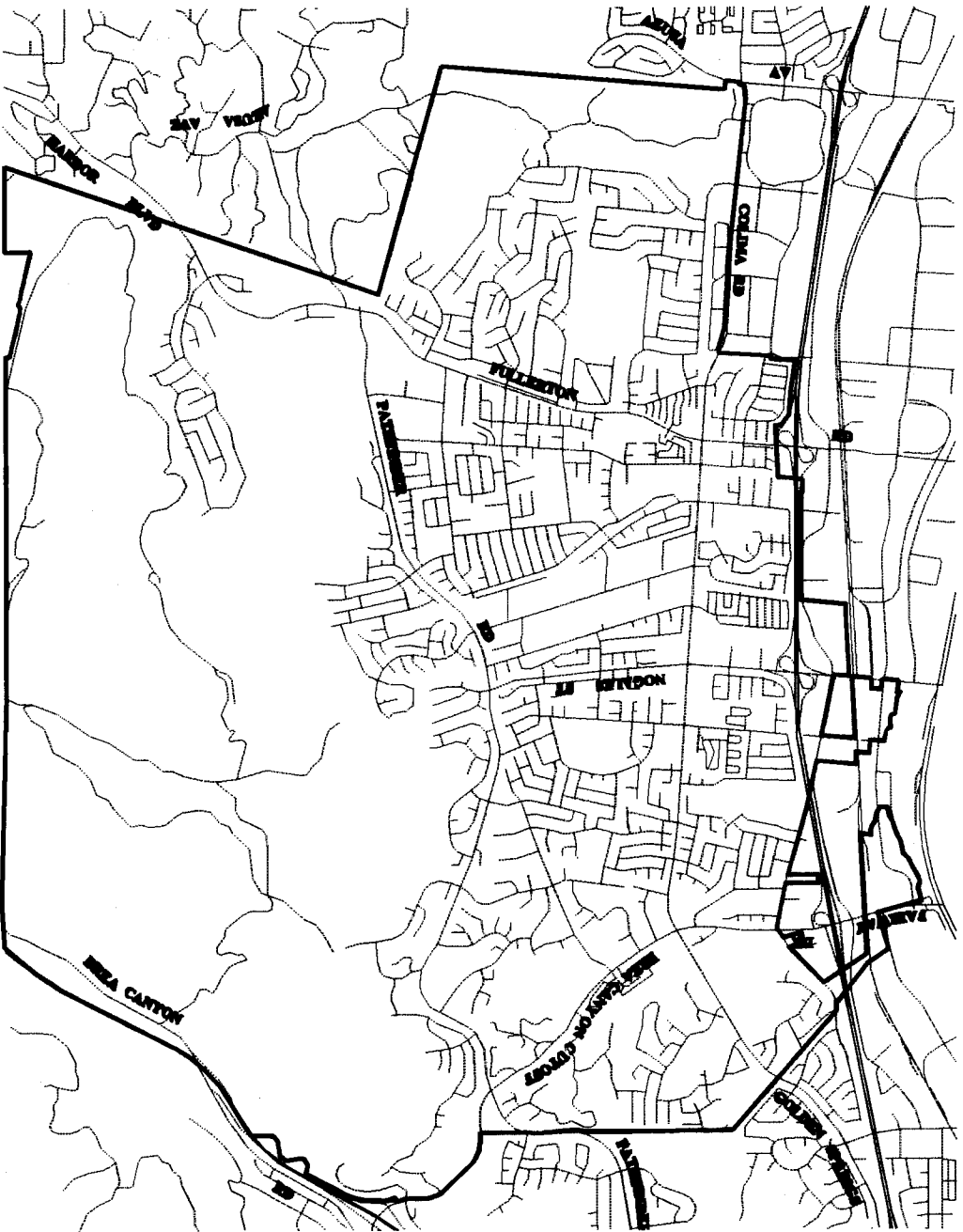
vi. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

vii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

viii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.



c. A yard modification may be filed with the director pursuant to Section 22.48.180 to authorize the parking or storing of a recreational vehicle within ten feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the ten-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The director may approve a yard modification if the director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the director, and that the applicant has substantiated to the satisfaction of the director that, due to topographic features or other conditions, compliance with the ten-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

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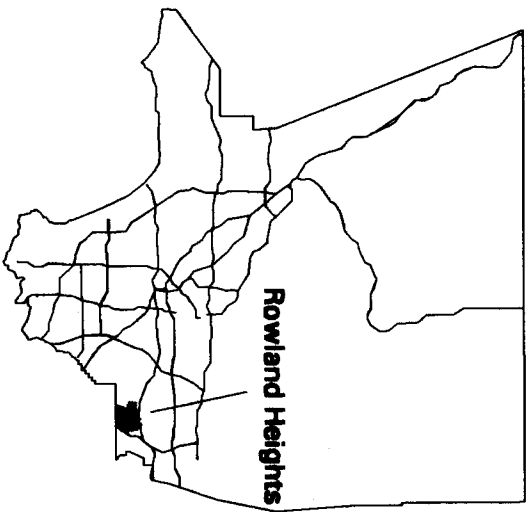


**Rowland Heights**  
**Community Standards District**

**LEGEND:**

-  **Boundary of CSD**
-  **Streets**

**KEY MAP:**



**NEGATIVE DECLARATION ADOPTED BY BOARD OF SUPERVISORS: November 27, 2001**

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT: ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT**

**1. DESCRIPTION:**

The Rowland Heights Community Standards District (CSD) is intended to implement development standards contained in the adopted community plan and to address special problems that are unique to the Rowland Heights community. The CSD establishes community-wide property maintenance standards, a reduction in sign area permitted in commercial zones, the addition of landscaping requirements in commercial and residential zones and building height and setback requirements in commercial zones. In addition, under certain circumstances, the CSD allows for parking of recreational vehicles on residential properties.

**2. LOCATION:**

The CSD boundary is coterminous with the Rowland Heights Community Plan area.

**3. PROPONENT:**

Los Angeles County Department of Regional Planning

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE CSD WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATIONS AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,  
LOS ANGELES, CA 90012**

**PREPARED BY:** Community Studies 1, Department of Regional Planning

**DATE:** March 26, 2001



**\*\*\* INITIAL STUDY \*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: \_\_\_\_\_ Staff Member: Mark Child

Thomas Guide: 678-679 USGS Quad: La Habra

Location: Rowland Heights, Los Angeles County

Description of Project: *The Rowland Heights Community Standards District (CSD) is intended to implement development standards contained in the adopted community plan and to address special problems that are unique to the Rowland Heights community. The CSD establishes community-wide property maintenance standards, a reduction in sign area permitted in commercial zones, the addition of landscaping requirements in commercial and residential zones and building height and setback requirements in commercial zones. In addition, under certain circumstances, the CSD allows for parking of recreational vehicles on residential properties.*

Gross Acres: 8,463.7 acres

Environmental Setting: *Rowland Heights is located on the northern side of the Puente Hills and to the south of the Pomona Freeway. The community boundary extends from the City of Industry on the north to Orange County on the south; the City of Diamond Bar forms the eastern boundary while the western boundaries consist of unincorporated Hacienda Heights and the City of La Habra Heights. Slopes within the area range from nearly level to steeply sloping. Most of the near level portions of the community have been developed with residential, commercial and some manufacturing uses. The majority of the steeply sloping portions of area remain as permanent open space.*

Zoning: A-1, A-2, R-A, R-1, R-2, R-3, R-4, RPD, C-1, C-2, C-3, CPD, C-R, M-1, M-1.5, O-S

General Plan: NI, N2, UI, U2, U3, U4, I, O, C and P





**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

<i>N/A</i>	

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

**REVIEWING AGENCIES**

Responsible Agencies

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

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Walnut*
- City of La Puente*
- City of Diamond Bar*
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Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
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Trustee Agencies

- None
- State Fish and Game
- State Parks
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County Reviewing Agencies

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County Reviewing Agencies

- Subdivision Committee
- DPW:
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<b>IMPACT ANALYSIS MATRIX</b>		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
<b>CATEGORY</b>	<b>FACTOR</b>	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Not Applicable</i>
	3. Education	18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Not Applicable</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Not Applicable</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: N/A
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Mark Child Date: 3/26/01

Approved by: Sorin Alexanian Date: 3/26/01

Determination appealed – see attached sheet.

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

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Whittier Heights Fault</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

Lot Size       Project Design       Approval of Geotechnical Report by DPW

*Development not a part of this project. Geotechnical analysis not required.*

**CONCLUSION**

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

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

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

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

**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

- Lot Size     Project Design

*Development not a part of this project. Flood analysis not required.*

**CONCLUSION**

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



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

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

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

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**STANDARD MITIGATION MEASURES**

Water Ordinance No. 7834     Fire Ordinance No. 2947     Fire Prevention Guide No.46

**OTHER CONSIDERATIONS/MITIGATIONS**

Project Design     Compatible Use

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**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Pomona Freeway</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

Lot Size     Project Design     Compatible Use

*Development not a part of this project. Noise study not required.*

**CONCLUSION**

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

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

### STANDARD MITIGATION MEASURES

- |                                                            |                                                                     |
|------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)    |

### OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size     Project Design     Compatible Use

### CONCLUSION

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

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



## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

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

### STANDARD MITIGATION MEASURES

Health and Safety Code – Section 40506

### OTHER CONSIDERATIONS/MITIGATIONS

Project Design     Air Quality Report

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Rowland Heights SEA</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>San Jose Creek</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

#### MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size

Project Design

ERB/SEATAC Review

Oak Tree Permit

*Development not a part of this project. SEA and San Jose Creek not affected by project.*

#### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

Lot Size       Project Design       Phase 1 Archaeology Report

*Development not a part of this project.*

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**CONCLUSION**

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

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

**RESOURCES - 5.Mineral Resources**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

Lot Size       Project Design

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**CONCLUSION**

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

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

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

- Lot Size       Project Design

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**CONCLUSION**

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

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

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <hr/> <i>Not a specific project.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <hr/> <hr/>

### MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size     
  Project Design     
  Visual Report     
  Compatible Use

*The CSD is not a specific development project and will therefore not directly affect visual quality. Changes in the sign ordinance to reduce the size of signs in commercial zones would improve the appearance within the community's viewshed. RV parking is considered compatible with the residential character of the community and would be restricted to certain areas.*

### CONCLUSION

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

Project Design     Traffic Report     Consultation with Traffic & Lighting Division

*RV parking permit could reduce traffic hazards by reducing the number of RVs parked on public streets. Criteria for RV parking permit would require the following: (1) Vehicular access to the required covered parking area be maintained and therefore no net loss of off-street parking would result. (2) To maintain adequate line-of-sight, a minimum 10 feet setback would be maintained in the front yard between a parked RV and the property line. (3) For the purposes of emergency services personnel accessing the property, a specified separations would be maintained between structures and RVs.*

**CONCLUSION**

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

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

**SERVICES - 2. Sewage Disposal**

***Not Applicable***

**SETTING/IMPACTS**

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

**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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





Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 3. Education**

**Not Applicable**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/ OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

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**CONCLUSION**

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



Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

**SETTING/IMPACTS**

Yes No Maybe

- a.    Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

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- b.    Are there any special fire or law enforcement problems associated with the project or the general area?

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- c.    Other factors?

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**MITIGATION MEASURES/ OTHER CONSIDERATIONS**

Fire Mitigation Fee

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**CONCLUSION**

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

[Redacted]

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**  
***Not Applicable***

**SETTING/IMPACTS**

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

**STANDARD MITIGATION MEASURES**

Plumbing Code – Ordinance No. 2269

Water Code – Ordinance No. 7834

**OTHER CONSIDERATIONS/MITIGATIONS**

Lot Size

Project Design

## CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

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

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**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

Lot Size       Project Design       Compatible Use

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**CONCLUSION**

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

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

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

Toxic Clean-up Plan

**CONCLUSION**

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

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

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

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**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

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

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**MITIGATION MEASURES/OTHER CONSIDERATIONS**

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**CONCLUSION**

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

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



## MANDATORY FINDINGS OF SIGNIFICANCE

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

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

## CONCLUSION

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

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

## **SUMMARY OF RPC PROCEEDINGS**

### **REGIONAL PLANNING COMMISSION**

PROPOSED ZONING AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO AMEND THE ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT (SECTION 22.44.132)

#### April 25, 2001

A duly noticed public hearing was held before the Regional Planning Commission at the Hall of Records in downtown Los Angeles. Two persons attended the hearing and testified, one in support, the other in opposition. Due to the low public turn out, the Regional Planning Commission continued the public hearing to an unspecified date in late summer 2001 out in the Rowland Heights Community. The Commission instructed staff to amend the ordinance in the interim by removing the permit requirement for the parking and storage of RV's and to include standards in the ordinance that allow RV's to be parked in the front and corner side yard areas provided certain setbacks were maintained.

#### September 10, 2001

A duly noticed public hearing was held at 6:00 p.m. at Rowland High School. Approximately 150 people attended. Twenty-five people testified. The majority of testifiers were opposed to the RV ordinance as it was presented at the hearing. After all testimony was presented, the Commission closed the public hearing and continued the matter to a date uncertain in order to allow time for a similar ordinance for La Crescenta/Montrose to be heard by the Commission and consistent standards and criteria developed for both ordinances, if appropriate.

#### December 5, 2001

A duly noticed public hearing was held for the Commission's deliberation on the RV parking issue. After discussing at length the advantages and disadvantages of the standards contained in the draft ordinance, the Commission agreed that they did not see the need to include a neighbor notification procedure, which they thought would pit neighbor against neighbor. They also did not consider a permit necessary when setbacks, which were required for safety purposes, were maintained. In situations however where the physical layout of a residential property prohibits an RV from being parked so as to maintain the required setbacks, the Commission recommended a Director's Review procedure to provide flexibility for waiving the setback requirements if safety is not compromised. The Commission instructed staff to amend the ordinance to allow RV parking in the front yard and corner side yard provided a 10-foot setback is maintained, without a permit and to establish a Director's Review option for RV owners that cannot maintain the required 10-foot setbacks with the condition that in no situation

shall the setback be less than 5 feet. The Commission indicated its intent to recommend approval of the RV amendments with the discussed revisions and instructed staff to make the changes to the ordinance and to return the item on the Commission consent agenda.

January 30, 2002

The revised draft ordinance was returned to the Commission as a consent item on January 30, 2002. After reviewing the revised ordinance the Commission adopted the resolution approving the amendment to the Rowland Heights CSD and instructed staff to transmit the item to the Board of Supervisors for consideration.

**NOTICE OF PUBLIC HEARING**  
ON PROPOSED AMENDMENT TO TITLE 22 OF THE LOS ANGELES  
COUNTY CODE (ZONING ORDINANCE)

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission, County of Los Angeles has recommended an amendment to the Zoning Ordinance that will affect the unincorporated area of Rowland Heights in Los Angeles County.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, in Room 381, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on September 24, 2002** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code (the Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendment:

An amendment to Title 22 - Planning and Zoning of the Los Angeles County Code, Rowland Heights Community Standards District, Section 22.44.132. The proposed amendment allows recreational vehicles to be parked in the front and corner side yard area of residential properties provided certain safety standards are maintained.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. Alexanian at (213) 974-6425 between 7:00 a.m. and 6:00 p.m., Monday through Thursday.

Pursuant to the California Environmental Quality Act and State and County guidelines, a Negative Declaration has been prepared which shows that the proposed ordinance will not have a significant effect on the environment.

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Si no entiende esta noticia o necesita mas informacion, por favor llame este numero (213) 974-6417.

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VIOLET VARONA-LUKENS  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS



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Elizabeth Hodges	1604 Morning Sun Avenue	Walnut, CA
Jack & Virginia Miles	1838 Pepperdale Drive	Rowland Heights, CA 91748
Paul Caruthers	P.O. Box 8056	Rowland Heights, CA 91748
Jack & Pat Jones	2172 Los Padres Drive	Rowland Heights, CA 91748
Martin Lin	1944 Avenue del Canada	Rowland Heights, CA 91748
Chad & Rita Edmondson	19903 Esquiline Avenue	Walnut, CA 91789
Lee Cavanaugh	20560 Starshine Rd.	Walnut, CA 91789
Jerry E. Day	18426 Dragonera Drive	Rowland Heights, CA 91748
Mel & Jean Martin	19030 Companario Drive	Rowland Heights, CA 91748
Mr. & Mrs. Sierra	19621 Andrada Drive	Rowland Heights, CA 91748
Glenda M. Tillotson	1606 Hollandale Avenue	Rowland Heights, CA 91748
George Hartnett	2322 Delfs Lane	Rowland Heights, CA 91748
David Greva	18180 E. Rio Seco Drive	Rowland Heights, CA 91748
Robert Owens	18528 Villa Clara	Rowland Heights, CA 91748
Russell Bell	18030 Cocklebur Place	Rowland Heights, CA 91748
George Doran	1454 Valenza Avenue	Rowland Heights, CA 91748
Joe & Patricia Adamo	2215 Alexdale Lane	Rowland Heights, CA 91748
Art Organista	19351 Aguiro Street	Rowland Heights, CA 91748
Esther Santos	17512 Morro Drive	Rowland Heights, CA 91748



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Steve Butler  
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Harold Baron  
Robert Martinez  
Fred & Diana Salazar  
Debbie Hews  
Christina Sun  
Roger Hung  
Linda Nelson  
Armando & Dora Benendez  
Ancil Barnett

18499 La Guardia Street  
19570 Markstay  
2805 Blakeman  
18207 Villa Clara  
18444 Aguiro  
18547 Bellerita Street  
19539 Gravina  
2808 Norsewood Drive  
2615 Doubletree Lane  
18207 Villa Clara Street  
19300 E. Oakview Lane  
18547 Villa Clara Street  
3424 Wilshire Blvd.  
1441 Delamere Drive  
18464 Aguiro Street  
2642 Native Avenue  
17723 Contador  
2722 Native Avenue  
18806 Pen Street  
3450 Winchester Way  
2351 Annadel Avenue  
2300 Saleroso Drive  
20531 Summertown St.  
1236 Calbourne Drive  
18603 Bellorita Street  
20248 Wyn Terrace  
20554 E. Lake Canyon  
2450 Cordoza Avenue  
19274 Tranbarger  
1214 S. Ridley  
18646 Bellorita Street  
18629 Villa Clara  
1528 Greenport Avenue  
19343 Pilario Street  
1528 Greenport Avenue  
19386 Pilario Street  
2115 Annadel Avenue  
2646 Gallio Avenue  
2375 S. Bluehaven Drive  
17128 Colima Rd.  
2708 Native Avenue  
2212 Desire Avenue  
18523 Villa Clara Street  
1524 Ybarra Drive  
1336 Edmore Avenue

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William J. Wright	20007 Emerald Meadow Dr.	Walnut, CA 91789
Nina Cogan	18055 Amargoso Drive	Rowland Heights, CA 91748
Mary Elberson	2239 Desire Avenue	Rowland Heights, CA 91748
Barbara Watts	18308 La Guardia Street	Rowland Heights, CA 91748
Frank Lukas	18271 Senteno Street	Rowland Heights, CA 91748
Kathi Delegal	17807 Paguita Drive	Rowland Heights, CA 91748
Matthew Daday	19363 Dairen Street	Rowland Heights, CA 91748
Marilyn Dignam	20360 Lake Canyon Drive	Walnut, CA 91789
Rowland Height Community Coordinating Council		
Ms. Judy Chen Haggerty	P.O. Box 8171	Rowland Heights, CA 91748
Mr. David Malkin	18207 Dusk Street	Rowland Heights, CA 91748
Jo & Thomas Heaton	18021 Galatina St	Rowland Heights, CA 91748
Mr. Jeff McComb	2435 Batson Avenue	Rowland Heights, California 91748
Mr. Don L. Huffman	1214 South Ridley	Rowland Heights, California 91748
Mr. Ron Rickand	18213 Gallineta Street	Rowland Heights, California 91748
Mr. Ruben Arias	18330 Madona Street	Rowland Heights, California 91748
Mr. Chuck Pierce	1425 Valcarlos Avenue	Rowland Heights, California 91748
Ms. Amelia H. Taylor	2805 Blakeman Street	Rowland Heights, California 91748
Mr. Rodney Tanaka	15544 Lujon Street	Hacienda Heights, California
Mr. John & Barbara Jack	1210 North Azusa Canyon Road	West Covina, California 91748
Mr. Ray Nelson	19634 East Cast LeBar	Rowland Heights, California 91748
Tony & Alice Lehr	19303 Allona Street	Rowland Heights, California 91748
Dean and Groveve Anderson	1816 Jellick Avenue	Rowland Heights, California 91748
Ms. Dorothy Chang	2711 S. Batson Street	Rowland Heights, California 91789
Mr. and Ms. Robert Bottorff	2503 Toro Drive	Rowland Heights, California 91748
Ms. Fran Di Gaudio	20224 Evening Breeze Drive	Walnut, California 91789
Ms. Marjorie Klodzienski	2747 Plano Drive	Rowland Heights, California 91748
Ms. Pat Payna	2324 Felicia Avenue	Rowland Heights, California 91748
Mr. Sergio Dawa	18425 Aguiro Street	Rowland Heights, California 91748
Mr. and Ms. F. Rebh	1965 Searls Drive	Rowland Heights, California 91748
Mr. Thomas J. Miller	18546 Bellorita Street	Rowland Heights, California 91748
Dewayne and Jackie Bennett	1415 Kingsmill Avenue	Rowland Heights, California 91748
Ms. Judy Nieh	18640 Mescalero Street	Rowland Heights, California 91748
Ms. Rachel Erbe	2444 S. Desire Avenue	Rowland Heights, California 91748
Miles and Theresa Ansley	15573 E. Lujon Street	Hacienda Heights, California 91745
Mr. Art and Ms. Gina Soriano	2029 Palma Drive	Rowland Heights, California 91748
Ms. Fran Swimm	18429 Marimba Street	Rowland Heights, California 91748
Mr. Danny Beck	2332 Sierra Leone Avenue	Rowland Heights, California 91748
Charles M. Newton	2121 Vivero Drive	Rowland Heights, California 91748
Nancy Godwin	20253 E. Evening Breeze Drive	Rowland Heights, CA 91748
Janice Simmons	19721 Gravina Street	Rowland Heights, CA 91748
Vito Pizarro	19545 New Garden Street	Rowland Heights, CA 91748
Mr. & Mrs. Renteria	18036 La Guardia	Rowland Heights, CA 91748
Doris Duffey	19303 Oakview	Rowland Heights, CA 91748
	1560 S. Otterbein	Rowland Heights, CA 91748

Wayne & Anita Smith	18648 Villa Clara Street	Rowland Heights, CA 91748
Karen & Mike Popovec	2635 Hayride Ct.	Rowland Heights, CA 91748
Sandra Swanson	1909 Pepperdale Drive	Rowland Heights, CA 91748
Delores Watts	2513 Doubletree Lane	Rowland Heights, CA 91748
Ken Applegate	18220-2 Camino Bello	Rowland Heights, CA 91748
Nancy Olaver	17840 Contra Costa Drive	Rowland Heights, CA 91748
Mike Wu	1438 Dorothea Road	La Habra Heights, CA 90631
Richard Salgado	2750 Plano Drive	Rowland Heights, CA 91748
Mr. & Mrs. Chan	2388 Nogales Street	Rowland Heights, CA 91748
William R. Nunez	2758 Blakeman	Rowland Heights, CA 91748
Barbara Watts	18308 La Guardia Street	Rowland Heights, CA 91748
Donald & Julia Lanning	18537 E. Mescal Street	Rowland Heights, CA 91748
Virginia Janectic	1318 Edmore	Rowland Heights, CA 91748
Robert Nelson	19627 Galeview Dr.	Rowland Heights, CA 91748
Robert G. Donley	2107 S. Pepperdale Drive	Rowland Heights, CA 91748
Reynaldo Reyes	1449 Annadel Avenue	Rowland Heights, CA 91748
Gary & Shawn Rudy	3062 Norsewood Drive	Rowland Heights, CA 91748
Gary & Elaine Shaw	19302 Trunbager	Rowland Heights, CA 91748
Joe La Banca	17825 Contra Costa	Rowland Heights, CA 91748
Robert E. Dziegiel	2740 Plano Drive	Rowland Heights, CA 91748
Ramon Mabini	18540 Bellerita Street	Rowland Heights, CA 91748
Tonduai Mason	2630 Colinton Drive	Rowland Heights, CA 91748
Doris Masciello	2222 Cantaria Avenue	Rowland Heights, CA 91748
Ruben Lapuna	19616 Galeview Drive	Rowland Heights, CA 91748
Jack Chien	2781 Native Avenue	Rowland Heights, CA 91748
Frank Gallardo	18488 Del Bonita Street	Rowland Heights, CA 91748
Jana Lee Hill	18627 E. Remo Avenue	Rowland Heights, CA 91748
Johnny Han	1830 Debam Place	Rowland Heights, CA 91748
Clark Robbins	18009 Mescal	Rowland Heights, CA 91748
Sally Fenton	1512 Abelian Avenue	Rowland Heights, CA 91748
Paul Parmentier	20404 Tamoshanter Drive	Walnut, CA
Vic St. John	1427 Kingsmill Avenue	Rowland Heights, CA 91748
Jacob Van Derulag	2221 Desire Avenue	Rowland Heights, CA 91748
Mark Harrison	1365 Electra Avenue	Rowland Heights, CA 91748
Pam Kaskela	19563 E. Cronin Drive	Rowland Heights, CA 91748
Patricia Adamo	2215 Alexdale	Rowland Heights, CA 91748
Cathy Clark	2600 Hayride Ct.	Rowland Heights, CA 91748
Alfred & SoniaTarin	18332 E. Mescal	Rowland Heights, CA 91748
Albert Song	2031 Annadel	Rowland Heights, CA 91748
Ron & Neta Paige	17924 E. Nearbank	Rowland Heights, CA 91748
Lydia Zamarripa	2451 Hillman Lane	Rowland Heights, CA 91748
Steve & Marty Williams	18227 Companario Drive	Rowland Heights, CA 91748
Sharon Kisely	3062 Norsewood	Rowland Heights, CA 91748
Fred A. Salazar	2375 S. Bluehaven Drive	Rowland Heights, CA 91748
Jim Anton	2215 Annadel Avenue	Rowland Heights, CA 91748

Mark Merrick	19618 Nacora Street	Rowland Heights, CA 91748
Bob & Rose Marie Turner	18420 Aguiro Street	Rowland Heights, CA 91748
James Osowski	20551 Summertown Street	Walnut, CA 91789
Billie Speth	18170 E. Rio Seco Drive	Rowland Heights, CA 91748
Teresa & Sam Mancini	2055 Rio Bonito Drive	Rowland Heights, CA 91748
Cesar & Maria Saenz, Sr.	19155 Aldora Drive	Rowland Heights, CA 91748
Greg Stumpf	1825 Pepperdale Drive	Rowland Heights, CA 91748
Ingrid Bernabe	19355 Alcona Street	Rowland Heights, CA 91748
Hal Payne	1837 Paseo Azul	Rowland Heights, CA 91748
Juan Franco	2147 Annadel Avenue	Rowland Heights, CA 91748
Dan Tillotson	1606 Hollandale Avenue	Rowland Heights, CA 91748
Mary Jo Maxwell	20068 Emerald Meadow Drive	Walnut, CA 91789
Lanny Richardson	19143 Killian avenue	Rowland Heights, CA 91748
Robert & Betty Dietrich	1830 Nowell Ave	Rowland Heights, CA 91748
Mr. & Mrs. Thomas	2208 Saleroso Drive	Rowland Heights, CA 91748
William and Fran Wright	20002 Emerald Meadow Dr.	Walnut, CA 91789
Ms. Nina Cogan	18055 Amargoso Dr.	Rowland Heights, CA 91748
Ms. Mary Jo Maxwell	20068 Emerald Meadow Dr	Walnut, CA 91789
Betty Reinke	2443 Agostino Dr	Rowland Heights, CA 91748
Lucille Carter	2452 Agostino Dr	Rowland Heights, CA 91748
Frank & Betty Brossman	1420 S Greenpoint	Rowland Heights, CA 91748
Scott & Tom Clark	18202 Los Palacios	Rowland Heights, CA 91748
Ed Clark	18052 Los Palacios	Rowland Heights, CA 91748
Harry & Anna Hartley	2424 Matador Dr.	Rowland Heights, CA 91748
Jean R. Nauman	17820 E. Baintree Ave	Rowland Heights, CA 91748
Robert Dudley	2107 S. Pepperdale Dr	Rowland Heights, CA 91748
Kenneth Langston	1389 Carvin Ave	Rowland Heights, CA 91748
Refer Ween	1953 Calk Bogota	Rowland Heights, CA 91748
Henry S. Barbosa	1854 Calle Madrid	Rowland Heights, CA 91748
Martin Lin	1944 Ave. Del Canada	Rowland Heights, CA 91748
John Gibson	1462 Batson Ave.	Rowland Heights, CA 91748
Joyce P. Bhagwat	1811 S. Arcdale Ave.	Rowland Heights, CA 91748
Debbie Wallace	2753 Plano Dr.	Rowland Heights, CA 91748
Anthony Buzzcricio	1810 Arcdale Ave.	Rowland Heights, CA 91748
Clyde Karnepp	17934 Contador Dr.	Rowland Heights, CA 91748
Don and Louise Blue	19396 Fadden	Rowland Heights, CA 91748
Melvin Kraus	19360 Dairen St.	Rowland Heights, CA 91748
Robert Welborn	1608 Annadel Ave.	Rowland Heights, CA 91748
Resident	18215 Camino Bello #3	Rowland Heights, CA 91748
Mitchell and Lila Gluck	2263 Joel Dr.	Rowland Heights, CA 91748
Don Nguyen	2875 Landsdowne	Rowland Heights, CA 91748
R. Ahmeyer	19435 E. Abert St.	Rowland Heights, CA 91748
Olga Wogaha	2468 Coraview Ln	Rowland Heights, CA 91748
Carmen Collier	2753 Plano Dr.	Rowland Heights, CA 91749
Martin P. Bentz Jr.	18650 Marimba St.	Rowland Heights, CA 91748

Sue Peterson	1862 Valencia	Rowland Heights, CA 91748
Lin Peterson	1862 Valencia	Rowland Heights, CA 91748
Nancy Grigas	19601 Bomar Ct.	Rowland Heights, CA 91748
Mike Lamb	19060 E. Daisetta St.	Rowland Heights, CA 91748
Romalis Taylor	17807 E. Contra Costa Dr.	Rowland Heights, CA 91748
Rod Kirkbride	18462 Fidalgo St.	Rowland Heights, CA 91748
Paul Sove	1972 Camwood Ave.	Rowland Heights, CA 91748
Resident	2240 Annadel	Rowland Heights, CA 91748
Susan & Rick Carlson	2005 Bolanos Ave.	Rowland Heights, CA 91748
Walter and Shear	3010 Blakeman Ave.	Rowland Heights, CA 91748
Resident	19770 Sandspring Dr.	Rowland Heights, CA 91748
Harvey Niskala	13181 Crossroads Pkwy., #530	City of Industry, CA 91746
Ken Brody	19303 Barroso St.	Rowland Heights, CA 91748
Carol Chu	2051 Nowell Ave.	Rowland Heights, CA 91748
Philip K. Yu	2372 Remura Dr.	Rowland Heights, CA 91748
Javier Miranda	17904 Crimson Crest	Rowland Heights, CA 91748
Mary Chen	2683 Pepperdale Dr.	Rowland Heights, CA 91748
Denwun Lin	1943 Bolanos Ave.	Rowland Heights, CA 91748
Gloria Alvarado	19623 E. Vega	Rowland Heights, CA 91748
Leslie Ramos	1734 Pepperdale	Rowland Heights, CA 91748
Judy Gauthier	18100 Gallineta	Rowland Heights, CA 91748